

VICINITY MAP

BLOCK	LOT	WIDTH (FT)	DEPTH (FT)	AREA (SF)
A	1X	-	-	26,509
A	1	50'N / 50'S	110'W / 108'E	5492
A	2	50'N / 50'S	110'W / 110'E	5500
A	3	50'N / 50'S	110'W / 108'E	5500
A	4	50'N / 50'S	110'W / 110'E	5500
A	5	50'N / 50'S	110'W / 110'E	5500
A	6	50'N / 50'S	110'W / 110'E	5500
A	7	50'N / 50'S	111'W / 110'E	5502
A	8	50'N / 61'S	112'W / 111'E	5914
A	9X	-	-	26,719
A	9	60'N / 50'S	113'W / 140'E	6674
A	10	50'N / 50'S	110'W / 110'E	5500
A	11	50'N / 50'S	110'W / 110'E	5500
A	12	50'N / 50'S	110'W / 110'E	5500
A	13	50'N / 50'S	110'W / 110'E	5500
A	14	67'N / 63'S	110'W / 101'E	6903
A	15	63'N / 71'S	140'W / 130'E	8807
A	16	50'N / 50'S	140'W / 140'E	7020
A	17	50'N / 50'S	140'W / 140'E	7020
A	18	50'N / 50'S	140'W / 140'E	7020
A	19	50'N / 50'S	143'W / 140'E	7031
A	20	50'N / 72'S	122'W / 112'E	6203
A	21	50'W / 46'E	93'N / 117'S	5783
A	22	50'W / 50'E	117'N / 117'S	5829
A	23	50'W / 50'E	117'N / 117'S	5829
A	24	50'W / 50'E	117'N / 117'S	5828
A	25	50'W / 50'E	117'N / 117'S	5828
A	26	50'W / 50'E	117'N / 117'S	5828
A	27	50'W / 50'E	117'N / 117'S	5827
A	28	50'W / 50'E	117'N / 117'S	5827
A	29	50'W / 50'E	117'N / 117'S	5827
A	30	50'W / 50'E	117'N / 117'S	5827
A	31	50'W / 50'E	117'N / 117'S	5826
A	32	50'W / 50'E	117'N / 117'S	5826
A	33	50'W / 50'E	117'N / 117'S	5826
A	34	50'W / 50'E	117'N / 116'S	5822
B	1X	-	-	17,967
B	1	49'W / 60'E	117'N / 112'S	6687
B	2	50'W / 50'E	112'N / 112'S	5587
B	3	50'W / 50'E	112'N / 112'S	5587
B	4	50'W / 50'E	112'N / 112'S	5587
B	5	50'W / 50'E	112'N / 112'S	5587
B	6	50'W / 50'E	112'N / 112'S	5587
B	7	50'W / 50'E	112'N / 112'S	5587
B	8	50'W / 50'E	112'N / 112'S	5587
B	9	50'W / 50'E	112'N / 112'S	5587
B	10	50'W / 50'E	112'N / 112'S	5587
B	11	50'W / 50'E	112'N / 112'S	5587
B	12	50'W / 50'E	112'N / 112'S	5587
B	13	50'W / 50'E	112'N / 112'S	5587
B	14	40'W / 60'E	112'N / 114'S	6656

PRELIMINARY
FOR INSPECTION PURPOSES ONLY

These documents are for Design Review and not intended for Construction, Bidding or Permit Purposes. They were prepared by, or under supervision of:
NICHOLAS J. POWELL
Type or Print Name
100184 03/18/2018
PE # Date

FLOOD NOTE

NO PORTION OF THIS PROPERTY LIES WITHIN A 100 YEAR FLOOD HAZARD ZONE ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS AND INCORPORATED AREAS, ACCORDING TO COMMUNITY PANEL NUMBER: 48439C0370K, MAP REVISED SEPT 25, 2009. THIS PROPERTY IS IN ZONE X.

THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 100 YEAR FLOODPLAIN PER FIRM PANEL 48439C0370K, DATED SEPT 25, 2009.

LATEST CITY OF GRAND PRAIRIE DRAINAGE STUDY WAS DONE BY KIMLEY-HORN AND DATED OCTOBER 27, 2017.

LAND USE SUMMARY

USES	RESIDENTIAL UNITS	NON RESIDENTIAL LOTS	+/- ACRES	DENSITY (LOTS/AC)
SINGLE FAMILY LOTS	82		11.35	7.22
PRIVATE OPEN SPACE		6	3.51	1.71
ROW			4.06	
TOTALS	82	6	18.92	4.55

CURVE DATA

NO	DELTA	RADIUS	TANGENT	LENGTH	CHD BEARING	CHD LENGTH
C1	23°12'05"	550.00'	112.91'	222.72'	N 78°15'21" W	221.20'
C2	23°12'05"	450.00'	92.38'	182.22'	N 78°15'21" W	180.98'
C3	6°20'25"	380.00'	21.05'	42.05'	N 87°03'13" E	42.03'
C4	3°10'47"	350.00'	9.71'	19.42'	N 88°38'01" E	19.42'
C5	3°32'15"	320.00'	9.88'	19.78'	S 88°27'17" W	19.75'
C6	0°20'25"	325.00'	18.00'	35.98'	N 87°03'13" E	35.95'
C7	3°10'47"	350.00'	9.71'	19.42'	N 88°38'01" E	19.42'
C8	3°01'01"	375.00'	9.88'	19.75'	N 89°01'40" E	15.17'
C9	3°11'10"	350.00'	9.73'	19.48'	S 01°21'47" E	19.48'
C10	80°14'13"	50.00'	50.21'	78.78'	N 45°20'55" E	70.86'
C11	12°48'50"	500.00'	56.16'	111.84'	N 06°38'18" E	111.61'

LEGAL DESCRIPTION

BEING 18.920 acres of land located in the E. ROLAND SURVEY, Abstract No. 1313, City of Grand Prairie, Tarrant County, Texas, and being a portion of the tract of land designated as Tract 1, in the deed to ECOM Real Estate Management, Inc., a Delaware Corporation, Trustee, recorded in County Clerk's File No. D204154764, of the Deed Records of Tarrant County, Texas. Said 18.920 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found at the Southwest corner of said Tract 1, and said POINT OF BEGINNING also lying in the North right-of-way line of Forum Drive (a 100 foot wide right-of-way);

THENCE N 00° 09' 08" E 1328.79 feet, along the West boundary line of said Tract 1, to a 1/2" iron rod found at the Northwest corner of said Tract 1;

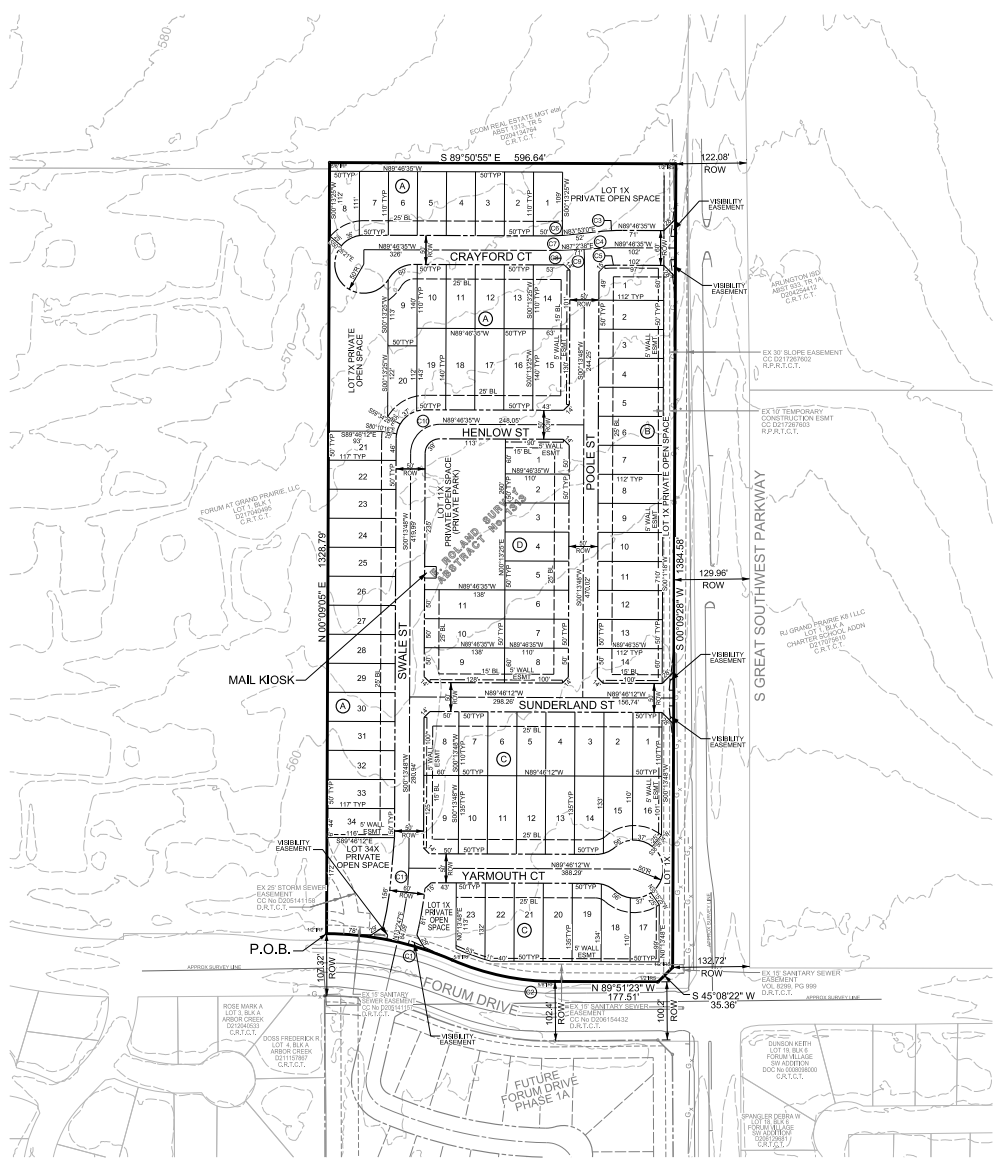
THENCE S 89° 50' 55" E 596.64 feet, along the North boundary line of said Tract 1, to a 1/2" iron rod marked "Brittain & Crawford" set in the new West right-of-way line of Great Southwest Parkway, as conveyed to the City of Grand Prairie by the right-of-way deed recorded in County Clerk's File No. D217287601, of the Deed Records of Tarrant County, Texas;

THENCE along the new West right-of-way line of said Great Southwest Parkway and the West boundary line of said right-of-way Tract to Grand Prairie, as follows:

1. S 00° 09' 28" W 1384.58 feet, to a 1/2" iron rod marked "Brittain & Crawford" set at the Northeast end of a corner clip for the intersection of abutted Forum Drive;
2. S 45° 08' 22" W 35.36 feet, along the Northwest boundary line of said corner clip, to a 1/2" iron rod marked "Brittain & Crawford" set at the Southwest end of said corner clip lying in the North right-of-way line of said Forum Drive;

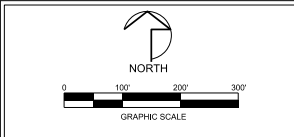
THENCE along the North right-of-way line of said Forum Drive and the South boundary line of said Tract 1, as follows:

1. N 89° 51' 23" W 177.51 feet, to a 5/8" iron rod found at the beginning of a curve to the right;
2. NORTHWESTERLY 182.32 feet, along said curve to the right, having a radius of 450.00 feet, a central angle of 23° 12' 05", and a chord bearing N 78° 15' 21" W 180.98 feet, to a 5/8" iron rod found, at the end of said curve and the beginning of a curve to the left;
3. NORTHWESTERLY 222.72 feet, along said curve to the left, having a radius of 550.00 feet, a central angle of 23° 12' 05", and a chord bearing N 78° 15' 21" W 221.20 feet, to the PLACE OF BEGINNING containing 18.920 acres (824.36 SQUARE FEET) of land.



CASE # P180401

PROJECT NO.	DRH17007
FILE PATH	G:\JOB\DRH17007\ENT\PLAT
DRAWN BY	PDS
REVIEWED BY	NJP
DATE	MARCH 19, 2018
DATE	REVISIONS



OWNER
ECOM REAL ESTATE MANAGEMENT
13760 NOEL ROAD, SUITE 500 DALLAS, TEXAS 75240

DEVELOPER
DR HORTON-TEXAS, LTD
D. R. HORTON HOMES TEXAS, LTD. 6751 NORTH FREEWAY FORT WORTH, TX 76131

PLANNER / ENGINEER / SURVEYOR
PELTON LAND SOLUTIONS
9800 HILLWOOD PARKWAY SUITE 250 FORT WORTH, TX 76177 PHONE: 817-562-3350

A PRELIMINARY PLAT FOR BRIGHTON ESTATES - PHASE 1B CONTAINING LOTS 1X, 7X, 34X, 1-34, BLK 1; LOTS 1X, 1-14, BLK 2; LOTS 1X, 1-23, BLK 3; LOTS 1X, 1-11, BLK 4 A TOTAL OF 80 RESIDENTIAL LOTS AND 6 OPEN SPACE LOTS EXISTING 'PD' ZONING BEING A 18.92 ACRE TRACT OF LAND LOCATED IN THE E. ROLAND SURVEY, A-1313 SITUATED IN CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS
