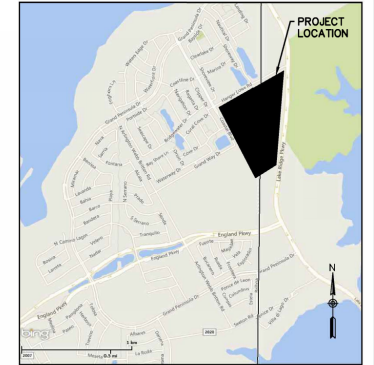
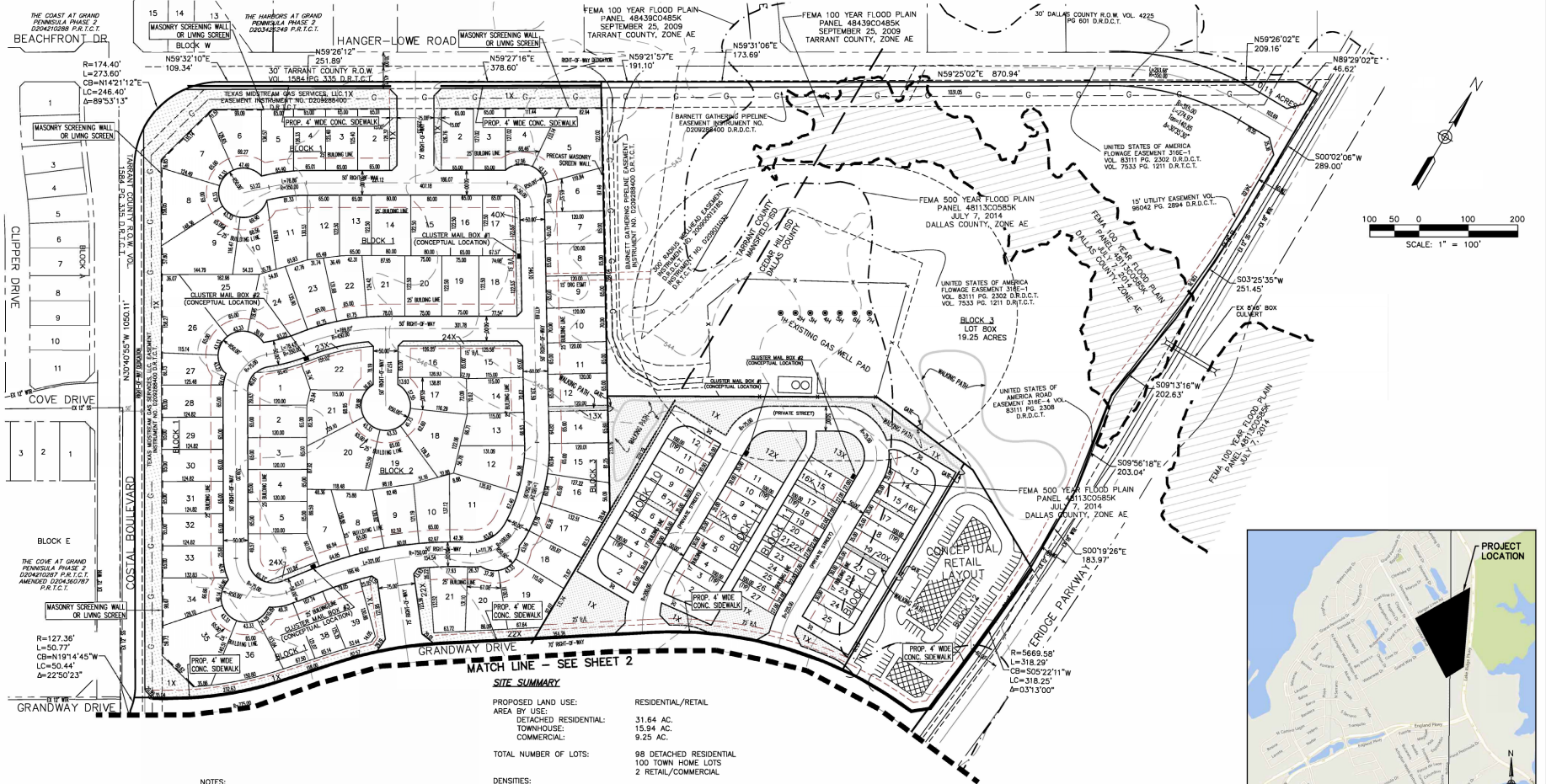


Exhibit D - Concept Plan

Page 1 of 2



LOCATION MAP

NOTES:

- 1) SITE PLAN APPROVAL IS REQUIRED FOR THE TOWNHOUSE AND COMMERCIAL DEVELOPMENTS.
- 2) BASE ZONING FOR THE TOWNHOUSE DEVELOPMENT SHALL BE SF-T.
- 3) BASE ZONING FOR THE COMMERCIAL DEVELOPMENT SHALL BE GENERAL RETAIL DISTRICT (GR-1).
- 4) SIDEWALKS WILL BE REQUIRED ALONG ALL STREET FRONTAGES.
- 5) UTILITY EASEMENTS WILL BE PROVIDED ALONG ALL STREET FRONTAGES.
- 6) THE COMMERCIAL TRACTS MAY BE DEVELOPED AS COMMERCIAL ONLY OR AS MIXED USE WITH CONDOMINIUMS ABOVE GROUND FLOOR RESTAURANT/RETAIL.
- 7) ALLOWED USES WITHIN THE MIXED USE COMMERCIAL TRACTS INCLUDE OFFICE, CONDOMINIUMS, RESTAURANT AND RETAIL.
- 8) CONDOMINIUMS WITHIN THE COMMERCIAL TRACTS WILL NOT BE ALLOWED GARAGES. COVERED PARKING IS ALLOWED.

SITE SUMMARY

PROPOSED LAND USE:	RESIDENTIAL/RETAIL
AREA BY USE:	
DETACHED RESIDENTIAL:	31.64 AC.
TOWNHOUSE:	15.94 AC.
COMMERCIAL:	9.25 AC.
TOTAL NUMBER OF LOTS:	98 DETACHED RESIDENTIAL 100 TOWN HOME LOTS 2 RETAIL/COMMERCIAL
DENSITIES:	
DETACHED RESIDENTIAL:	3.10/ACRE
TOWNHOUSE:	6.27/ACRE
DETACHED RESIDENTIAL STANDARDS:	
MINIMUM LOT AREA:	6,500 Sq. Ft.
MAXIMUM LOT COVERAGE:	60%
MINIMUM LOT WIDTH:	65'
MINIMUM LOT DEPTH:	110'
MINIMUM FRONT YARD:	25'
MINIMUM REAR YARD:	10'
MINIMUM INTERIOR SIDE YARD:	5' & 10' (FOR A TOTAL OF 15')
MINIMUM EXTERIOR SIDE YARD:	15'
TOWN HOME STANDARDS:	
MINIMUM LOT AREA:	2,090 Sq. Ft.
MINIMUM LOT WIDTH:	22'
MINIMUM LOT DEPTH:	95'
MINIMUM FRONT YARD:	17'
MINIMUM REAR YARD:	10'
MINIMUM INTERIOR SIDE YARD:	0'
MINIMUM EXTERIOR SIDE ON ALLEY:	5'
MINIMUM EXTERIOR SIDE ON HAMMERHEAD:	5'
STREETS:	50' R.O.W.
PAVEMENT:	31" B-B
PROJECT AREA (ACRES):	91.113
OPEN SPACE (ACRES):	36.799
PERCENT OPEN SPACE:	40.4%
TOTAL ESTIMATED IMPERVIOUS AREA:	56.02%
MASONRY PERCENTAGE:	90%

TOWNHOUSE DEVELOPMENTS SUMMARY OF LOT WIDTH	
30' WIDE:	74 LOTS (74%)
22' WIDE:	26 LOTS (26%)
TOWNHOUSE DEVELOPMENTS SUMMARY OF LOT DEPTH	
100' DEPTH:	86 LOTS (86%)
95' DEPTH:	14 LOTS (14%)

OWNER:
WADDELL PARTNERS, LTD
CONTACT: TERRANCE JOBE
3301 RIVERWELL COURT
FORT WORTH, TEXAS 76116
PHONE: 817-995-9500

DEVELOPER:
ALLIUM DEVELOPMENT, INC
TERRANCE JOBE, PRESIDENT
3301 RIVERWELL COURT
FORT WORTH, TEXAS 76116
PHONE: 817-995-9500

BENCHMARKS:
GPS MONUMENT 66
N:6909028.42
E:2418710.66
EL=558.79

GPS MONUMENT 26
N:6901808.42
E:2418464.76
EL=552.56

W. J. P. R.P.S.
William P. Pridg
Registered Professional Land Surveyor No. 3047



SEE SHEET 2 FOR
LEGAL DESCRIPTION

CASE NO. Z181101/CP181101

7200 LAKE RIDGE PKWY & 7040 COASTAL BLVD.			
CONCEPT PLAN			
LAKE RIDGE COMMONS			
CITY OF GRAND PRAIRIE DALLAS & TARRANT COUNTY, TEXAS			
 MACATEE ENGINEERING DAYTON MACATEE ENGINEERING, LLC (Tex. Reg. No. F-456) 3519 MILES STREET DALLAS, TEXAS 75209 TEL 214-373-1180 • FAX 214-373-6580 E-MAIL: daytonm@macatee-engineering.com			
DESIGNED	DATE	DWG FILE	PROJECT #
	11/01/2018	11-01	11-01
SHEET NO.		1 OF 2	

Exhibit D - Concept Plan

Page 2 of 2

STATE OF TEXAS
COUNTY OF TARRANT AND DALLAS

BEING a 91.113 acre tract of land out of the WILLIAM I INN SURVEY, Abstract No. 926 (Tarrant County) and Abstract No. 1725 (Dallas County) and the B.F. KERR SURVEY, Abstract No. 717 (Dallas County), in Tarrant and Dallas County, and being the same tract of land conveyed to Wanda Partners, LTD as recorded in Instrument No. D198077862, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a Brass Monument found at the southernmost corner of the said 91.113 acre tract, point being at the northwest corner of a tract of land as described in a deed to the United States of America as recorded in Volume 83071, Page 5038, Deed Records, Dallas County, Texas, being in the northeast line of Block E, La Jolla, Phase I, an addition to the City of Grand Prairie according to the plat thereof recorded in Document No. D216288517, Plat Records, Tarrant County, Texas;

THENCE North 30 degrees 14 minutes 15 seconds West along the common line of the said 91.113 acre tract and the said La Jolla Addition, a distance of 289.77 feet to a set capped 1/2 inch iron rod stamped "RPLS 3047" at the southwest corner of the Tarrant County right-of-way (R.O.W.) easement as recorded in Volume 1751, Page 294 of the Deed Records, Tarrant County, Texas;

THENCE North 59 degrees 46 minutes 08 seconds East along the common line of the said 91.113 acre tract and the said Tarrant County R.O.W., a distance of 20.00 feet to a set capped 1/2 inch iron rod stamped "RPLS 3047";

THENCE North 30 degrees 21 minutes 15 seconds West along the common line of the said 91.113 acre tract and the said Tarrant County R.O.W., a distance of 849.97 feet to a set capped 1/2 inch iron rod stamped "RPLS 3047" in the northeasterly line of Coastal Boulevard (A Variable Width R.O.W.) point being in the beginning of a curve to the left having a radius of 127.36 feet and a chord bearing North 19 degrees 14 minutes 45 seconds West and a chord length of 50.44 feet;

THENCE along said curve to the left, a distance of 50.77 feet to a set capped 1/2 inch iron rod stamped "RPLS 3047" in the northeast line of said Coastal Boulevard;

THENCE North 30 degrees 40 minutes 55 seconds West along the west line of the said 91.113 acre tract and the east line of the said Coastal Boulevard, a distance of 1050.11 feet to a set capped 1/2 inch iron rod stamped "RPLS 3047" in the beginning of a curve to the right having a radius of 174.40 feet and a chord bearing North 14 degrees 21 minutes 12 seconds East and a chord length of 246.40 feet;

THENCE along said curve to the right a distance of 273.60 feet to a set capped 1/2 inch iron rod stamped "RPLS 3047" in the southeasterly line of Laweak Drive, formerly Hanger Lower Road (50 foot right-of-way);

THENCE along the northeasterly line of the said 91.113 acre tract and the southeasterly line of said Laweak Drive the following courses and distances:

North 59 degrees 32 minutes 10 seconds East a distance of 109.34 feet to a 1/2 inch iron rod;

North 59 degrees 26 minutes 12 seconds East a distance of 251.89 feet to a set capped 1/2 inch iron rod stamped "RPLS 3047";

North 59 degrees 27 minutes 16 seconds East a distance of 378.60 feet to a 1/2 inch iron rod found;

North 59 degrees 21 minutes 57 seconds East a distance of 191.10 feet to a set capped 1/2 inch iron rod stamped "RPLS 3047";

North 59 degrees 31 minutes 06 seconds East a distance of 173.69 feet to a 1/2 inch iron rod;

North 59 degrees 25 minutes 02 seconds East a distance of 870.94 feet to a 1/2 inch iron rod;

North 59 degrees 26 minutes 02 seconds East a distance of 200.16 feet to a 1/2 inch iron rod found;

THENCE North 59 degrees 29 minutes 02 seconds East a distance of 46.62 feet to a set capped 1/2 inch iron rod stamped "RPLS 3047" in the west line of Lake Ridge Parkway, formerly Mansfield Road (120' right-of-way);

THENCE along the east line of the said 91.113 acre tract and the west line of the said Lake Ridge Parkway the following courses and distances:

South 00 degrees 02 minutes 06 seconds West a distance of 289.00 feet to a set capped 1/2 inch iron rod stamped "RPLS 3047";

South 03 degrees 23 minutes 35 seconds West a distance of 251.45 feet to a set capped 1/2 inch iron rod stamped "RPLS 3047";

South 09 degrees 13 minutes 16 seconds West a distance of 202.63 feet to a set capped 1/2 inch iron rod stamped "RPLS 3047";

South 09 degrees 56 minutes 18 seconds East a distance of 203.04 feet to a set capped 1/2 inch iron rod stamped "RPLS 3047";

South 00 degrees 19 minutes 26 seconds East a distance of 183.97 feet to a set capped 1/2 inch iron rod stamped "RPLS 3047" in the beginning of a curve to the right having a radius of 5669.56 feet and a chord bearing South 05 degrees 12 minutes 11 seconds West and a chord length of 318.25 feet;

Along said curve to the right, a distance of 318.29 feet to a set capped 1/2 inch iron rod stamped "RPLS 3047";

South 05 degrees 38 minutes 28 seconds West a distance of 290.15 feet to a set capped 1/2 inch iron rod stamped "RPLS 3047";

South 08 degrees 52 minutes 35 seconds West a distance of 100.16 feet to a set capped 1/2 inch iron rod stamped "RPLS 3047";

South 06 degrees 12 minutes 50 seconds West a distance of 138.15 feet to a set capped 1/2 inch iron rod stamped "RPLS 3047";

South 06 degrees 30 minutes 12 seconds West a distance of 262.36 feet to a set capped 1/2 inch iron rod stamped "RPLS 3047";

South 03 degrees 22 minutes 15 seconds West a distance of 96.62 feet to a set capped 1/2 inch iron rod stamped "RPLS 3047";

THENCE South 06 degrees 12 minutes 26 seconds West along the east line of the said 91.113 acre tract and the west line of the said Lake Ridge Parkway, a distance of 349.04 feet to a set capped 1/2 inch iron rod stamped "RPLS 3047" at the northeast corner of the LR Station site to Grand Prairie as recorded in Volume 96042, Page 2900 of the deed records;

THENCE along the common line of the said 91.113 acre tract and the said LR station site the following courses and distances:

South 57 degrees 29 minutes 32 seconds West a distance of 83.05 feet to a set capped 1/2 inch iron rod stamped "RPLS 3047";

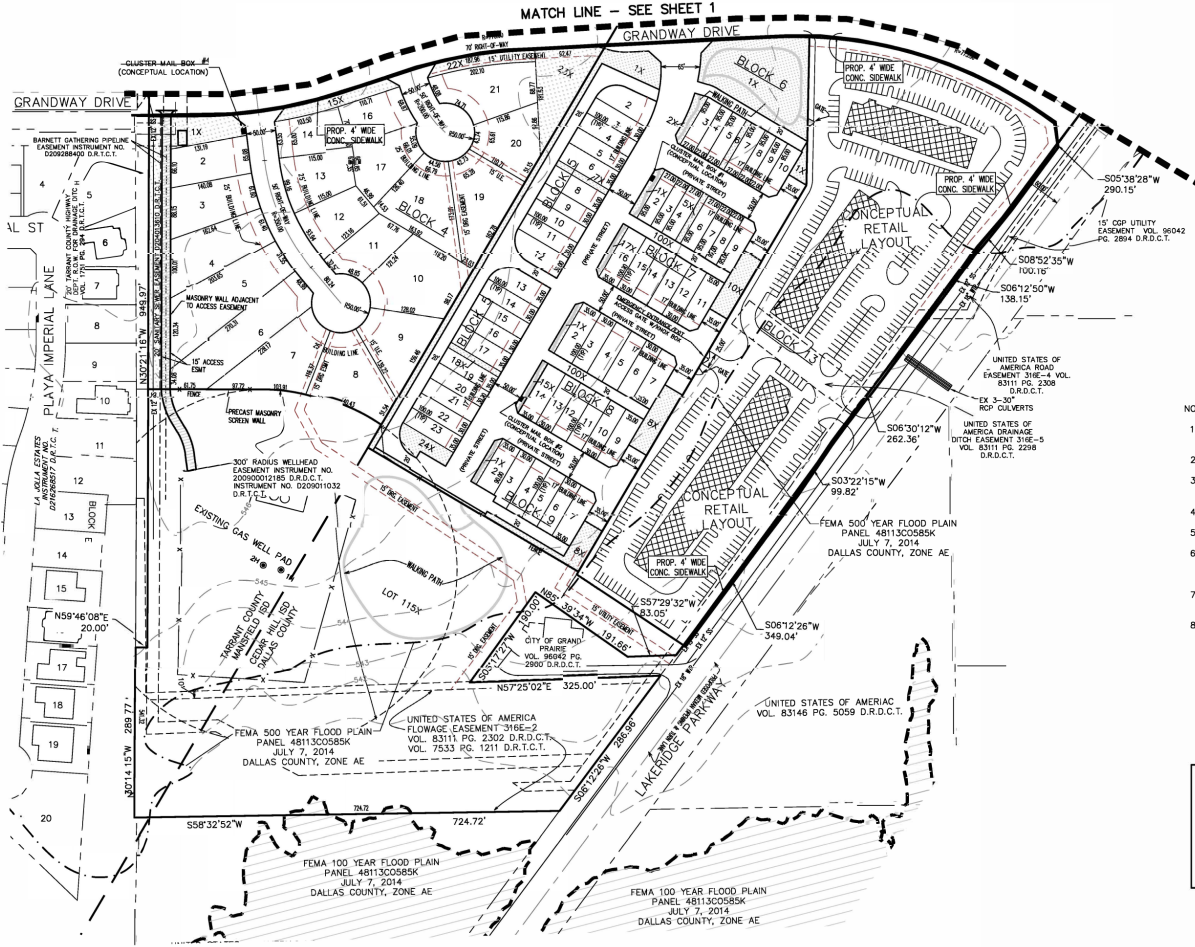
North 85 degrees 39 minutes 34 seconds West a distance of 191.66 feet to a set capped 1/2 inch iron rod stamped "RPLS 3047";

South 05 degrees 17 minutes 27 seconds West a distance of 190.00 feet to a set capped 1/2 inch iron rod stamped "RPLS 3047";

THENCE North 57 degrees 25 minutes 02 seconds East a distance of 325.63 feet to a set capped 1/2 inch iron rod stamped "RPLS 3047" in the west line of said Lake Ridge Parkway;

THENCE South 06 degrees 12 minutes 26 seconds West along the common line of the said 91.113 acre tract and the said west line of Lake Ridge Parkway, a distance of 289.96 feet to a 1/2 inch iron rod found in the north line of the said United States of America tract;

THENCE South 59 degrees 32 minutes 52 seconds West along the south line of the said 91.113 acre tract and the said United States of America tract, a distance of 724.72 feet to the POINT OF BEGINNING and containing 3,968,891 square feet of 91.113 acres of computed land.



NOTES:

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- 3) BASE ZONING FOR THE COMMERCIAL DEVELOPMENT SHALL BE GENERAL RETAIL DISTRICT (GR-1).
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95' DEPTH:	14 LOTS (14%)

7200 LAKE RIDGE PKWY
& 7040 COASTAL BLVD.

CONCEPT PLAN

LAKE RIDGE COMMONS

CITY OF GRAND PRAIRIE
DALLAS & TARRANT COUNTY, TEXAS

MACATEE ENGINEERING
DARTON MACATEE ENGINEERING, LLC
(Tex. Reg. No. F-456)
3519 MILES STREET
DALLAS, TEXAS 75209
TEL 214-373-1180 * FAX 214-373-6580
E-MAIL: darton@macatee-engineering.com

DESIGNED	DRAWN	DATE	TIME	PROJECT	SHEET NO.
		11/01/2018	11:00	LAKE-RIDGE	2 OF 2

BENCHMARKS:
GPS MONUMENT 66
N-6909028.42
E-2416710.66
EL-558.79
GPS MONUMENT 26
N-6901808.42
E-2416484.76
EL-552.56

William P. Price
William P. Price
Registered Professional Land Surveyor No. 3047



OWNER:
WIDDLE PARTNERS, LTD
CONTACT: TERRANCE JOBE
3301 RIVERWELL COURT
FORT WORTH, TEXAS 76116
PHONE: 817-995-9500

DEVELOPER:
ALLIUM DEVELOPMENT, INC
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CASE NO. Z181101/CP181101