NORTH

SCALE: 1" = 50'

50 0 25 50 100

LEGEND:

ELEC.	ELECTRIC
TEL.	TELEPHONE
CATV	CABLE TELEVISION
SAN. SWR.	SANITARY SEWER
ESMT.	EASEMENT
R.O.W.	RIGHT-OF-WAY
VOL.	VOLUME
PG.	PAGE
VAR. WD.	VARIABLE WIDTH
BSL	BUILDING SETBACK LINE
OPRDCT	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
DPRDCT	DEED AND PLAT RECORDS OF DALLAS COUNTY, TEXAS
℄	CENTERLINE
◉	1/2" IRON ROD WITH CAP STAMPED "MBC ENGINEERS" FOUND
●	1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)

KEY NOTES

1. VAR. WD. SHARED ACCESS ESMT. (0.449 ACRES) INSTRUMENT 20170349897
2. 15' PUBLIC UTILITY ESMT. (INSTRUMENT No. 201900076981)
3. 15' WATER ESMT. (DOC. #20180056293)
4. 20' BSL (DOC. #20180056293)
5. 15' UTILITY ESMT. (DOC. #20180056293)

(A) 15' WIDE WATER ESMT.

(B) 5' WIDE LANDSCAPE ESMT. (0.0275 ACRES)

FLOOD STATEMENT

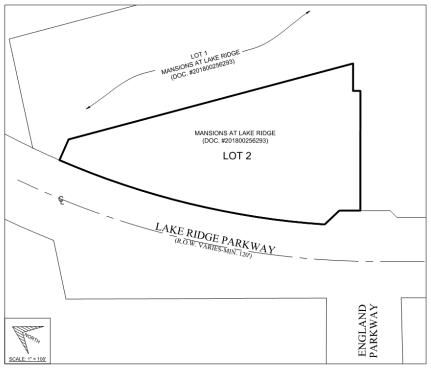
ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR DALLAS COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 48113C0585K, DATED JULY 07, 2014 AND FLOOD INSURANCE RATE MAP (FIRM) AND FOR DALLAS COUNTY, TEXAS AND INCORPORATED AREAS, PANEL 585 OF 725, A PORTION OF THIS TRACT LIES WITHIN **"SHADED ZONE X"** AND THE REMAINDER OF THIS TRACT IS LOCATED IN **"NON-SHADED ZONE X"**. THIS SUBJECT PROPERTY IS NOT WITHIN THE 100 YR FLOODPLAIN ZONE AE PER FIRM MAP NUMBER 48113C0585K, DATED JULY 07, 2014. THE LOCATION OF THE FLOOD ZONE IS APPROXIMATE, FOR THE EXACT FLOOD ZONE DESIGNATION, PLEASE CONTACT 1-(877) FEMA MAP.

GENERAL NOTES

1. PROPERTY IS ZONED PD-297C FOR COMMERCIAL, MULTI-FAMILY, AND MIXED USE.
2. ZONING CLASSIFICATIONS INDICATED ON THIS PLAT REFLECT THE ZONING IN PLACE AT THE TIME THIS PLAT WAS APPROVED AND DOES NOT REPRESENT A VESTED RIGHT TO THE ZONING INDICATED.
3. ALL DRIVEWAYS ARE DESIGNATED AS THE ACCESS, UTILITY AND FIRELANE EASEMENTS.
4. THE FINISHED FLOOR ELEVATION FOR ALL STRUCTURES ON LOTS WITHIN 200' OF THE FLOODPLAIN IS 542.00 FEET AND ABOVE
5. ALL CORNERS ARE MARKED WITH CAPPED 1/2" IRON RODS STAMPED "MBC ENGINEERS" UNLESS OTHERWISE NOTED.
6. EXISTING OR FUTURE MINIMUM SETBACKS ESTABLISHED BY CITY ORDINANCE SHALL TAKE PRECEDENCE OVER BUILDING LINES INDICATED ON THIS PLAT. ZONING CLASSIFICATIONS INDICATED ON THIS PLAT REFLECT THE ZONING IN PLACE AT THE TIME THIS PLAT WAS APPROVED AND DOES NOT REPRESENT A VESTED RIGHT TO THE ZONING INDICATED.
8. ALL MAINTENANCE OF SWALES ON-SITE AND THOSE THAT DRAIN ONTO THE USACE PROPERTY IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
9. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE, NAD 83 (CORS).
10. THE SUBJECT PROPERTY IS (OR, IS NOT) LOCATED WITHIN THE 100 YEAR FLOODPLAIN PER FIMA PANEL #48113C0585K, DATED JULY 01 2014, WHERE APPLICABLE AND PRIOR TO CONSTRUCTION, SUBMIT CERTIFICATION BY A PROFESSIONAL THAT SITE DOES NOT HAVE WETLANDS AND OTHER WATERS OF THE UNITED STATES, AN INVESTIGATION SHOWING THAT SITE DEVELOPMENT WILL NOT IMPACT WETLANDS AND OTHER WATERS OF THE UNITED STATES,OR A PERMIT FOR PROPOSED ACTIVITIES IN WETLANDS AND OTHER WATERS OF THE UNITED STATES. WETLANDS AND OTHER WATERS OF THE UNITED STATES ARE AS DEFINED IN SECTION 404 OF THE CLEAN WATER ACT. ALL DELINEATION'S SHALL CERTIFY THAT THEY WERE CONDUCTED PER U.S. ARMY CORPS OF ENGINEERS' REQUIREMENTS. AN AGREEMENT STIPULATING THAT THE OWNER IS RESPONSIBLE FOR MAINTENANCE OF ANY WETLAND MITIGATION AREAS IS REQUIRED PRIOR TO CONSTRUCTION.
11. STREAMS ARE TO REMAIN NATURAL AND MAINTENANCE OF PONDS AND STREAMS ARE SOLELY THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOME OWNERS ASSOCIATION (HOA).

Line Table		
Line #	Bearing	Length
L1	S 84°46'41" W	38.52'
L2	N 60°48'15" E	46.64'
L3	N 29°11'45" W	12.50'
L4	N 60°48'15" E	203.63'
L5	S 29°19'21" E	35.76'
L6	S 72°30'19" E	34.37'
L7	N 76°13'27" E	52.38'
L8	S 14°00'19" E	15.00'
L9	S 76°13'27" W	52.43'
L10	N 71°21'42" E	5.91'
L11	S 18°52'39" E	97.10'
L12	S 04°13'18" E	5.00'
L13	S 35°48'47" W	60.62'

Curve Table						
Curve #	Length	Radius	Delta	Tangent	Chord Bearing	Chord Length
C1	268.54'	1372.40'	11°12'41"	134.70'	S 19°44'11" E	268.13'
C2	139.44'	104.15'	76°42'37"	82.42'	S 56°58'01" E	129.26'

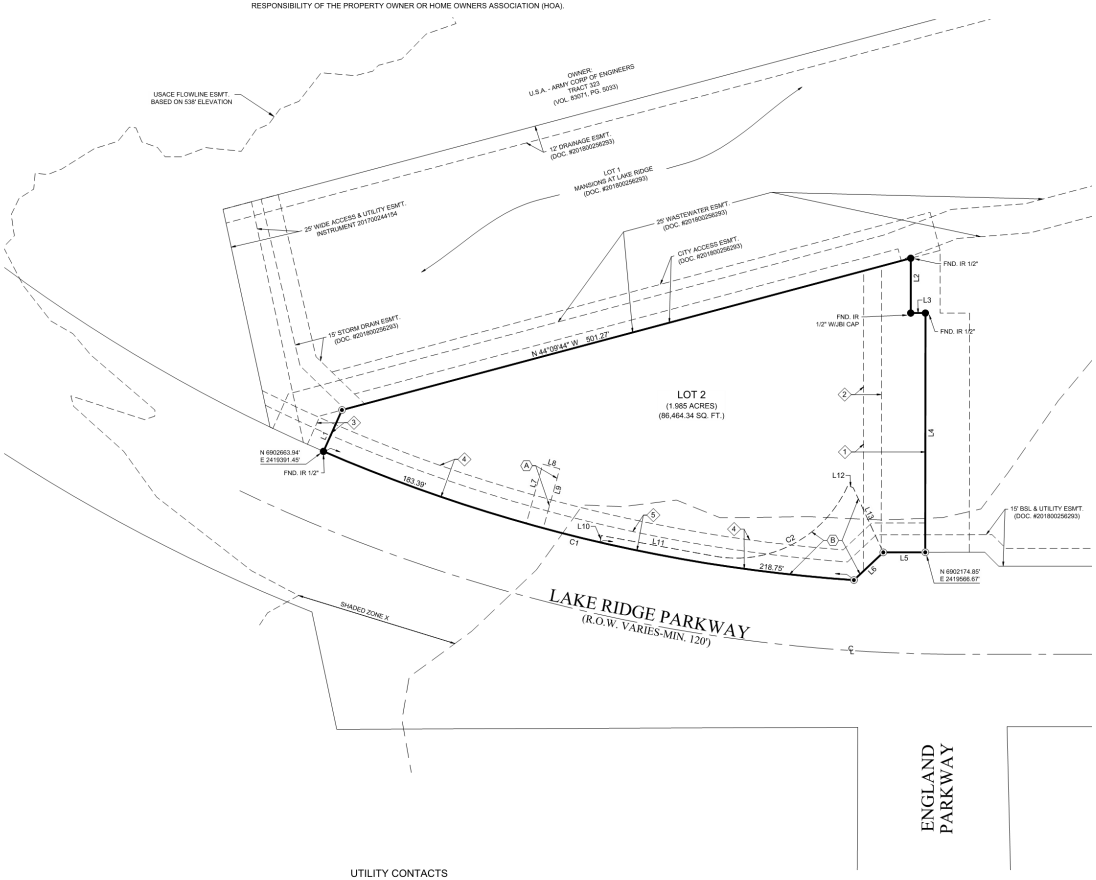


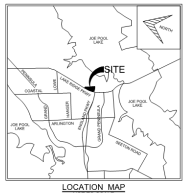
AREA BEING AMENDED

THE AREA BEING AMENDED IS LOT 2, MANSIONS AT LAKE RIDGE SUBDIVISION, AS PREVIOUSLY RECORDED IN DOCUMENT #20180056293, OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS.

REASONS FOR AMENDMENT:
PURSUANT TO ARTICLE 12.11.4.J
TO RE-PLAT ONE OR MORE LOTS FRONTING ON AN EXISTING STREET IF:
1. THE OWNERS OF ALL THOSE LOTS JOIN IN THE APPLICATION FOR AMENDMENT THE PLAT;
2. THE AMENDMENT DOES NOT ATTEMPT TO REMOVE RECORDED COVENANTS OR RESTRICTIONS;
3. THE AMENDMENT DOES NOT INCREASE THE NUMBER OF LOTS; AND
4. THE AMENDMENT DOES NOT CREATE OR REQUIRE THE CREATION OF NEW STREET OR MAKE NECCESSARY THE EXTENSION OF MUNICIPAL FACILITIES.

AMENDMENTS ARE AS FOLLOWS:
1. TO INCLUDE A 5' WIDE LANDSCAPE EASEMENT.
2. TO INCLUDE A 15' WIDE WATER EASEMENT.





LOCATION MAP
NOT TO SCALE

UTILITY CONTACTS

WATER AND SEWER:
CITY OF GRAND PRAIRIE
(972) 237-8200

ONCORE ELECTRIC DELIVERY
(972) 216-8928

ATMOS ENERGY GAS
(800) 460-3030

AT&T
(972) 660-7833

DEVELOPER/OWNER: LOT 2

LAKE RIDGE HOLDINGS, LLC
ANDY PATEL
2944 ENGLAND PKWY.
GRAND PRAIRIE, TEXAS 75059
PHONE: (469) 235-3990

ENGINEER/SURVEYOR:

MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 Fax (210) 545-8302 www.mbcengineers.com
FIRM REGISTRATION NUMBER: T.B.P.E. F-794 & T.B.P.L.S. 10011700

DATE: 03/04/2019 JOB NO.: 32193/DALL

OWNER'S DESCRIPTION:

NOW, THEREFORE, KNOW ALL BY THESE PRESENTS:

THAT, LAKE RIDGE HOLDINGS, LLC , DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREON ABOVE DESCRIBED PROPERTY AS MANSIONS AT LAKE RIDGE, AN ADDITION TO THE CITY OF GRAND PRAIRIE, IN THE COUNTY OF DALLAS, IN FEE SIMPLE FOREVER THE STREETS, ALLEYS AND STORM WATER CONVEYANCE AREAS SHOWN THEREON. THE EASEMENTS SHOWN THEREON ARE HEREBY DEDICATED AND RESERVED FOR THE PURPOSE AS INDICATED. THE UTILITY, ACCESS, GPS MONUMENTS AND FIRE LANE EASEMENTS SHALL BE OPEN TO THE PUBLIC AND PRIVATE UTILITIES FOR EACH PARTICULAR USE. THE MAINTENANCE OF PAVING ON THE UTILITY, ACCESS AND FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. NO BUILDINGS OR OTHER IMPROVEMENTS, INCLUDING FENCES, SHALL BE PERMITTED IN AN EROSION HAZARD EASEMENT . NO BUILDINGS OR OTHER IMPROVEMENTS OR GROWTHS, EXCEPT FENCES, VEGETATION, DRIVEWAYS, AND SIDEWALKS LESS THAN 6 FEET IN WIDTH SHALL BE CONSTRUCTED OR REPLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN EXCEPT AS PERMITTED BY THE CITY ORDINANCES. NO IMPROVEMENTS THAT MAY OBSTRUCT THE FLOW OF WATER MAY BE CONSTRUCTED OR PLACED IN DRAINAGE EASEMENTS. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF THE ENCROACHMENTS ALLOWED ABOVE WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON THE EASEMENT, AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM AND UPON THE SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS AND ANY MAINTENANCE AND SERVICE REQUIRED OR ORDINARILY PERFORMED BY THE UTILITY.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF GRAND PRAIRIE, TEXAS.

_____ _____
OWNER, LAKE RIDGE HOLDINGS, LLC DATE
BY: ANDY PATEL
FOR: LOT 2

STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED BEN LUEDTKE OF HPC LAKE RIDGE COMMERCIAL LTD., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20____.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
_____ COUNTY

MY COMMISSION EXPIRES_____

SURVEYOR'S CERTIFICATE

I, JOEL CHRISTIAN JOHNSON , REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PREPARED FROM AND ACTUAL SURVEY MADE ON THE GROUND AND THAT THE MONUMENTS SHOWN HEREON WERE FOUND OR PLACED WITH 1/2 IRON RODS CAPPED "MBC ENGINEERS" UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF GRAND PRAIRIE, TEXAS.

_____ _____
JOEL CHRISTIAN JOHNSON DATE
R.P.L.S. # 5578

STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOEL CHRISTIAN JOHNSON, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 20____.

_____
NOTARY PUBLIC, SAN ANTONIO, TEXAS
MY COMMISSION EXPIRES_____

CASE NUMBER: P190603

FINAL PLAT
BEING AN AMENDING PLAT
OF
MANSIONS AT LAKE RIDGE LOT 2

BEING LOT 2, MANSIONS AT LAKE RIDGE SUBDIVISION, RECORDED IN DOCUMENT NUMBER 20180056293, OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS.

THIS PLAT FILED IN CABINET _____, SLIDE _____, DATE _____

Date: Mar 12, 2019, 1:11:12pm , User:ID, mbcdwg , Layout: Layout1
File: P:\Dallas County\32193-Mansions at Lake Ridge, Lot 2\Dwg\Finaplat-plat-32193.dwg, Layout name: Layout1