



LOCATION MAP
N.T.S.

FINAL PLAT
PRAIRIE RIDGE PHASE 1
52.346 ACRES
188 RESIDENTIAL LOTS
4 NON-RESIDENTIAL LOTS
SITUATED IN THE
JOSEPH STEWART SURVEY, ABSTRACT NO. 961
CITY OF GRAND PRAIRIE ETJ
ELLIS COUNTY, TEXAS

LEGEND	
POB	POINT OF BEGINNING
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
WME	WALL MAINTENANCE EASEMENT
R.O.W.	RIGHT-OF-WAY
BL	BUILDING SETBACK LINE
CIRS	5/8-INCH IRON ROD W/CAP MARKED "PETITT-RPLS 4087" SET
1/2"IRF	IRON ROD FOUND
60'R	60-FOOT RADIUS
(A)	DESIGNATES SUBDIVISION BLOCK
VOL.	VOLUME
BK.	BOOK
PG.	PAGE
D.R.E.C.T.	DEED RECORDS, ELLIS COUNTY, TEXAS

OWNER/DEVELOPER:
PRA PRAIRIE RIDGE DEVELOPMENT CORP.
975 ONE LINCOLN CENTRE
5400 LBJ FREEWAY
DALLAS, TEXAS 75240
PHONE (972) 385-4111
FAX (972) 239-8373

**PETITT BARRAZA**
ENGINEERING PLANNING SURVEYING

TBPE FIRM REGISTRATION NO. 1488
TBPLS FIRM REGISTRATION NO. 101068

1651 N. Glenville Dr., Suite 212 Tel. No. (214) 221-9955
Richardson, Texas 75081 Fax No. (214) 340-3550

DATE: JULY 2017 SCALE: 1"=100'

MATCHLINE

PRAIRIE RIDGE BOULEVARD

N88°38'05"E 615.64' 120' RIGHT-OF-WAY DEDICATION

S01°21'55"E
122.00'N88°38'05"E
167.87'

PRAIRIE RIDGE BOULEVARD

 $R=60.00'$
 $L=39.09'$
 $\Delta=37°19'34"$
 $CB=S26°10'08"E$
 $CH=38.40'$

100 0 50 100 200

1 inch = 100 feet

LINE	BEARING	DISTANCE
L1	N11°36'40"W	63.37'
L2	S30°20'58"E	29.58'
L3	S30°20'58"E	51.70'
L4	S30°20'58"E	19.97'
L5	N14°39'02"E	14.14'
L6	N75°20'58"W	14.14'
L7	S14°45'45"W	14.17'
L8	N75°13'13"W	14.11'
L9	N32°33'01"E	14.35'
L10	S55°46'21"E	14.35'
L11	N41°13'09"E	14.64'
L12	S47°44'38"E	13.86'
L13	N43°38'05"E	14.14'
L14	S46°21'55"E	14.14'
L15	S50°13'02"E	20.79'
L16	N41°14'09"E	21.11'
L17	S51°15'24"E	34.95'
L18	N40°34'41"E	34.57'
L19	N04°36'47"W	67.79'
L20	N16°47'54"W	32.75'
L21	N30°24'41"W	22.16'
L22	S50°19'33"E	13.98'
L23	S04°39'05"E	84.67'
L24	N41°01'24"E	13.98'
L25	S46°20'31"E	14.14'
L26	N43°39'29"E	14.15'
L27	S46°20'31"E	14.14'
L28	N43°39'29"E	14.15'
L29	N74°24'52"W	13.88'
L30	S15°24'15"W	14.33'
L31	N39°05'47"E	35.89'
L32	S49°10'12"E	35.89'
L33	N79°39'07"E	24.01'
L34	S56°24'03"E	14.60'
L35	S36°36'09"W	14.38'
L36	N06°26'02"W	67.10'
L37	N68°05'49"W	12.21'
L38	S20°33'37"W	15.52'
L39	N49°44'54"W	13.27'
L40	N07°41'59"W	53.33'
L41	N43°40'54"E	14.14'
L42	N05°33'40"W	81.03'
L43	N15°00'00"W	82.08'
L44	N25°18'19"W	95.96'
L45	S25°18'19"E	73.77'
L46	S25°18'19"E	22.18'
L47	S15°00'00"E	39.12'
L48	S15°00'00"E	42.96'
L49	S05°33'40"E	18.32'
L50	S05°33'40"E	62.71'
L51	N64°11'03"E	30.00'

FINAL PLAT

PRAIRIE RIDGE PHASE 1

52.346 ACRES

188 RESIDENTIAL LOTS

4 NON-RESIDENTIAL LOTS

SITUATED IN THE

JOSEPH STEWART SURVEY, ABSTRACT NO. 961

CITY OF GRAND PRAIRIE ETJ

ELLIS COUNTY, TEXAS

PETITT BARRAZA LLC
 ENGINEERING PLANNING SURVEYING
 TBPE FIRM REGISTRATION NO. 1488
 TBPLS FIRM REGISTRATION NO. 101068

1651 N. Glenville Dr., Suite 212 Tel. No. (214) 221-9955
 Richardson, Texas 75081 Fax No. (214) 340-3550
 DATE: JULY 2017 SCALE: 1"=100'

OWNER/DEVELOPER:
 PRA PRAIRIE RIDGE DEVELOPMENT CORP.
 975 ONE LINCOLN CENTRE
 5400 LBJ FREEWAY
 DALLAS, TEXAS 75240
 PHONE (972) 385-4111
 FAX (972) 239-8373

JOB NO. 08023-01

SHEET 2 OF 3

PRAIRIE RIDGE BOULEVARD

N88°38'05"E 615.64' 120' RIGHT-OF-WAY DEDICATION

S01°21'55"E
122.00'N88°38'05"E
167.87'

PRAIRIE RIDGE BOULEVARD

 $R=60.00'$
 $L=39.09'$
 $\Delta=37°19'34"$
 $CB=S26°10'08"E$
 $CH=38.40'$

100 0 50 100 200

1 inch = 100 feet

LINE	BEARING	DISTANCE
L1	N11°36'40"W	63.37'
L2	S30°20'58"E	29.58'
L3	S30°20'58"E	51.70'
L4	S30°20'58"E	19.97'
L5	N14°39'02"E	14.14'
L6	N75°20'58"W	14.14'
L7	S14°45'45"W	14.17'
L8	N75°13'13"W	14.11'
L9	N32°33'01"E	14.35'
L10	S55°46'21"E	14.35'
L11	N41°13'09"E	14.64'
L12	S47°44'38"E	13.86'
L13	N43°38'05"E	14.14'
L14	S46°21'55"E	14.14'
L15	S50°13'02"E	20.79'
L16	N41°14'09"E	21.11'
L17	S51°15'24"E	34.95'
L18	N40°34'41"E	34.57'
L19	N04°36'47"W	67.79'
L20	N16°47'54"W	32.75'
L21	N30°24'41"W	22.16'
L22	S50°19'33"E	13.98'
L23	S04°39'05"E	84.67'
L24	N41°01'24"E	13.98'
L25	S46°20'31"E	14.14'
L26	N43°39'29"E	14.15'
L27	S46°20'31"E	14.14'
L28	N43°39'29"E	14.15'
L29	N74°24'52"W	13.88'
L30	S15°24'15"W	14.33'
L31	N39°05'47"E	35.89'
L32	S49°10'12"E	35.89'
L33	N79°39'07"E	24.01'
L34	S56°24'03"E	14.60'
L35	S36°36'09"W	14.38'
L36	N06°26'02"W	67.10'
L37	N68°05'49"W	12.21'
L38	S20°33'37"W	15.52'
L39	N49°44'54"W	13.27'
L40	N07°41'59"W	53.33'
L41	N43°40'54"E	14.14'
L42	N05°33'40"W	81.03'
L43	N15°00'00"W	82.08'
L44	N25°18'19"W	95.96'
L45	S25°18'19"E	73.77'
L46	S25°18'19"E	22.18'
L47	S15°00'00"E	39.12'
L48	S15°00'00"E	42.96'
L49	S05°33'40"E	18.32'
L50	S05°33'40"E	62.71'
L51	N64°11'03"E	30.00'

FINAL PLAT

PRAIRIE RIDGE PHASE 1

52.346 ACRES

188 RESIDENTIAL LOTS

4 NON-RESIDENTIAL LOTS

SITUATED IN THE

JOSEPH STEWART SURVEY, ABSTRACT NO. 961

CITY OF GRAND PRAIRIE ETJ

ELLIS COUNTY, TEXAS

PETITT BARRAZA LLC
 ENGINEERING PLANNING SURVEYING
 TBPE FIRM REGISTRATION NO. 1488
 TBPLS FIRM REGISTRATION NO. 101068

1651 N. Glenville Dr., Suite 212 Tel. No. (214) 221-9955
 Richardson, Texas 75081 Fax No. (214) 340-3550
 DATE: JULY 2017 SCALE: 1"=100'

OWNER/DEVELOPER:
 PRA PRAIRIE RIDGE DEVELOPMENT CORP.
 975 ONE LINCOLN CENTRE
 5400 LBJ FREEWAY
 DALLAS, TEXAS 75240
 PHONE (972) 385-4111
 FAX (972) 239-8373

JOB NO. 08023-01

SHEET 2 OF 3

PRAIRIE RIDGE BOULEVARD

N88°38'05"E 615.64' 120' RIGHT-OF-WAY DEDICATION

S01°21'55"E
122.00'N88°38'05"E
167.87'

PRAIRIE RIDGE BOULEVARD

 $R=60.00'$
 $L=39.09'$
 $\Delta=37°19'34"$
 $CB=S26°10'08"E$
 $CH=38.40'$

100 0 50 100 200

1 inch = 100 feet

LINE	BEARING	DISTANCE
L1	N11°36'40"W	63.37'
L2	S30°20'58"E	29.58'
L3	S30°20'58"E	51.70'
L4	S30°20'58"E	19.97'
L5	N14°39'02"E	14.14'
L6	N75°20'58"W	14.14'
L7	S14°45'45"W	14.17'
L8	N75°13'13"W	14.11'
L9	N32°33'01"E	14.35'
L10	S55°46'21"E	14.35'
L11	N41°13'09"E	14.64'
L12	S47°44'38"E	13.86'
L13	N43°38'05"E	14.14'
L14	S46°21'55"E	14.14'
L15	S50°13'02"E	20.79'
L16	N41°14'09"E	21.11'
L17	S51°15'24"E	34.95'
L18	N40°34'41"E	34.57'
L19	N04°36'47"W	67.79'
L20	N16°47'54"W	32.75'
L21	N30°24'41"W	22.16'
L22	S50°19'33"E	13.98'
L23	S04°39'05"E	84.67'
L24	N41°01'24"E	13.98'
L25	S46°20'31"E	14.14'
L26	N43°39'29"E	14.15'
L27	S46°20'31"E	14.14'
L28	N43°39'29"E	14.15'
L29	N74°24'52"W	13.88'
L30	S15°24'15"W	14.33'
L31	N39°05'47"E	35.89'
L32	S49°10'12"E	35.89'
L33	N79°39'07"E	24.01'
L34	S56°24'03"E	14.60'
L35	S36°36'09"W	14.38'
L36	N06°26'02"W	67.10'
L37	N68°05'49"W	12.21'
L38	S20°33'37"W	15.52'
L39	N49°44'54"W	13.27'
L40	N07°41'59"W	53.33'
L41	N43°40'54"E	14.14'
L42	N05°33'40"W	81.03'
L43	N15°00'00"W	82.08'
L44	N25°18'19"W	95.96'
L45	S25°18'19"E	73.77'
L46	S25°18'19"E	22.18'
L47	S15°00'00"E	39.12'
L48	S15°00'00"E	42.96'
L49	S05°33'40"E	18.32'
L50	S05°33'40"E	62.71'
L51	N64°11'03"E	30.00'

FINAL PLAT

PRAIRIE RIDGE PHASE 1

52.346 ACRES

188 RESIDENTIAL LOTS

4 NON-RESIDENTIAL LOTS

SITUATED IN THE

JOSEPH STEWART SURVEY, ABSTRACT NO. 961

CITY OF GRAND PRAIRIE ETJ

ELLIS COUNTY, TEXAS

PETITT BARRAZA LLC
 ENGINEERING PLANNING SURVEYING
 TBPE FIRM REGISTRATION NO. 1488
 TBPLS FIRM REGISTRATION NO. 101068

1651 N. Glenville Dr., Suite 212 Tel. No. (214) 221-9955
 Richardson, Texas 75081 Fax No. (214) 340-3550
 DATE: JULY 2017 SCALE: 1"=100'

OWNER/DEVELOPER:
 PRA PRAIRIE RIDGE DEVELOPMENT CORP.
 975 ONE LINCOLN CENTRE
 5400 LBJ FREEWAY
 DALLAS, TEXAS 75240
 PHONE (972) 385-4111
 FAX (972) 239-8373

JOB NO. 08023-01

SHEET 2 OF 3

PRAIRIE RIDGE BOULEVARD

N88°38'05"E 615.64' 120' RIGHT-OF-WAY DEDICATION

S01°21'55"E
122.00'N88°38'05"E
167.87'

PRAIRIE RIDGE BOULEVARD

 $R=60.00'$
 $L=39.09'$
 $\Delta=37°19'34"$
 $CB=S26°10'08"E$
 $CH=38.40'$

100 0 50 100 200

1 inch = 100 feet

LINE	BEARING	DISTANCE
L1	N11°36'40"W	63.37'
L2	S30°20'58"E	29.58'
L3	S30°20'58"E	51.70'
L4	S30°20'58"E	19.97'
L5	N14°39'02"E	14.14'
L6	N75°20'58"W	14.14'
L7	S14°45'45"W	14.17'
L8	N75°13'13"W	14.11'
L9	N32°33'01"E	14.35'
L10	S55°46'21"E	14.35'
L11	N41°13'09"E	14.64'
L12	S47°44'38"E	13.86'
L13	N43°38'05"E	14.14'
L14	S46°21'55"E	14.14'
L15	S50°13'02"E	20.79'
L16	N41°14'09"E	21.11'
L17	S51°15'24"E	34.95'
L18	N40°34'41"E	34.57'
L19	N04°36'47"W	67.79'
L20	N16°47'54"W	32.75'
L21	N30°24'41"W	22.16'
L22	S50°19'33"E	13.98'
L23	S04°39'05"E	84.67'
L24	N41°01'24"E	13.98'
L25	S46°20'31"E	14.14'
L26	N43°39'29"E	14.15'
L27	S46°20'31"E	14.14'
L28	N43°39'29"E	14.15'
L29	N74°24'52"W	13.88'
L30	S15°24'15"W	14.33'
L31	N39°05'47"E	35.89'
L32	S49°10'12"E	35.89'
L33	N79°39'07"E	24.01'
L34	S56°24'03"E	14.60'
L35	S36°36'09"W	14.38'
L36	N06°26'02"W	67.10'
L37	N68°05'49"W	12.21'
L38	S20°33'37"W	15.52'
L39	N49°44'54"W	13.27'
L40	N07°41'59"W	53.33'
L41	N43°40'54"E	14.14'
L42	N05°33'40"W	81.03'
L43	N15°00'00"W	82.08'
L44	N25°18'19"W	95.96'
L45	S25°18'19"E	73.77'
L46	S25°18'19"E	22.18'
L47	S15°00'00"E	39.12'
L48	S15°00'00"E	42.96'
L49	S05°33'40"E	18.32'
L50	S05°33'40"E	62.71'
L51	N64°11'03"E	30.00'

FINAL PLAT

PRAIRIE RIDGE PHASE 1

52.346 ACRES

188 RESIDENTIAL LOTS

4 NON-RESIDENTIAL LOTS

SITUATED IN THE

JOSEPH STEWART SURVEY, ABSTRACT NO. 961

CITY OF GRAND PRAIRIE ETJ

ELLIS COUNTY, TEXAS

PETITT BARRAZA LLC
 ENGINEERING PLANNING SURVEYING
 TBPE FIRM REGISTRATION NO. 1488
 TBPLS FIRM REGISTRATION NO. 101068

1651 N. Glenville Dr., Suite 212 Tel. No. (214) 221-9955
 Richardson, Texas 75081 Fax No. (214) 340-3550
 DATE: JULY 2017 SCALE: 1"=100'

OWNER/DEVELOPER:
 PRA PRAIRIE RIDGE DEVELOPMENT CORP.
 975 ONE LINCOLN CENTRE
 5400 LBJ FREEWAY
 DALLAS, TEXAS 75240
 PHONE (972) 385-4111
 FAX (972) 239-8373

JOB NO. 08023-01

SHEET 2 OF

STATE OF TEXAS §
COUNTY OF ELLIS §
WHEREAS PRA PRAIRIE RIDGE DEVELOPMENT CORP IS THE OWNER OF A TRACT OF LAND SITUATED IN THE JOSEPH STEWART SURVEY, ABSTRACT NUMBER 961 IN ELLIS COUNTY, TEXAS, SAID TRACT BEING PART OF A TRACT OF LAND DESCRIBED IN A DEED TO PRA PRAIRIE RIDGE DEVELOPMENT CORP, RECORDED IN VOLUME 2325, PAGE 470, DEED RECORDS OF ELLIS COUNTY, TEXAS (DRECT), AND BEING A PART OF A TRACT OF LAND DECSRIBED IN A DEED TO PRA PRAIRIE RIDGE, L.P., RECORDED IN VOLUME 1349, PAGE 768, DRECT, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A 1/2-INCH IRON ROD FOUND FOR THE NORTH CORNER OF SAID PRA PRAIRIE RIDGE TRACT, SAID IRON ROD ALSO BEING THE WEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO ROBERT A. WILLIS AND CONNIE L. WILLIS, RECORDED IN VOLUME 1298, PAGE 646 (DRECT), AND BEING IN THE APPROXIMATE CENTER OF COUNTY ROAD 506 (ALSO KNOWN AS LAKEVIEW ROAD;
THENCE SOUTH 25°48'57" EAST, WITH THE SOUTHWESTERLY LINE OF SAID WILLIS TRACT AND NORTHEASTERLY LINE OF SAID PRA PRAIRIE RIDGE TRACT, A DISTANCE OF 448.65 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID WILLIS TRACT;
THENCE NORTH 60°04'57" EAST, A DISTANCE OF 20.39 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED " PETITT-RPLS 4087" SET FOR CORNER, SAID IRON ROD ALSO BEING IN THE SOUTHEAST LINE OF SAID WILLIS TRACT;
THENCE, DEPARTING SAID WILLIS TRACT, OVER AND ACROSS SAID PRA PRAIRIE RIDGE TRACT THE FOLLOWING COURSES AND DISTANCES TO 5/8-INCH IRON RODS WITH CAPS MARKED "PETITT-RPLS 4087" SET FOR CORNERS:

SOUTH 01°21'55" EAST, A DISTANCE OF 129.47 FEET, SAID IRON ROD ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;
SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT, WHICH HAS A CHORD THAT BEARS SOUTH 20°19'06" EAST FOR 39.07 FEET, A CENTRAL ANGLE OF 38°00'00", AND A RADIUS OF 60.00 FEET, FOR AN ARC DISTANCE OF 39.79 FEET;
SOUTH 01°19'06" EAST, A DISTANCE OF 136.71 FEET, SAID IRON ROD ALSO BEING THE BEGINNING OF A TANGENT CURVE TO THE LEFT;
SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT, WHICH HAS A CHORD THAT BEARS SOUTH 11°42'32" EAST FOR 117.23 FEET, A CENTRAL ANGLE OF 20°46'51", AND A RADIUS OF 325.00 FEET, FOR AN ARC DISTANCE OF 117.88 FEET;
SOUTH 22°05'57" EAST, A DISTANCE OF 156.29 FEET;
SOUTH 01°21'55" EAST, A DISTANCE OF 161.52 FEET;
NORTH 88°38'05" EAST, A DISTANCE OF 33.98 FEET IN THE RIGHT-OF-WAY OF PRAIRIE RIDGE BOULEVARD, HAVING A 100 FOOT RIGHT-OF-WAY;
SOUTH 01°21'55" EAST, PASSING AT 100.00 FEET THE SOUTH RIGHT-OF-WAY LINE OF SAID PRAIRIE RIDGE BOULEVARD, CONTINUING A TOTAL DISTANCE OF 122.00 FEET;
NORTH 88°38'05" EAST, A DISTANCE OF 163.37 FEET;
SOUTH 01°22'02" EAST, A DISTANCE OF 118.42 FEET, SAID IRON ROD ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;
SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT, WHICH HAS A CHORD THAT BEARS SOUTH 29°08'09" EAST FOR 44.23 FEET, A CENTRAL ANGLE OF 43°15'35", AND A RADIUS OF 60.00 FEET, FOR AN ARC DISTANCE OF 45.30 FEET;
North 88°40'54" EAST, A DISTANCE OF 114.35 FEET;
SOUTH 01°19'06" EAST, A DISTANCE OF 106.00 FEET;
SOUTH 01°55'16" WEST, A DISTANCE OF 53.08 FEET;
SOUTH 01°19'06" EAST, A DISTANCE OF 90.35 FEET;
SOUTH 37°40'23" WEST, A DISTANCE OF 64.07 FEET, SAID IRON ROD ALSO BEING IN THE SOUTHERLY LINE OF SAID PRA PRAIRIE RIDGE TRACT AND THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO SOAP CREEK RANCH, L.P., RECORDED IN VOLUME 2669, PAGE 897 (DRECT);

THENCE SOUTH 59°35'19" WEST, WITH THE COMMON LINE OF SAID PRA PRAIRIE RIDGE AND SOAP CREEK RANCH TRACTS, A DISTANCE OF 1632.68 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" SET FOR CORNER;
THENCE DEPARTING SAID COMMON LINE AND OVER AND ACROSS SAID PRA PRAIRIE RIDGE TRACT, THE FOLLOWING COURSES AND DISTANCES TO 5/8-INCH IRON RODS WITH CAPS MARKED "PETITT-RPLS 4087" SET FOR CORNERS:
NORTH 01°19'06" WEST, A DISTANCE OF 1150.64 FEET, SAID IRON ROD ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;
NORTHEASTERLY ALONG SAID CURVE TO THE LEFT, WHICH HAS A CHORD THAT BEARS NORTH 73°35'55" EAST FOR 379.05 FEET, A CENTRAL ANGLE OF 15°01'14", AND A RADIUS OF 1450.00 FEET, FOR AN ARC DISTANCE OF 380.13 FEET;
NORTH 08°53'28" WEST, A DISTANCE OF 120.00 FEET, SAID IRON ROD ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;
SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT, WHICH HAS A CHORD THAT BEARS SOUTH 74°30'14" WEST FOR 361.18 FEET, A CENTRAL ANGLE OF 13°12'36", AND A RADIUS OF 1570.00 FEET, FOR AN ARC DISTANCE OF 361.18 FEET;
NORTH 01°19'06" WEST, A DISTANCE OF 153.38 FEET, SAID IRON ROD ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;
SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT, WHICH HAS A CHORD THAT BEARS SOUTH 66°35'49" WEST FOR 52.46 FEET, A CENTRAL ANGLE OF 03°05'00", AND A RADIUS OF 975.00 FEET, FOR AN ARC DISTANCE OF 52.47 FEET;
NORTH 24°56'41" WEST, A DISTANCE OF 50.00 FEET, SAID IRON ROD ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;
NORTHWESTERLY, ALONG SAID CURVE TO THE RIGHT, WHICH HAS A CHORD THAT BEARS NORTH 67°07'08" EAST FOR 73.82 FEET, A CENTRAL ANGLE OF 04°07'38", AND A RADIUS OF 1025.00 FEET, FOR AN ARC DISTANCE OF 73.83 FEET;
AND NORTH 01°19'06" WEST, A DISTANCE OF 542.19 FEET, SAID IRON ROD ALSO BEING IN THE NORTH LINE OF SAID PRA PRAIRIE RIDGE TRACT AND THE APPROXIMATE OF COUNTY ROAD 506;
THENCE NORTH 59°39'02" EAST, WITH THE COMMON LINE OF SAID PRA PRAIRIE RIDGE TRACT AND SAID COUNTY ROAD, A DISTANCE OF 965.25 FEET TO THE POINT OF BEGINNING, AND CONTAINING 52.346 ACRES OF LAND.

DEDICATION STATEMENT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, PRA PRAIRIE RIDGE DEVELOPMENT CORP. DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS PRAIRIE RIDGE PHASE 1, AN ADDITION TO THE CITY OF GRAND PRAIRIE, TEXAS, AND DOES HEREBY DEDICATE TO THE CITY OF GRAND PRAIRIE IN FEE SIMPLE FOREVER THE STREETS, ALLEYS AND STORM WATER MANAGEMENT AREAS SHOWN THEREON. THE EASEMENTS SHOWN THEREON ARE HEREBY DEDICATED AND RESERVED FOR THE PURPOSES 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 PLACES UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN EXCEPT AS PERMITTED BY 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 EASEMENTS, 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 CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OR 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 THAT UTILITY.

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

WITNESS MY HAND THIS ____ DAY OF _____, 2017.

BY: PRA PRAIRIE RIDGE DEVELOPMENT CORP.

BY: _____
JULIAN HAWES, VICE PRESIDENT

STATE OF TEXAS §

COUNTY OF ELLIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS ON THIS DAY PERSONALLY APPEARED JULIAN HAWES, VICE PRESIDENT OF PRA PRAIRIE RIDGE, CORP., KNOWN TO ME TO BE THE PERSONS AND OFFICERS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY 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 _____ DAY OF _____, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

KNOW ALL ME BY THESE PRESENTS:

THAT I, JIMMIE D. NICHOLS, A REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE LAND DESCRIBED HEREON, AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE FOUND AND/OR PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE "ELLIS COUNTY SUBDIVISION RULES AND REGULATIONS."

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT."

JIMMIE D. NICHOLS
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5184

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED JIMMIE D. NICHOLS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS_____DAY OF _____, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

MY COMMISSION EXPIRES:

GENERAL NOTES:

OVERALL PRELIMINARY PLAN AND ALL SUB-DEVELOPMENT WITHIN THIS DEVELOPMENT WILL ADHERE TO THE DEVELOPERS AGREEMENT WITH THE CITY OF GRAND PRAIRIE FILED WITH THE COUNTY IN VOL. 02177, PG. 2051.

STREAMS ARE TO REMAIN NATURAL AND MAINTENANCE OF PONDS AND STREAMS ARE SOLELY THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOME OWNERS ASSOCIATION (HOA).

LOT NUMBERS ENDING WITH AN "X" ARE PRIVATE COMMON AREAS AND WILL BE DEDICATED TO AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

FRONT ENTRY GARAGES ARE PROHIBITED FOR ALL LIVING UNITS BUILT WITHIN THIS PHASE. FRONT "J" SWING GARAGES AND REAR ENTRY GARAGES ARE PERMISSIBLE.

*** THE SUBJECT TRACT IS DEPICTED WITHIN ZONE X (UNSHADED) ON THE FEMA FLOOD INSURANCE RATE MAPS, COMMUNITY-PANEL NUMBER 48139C0025F, DATED JUNE 3, 2013. ZONE X (UNSHADED) AND LOMR 14-06-4417P EFFECTIVE 4-16-2015 IS DEFINED THEREON AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THE CITY OF GRAND PRAIRIE IS NOT RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, OR USE OF ANY DETENTION BASIN OR UNDERGROUND DETENTION FACILITY AND ASSOCIATED DRAINAGE EASEMENTS, HEREINAFTER REFERRED TO AS "IMPROVEMENT,"TO BE DEVELOPED, CONSTRUCTED OR USED BY OWNER OR HIS SUCCESSORS, ASSIGNS OR HEIRS. OWNER SHALL INDEMNIFY, DEFEND AND HOLD HARMLESS THE CITY OF GRAND PRAIRIE, ITS OFFICERS, EMPLOYEES, AND AGENTS FROM ANY DIRECT OR INDIRECT LOSS, DAMAGE, LIABILITY, OR EXPENSE AND ATTORNEYS'FEES FOR ANY NEGLIGENCE WHATSOEVER, ARISING OUT OF THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, CONDITION, OR USE OF THE "IMPROVEMENT,"INCLUDING ANY NON - PERFORMANCE OF THE FOREGOING. OWNER SHALL REQUIRE ANY SUCCESSOR, ASSIGNS OR HEIRS IN INTEREST TO ACCEPT FULL RESPONSIBILITY AND LIABILITY FOR THE " IMPROVEMENT." ALL OF THE ABOVE SHALL BE COVENANTS RUNNING WITH THE LAND. IT IS EXPRESSLY CONTEMPLATED THAT THE OWNER SHALL IMPOSE THESE COVENANTS UPON ALL THE LOTS OF THIS PLAT ABUTTING, ADJACENT, OR SERVED BY THE "IMPROVEMENT."IT IS ALSO EXPRESSLY CONTEMPLATED THAT THE OWNER SHALL IMPOSE THESE COVENANTS UPON ANY SUCCESSOR, ASSIGNS OR HEIRS IN INTEREST THE FULL OBLIGATION AND RESPONSIBILITY OF MAINTAINING AND OPERATING SAID "IMPROVEMENT."OWNER SHALL REQUIRE ANY SUCCESSOR, ASSIGNS OR HEIRS IN INTEREST TO ACCEPT FULL RESPONSIBILITY AND LIABILITY FOR THE "IMPROVEMENT." ALL OF THE ABOVE SHALL BE COVENANTS RUNNING WITH THE LAND.

THIS PLAT IS HEREBY APPROVED BY THE PLANNING AND ZONING COMMISION OF THE CITY OF GRAND PRAIRIE, TEXAS, AND THE DEDICATION FILED IN CONNECTION WITH THIS PLAT IS HEREBY APPROVED AND ALL STREETS, ALLEYS AND PUBLIC AREAS SHOWN HEREON ARE HEREBY ACCEPTED ON BEHALF OF THE PUBLIC.

CERTIFIED DIRECTOR OF PLANNING OR DESIGNEE

DATE: _____

THIS PLAT IS HEREBY APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, AND THE DEDICATION FILED IN CONNECTION WITH THIS PLAT IS HEREBY APPROVED AND ALL STREETS, ALLEYS AND PUBLIC AREAS SHOWN HEREI=ON ARE HEREBY ACCEPTED ON BEHALF OF THE PUBLIC.

CITY OF GRAND PRAIRIE MAYOR OR DESIGNEE

DATE: _____

THIS PLAT FILED IN CABINET _____, SLIDE _____,DATE_____

FINAL PLAT
PRAIRIE RIDGE PHASE 1
52.346 ACRES
188 RESIDENTIAL LOTS
4 NON-RESIDENTIAL LOTS
SITUATED IN THE
JOSEPH STEWART SURVEY, ABSTRACT NO. 961
CITY OF GRAND PRAIRIE ETJ
ELLIS COUNTY, TEXAS



1651 N. Glenville Dr., Suite 212 Tel. No. (214) 221-9955
Richardson, Texas 75081 Fax No. (214) 340-3550

DATE: JULY 2017 SCALE: 1"=100'
JOB NO. 08023-01

OWNER/DEVELOPER:
PRA PRAIRIE RIDGE DEVELOPMENT CORP.
975 ONE LINCOLN CENTRE
5400 LBJ FREEWAY
DALLAS, TEXAS 75240
PHONE (972) 385-4111
FAX (972) 239-8373