

STATE OF TEXAS
COUNTY OF ELLIS

Certificate of approval by the Commissioners' Court of Ellis County, Texas:
Approved this date, the ____ day of _____, 201__.

Carol Bush, County Judge
Cindy Polley, County Clerk

Randy Stinson
Commissioner, Precinct No. 1

Lane Grayson
Commissioner, Precinct No. 2

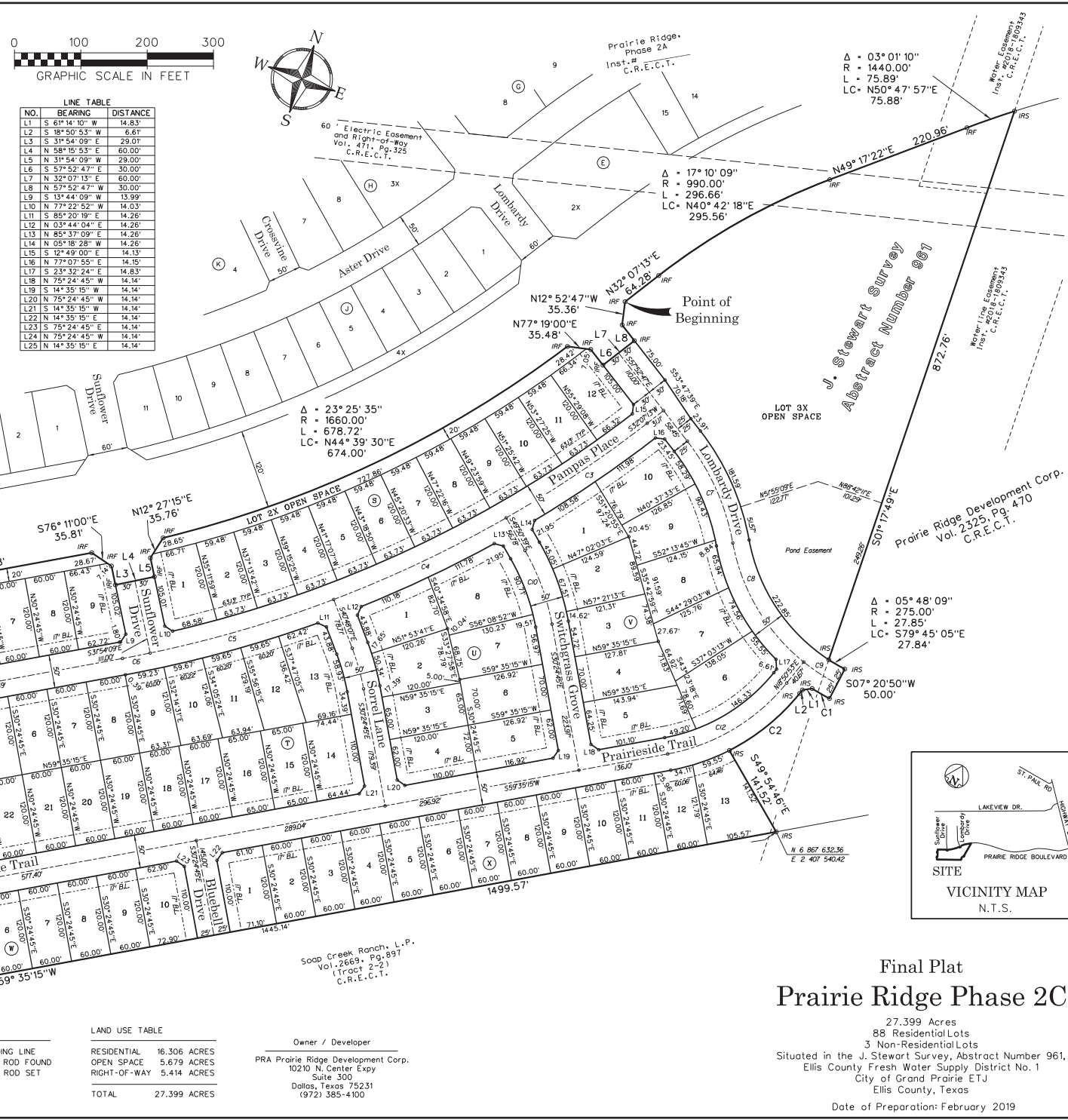
Paul Perry
Commissioner, Precinct No. 3

Kyle Butler
Commissioner, Precinct No. 4

This plat has been approved by the Department of Development of Ellis County, Texas for on-site sewage facilities, pending any and all information as may be required by the Ellis County Department of Development.

Department of Development Director
Approval Date: _____

17/17/2019
3:35:01 PM
TBP&S Firm Reg. No. 10177700
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Final Plat

Prairie Ridge Phase 2C

Situated in the J. Stewart Survey, Abstract Number 961, Ellis County, Texas
District No. 1, City of Grand Prairie, Texas

PELTON
LAND SOLUTIONS

9600 HILLWOOD PARKWAY, SUITE 250
FORT WORTH, TEXAS 76117 PH: 817-592-3350

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PAGE #

Case: P190802

JOB #:

DRAWN BY:

CHECKED BY:

DATE:

REVISIONS:

PRA18003

D. Freeman

T. Bridges

02-26-19

TP&L Firm Reg No. 1077700
Consolidated 2018 Public Land Solution, Inc.
5-30-20 PM
7/17/2019
Detail
A:\Jobs\PR18003-Prarie Ridge Master Development\Survey\PR18003-PR.dgn

STATE OF TEXAS
COUNTY OF ELLIS

WHEREAS PRA PRARIE RIDGE DEVELOPMENT CORP. IS THE OWNER OF A TRACT OF LAND SITUATED IN THE J. STEWART SURVEY, ABSTRACT NUMBER 961, ELLIS COUNTY, TEXAS, BEING A PORTION OF THAT (REMAINDER) TRACT OF LAND DESCRIBED BY DEED TO PRA PRARIE RIDGE DEVELOPMENT CORP. RECORDED IN VOLUME 2325, PAGE 470, COUNTY RECORDS, ELLIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND AT THE NORTH END OF A CORNER CLIP AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF PRAIRIE RIDGE BOULEVARD (120 FOOT RIGHT-OF-WAY) AND THE EAST RIGHT-OF-WAY LINE OF LOMBARDY DRIVE (A 60 FOOT RIGHT-OF-WAY);

THENCE WITH SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES:

N 32°07'13"E, 64.28 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 296.66 FEET, THROUGH A CENTRAL ANGLE OF 17°10'09", HAVING A RADIUS OF 990.00 FEET, THE LONG CHORD WHICH BEARS N 40°42'18"E, 295.56 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

N 49°17'22"E, 220.06 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 75.89 FEET, THROUGH A CENTRAL ANGLE OF 03°01'01", HAVING A RADIUS OF 1440.00 FEET, THE LONG CHORD WHICH BEARS N 50°47'57"E, 75.88 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET IN SAID RIGHT-OF-WAY LINE AND THE WEST LINE OF A WATER LINE EASEMENT RECORDED IN INSTRUMENT NUMBER 2018-1809343, SAID COUNTY RECORDS;

THENCE S 01°17'49"E, 872.76 FEET, DEPARTING SAID RIGHT-OF-WAY LINE WITH SAID WEST LINE OVER AND ACROSS SAID REMAINDER TRACT TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE DEPARTING SAID WEST LINE WITH SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 27.85 FEET, THROUGH A CENTRAL ANGLE OF 05°05'48", THE LONG CHORD WHICH BEARS S 79°45'05"E, 27.84 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE S 07°20'50"W, 50.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE WITH SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 30.17 FEET, THROUGH A CENTRAL ANGLE OF 05°19'07", HAVING A RADIUS OF 325.00 FEET, THE LONG CHORD WHICH BEARS N 79°59'37"W, 30.16 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE S 61°14'10"W, 14.83 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE S 18°50'53"W, 6.61 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET AT THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 137.43 FEET, THROUGH A CENTRAL ANGLE OF 24°13'39", HAVING A RADIUS OF 325.00 FEET, THE LONG CHORD WHICH BEARS S 30°57'43"W, 136.40 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE S 49°54'48"E, 141.52 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET IN THE SOUTH LINE OF SAID REMAINDER, BEING THE NORTH LINE OF THAT TRACT (TRACT 2-2) OF LAND DESCRIBED BY DEED TO SOAP CREEK RANCH, L.P., RECORDED IN VOLUME 2669, PAGE 897, SAID COUNTY RECORDS;

THENCE S 59°35'15"W, WITH SAID COMMON LINE, AT 1445.14 FEET A 3/4 PIPE FOUND AT AN ELL CORNER OF SAID REMAINDER, BEING THE NORTHWEST CORNER OF SAID SOAP CREEK RANCH TRACT, IN ALL 1499.57 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE N 30°24'45"W, 120.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE S 59°35'15"W, 20.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE N 30°24'45"W, 50.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE N 59°35'15"E, 45.50 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE N 14°35'15"E, 14.14 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE N 30°24'45"W, 220.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE N 75°24'45"W, 14.14 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE S 59°35'15"W, 25.50 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE N 30°24'45"W, 50.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE N 59°35'15"E, 35.16 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE N 30°24'45"W, 140.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET IN THE AFOREMENTIONED SOUTH RIGHT-OF-WAY LINE OF PRAIRIE RIDGE BOULEVARD;

THENCE N 59°35'15"E, 525.88 FEET, WITH SAID SOUTH RIGHT-OF-WAY LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND AT THE NORTH END OF A CORNER CLIP AT THE INTERSECTION OF SAID SOUTH RIGHT-OF-WAY LINE AND THE WEST RIGHT-OF-WAY LINE OF SUNFLOWER DRIVE (A 60 FOOT RIGHT-OF-WAY);

THENCE S 76°1'00"E, 35.81 FEET, WITH SAID CORNER CLIP TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND IN SAID WEST RIGHT-OF-WAY LINE;

THENCE S 31°54'09"E, 29.01 FEET, WITH SAID WEST RIGHT-OF-WAY LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND AT THE SOUTHWEST TERMINUS OF SAID SUNFLOWER DRIVE;

THENCE N 58°15'53"E, 60.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND AT THE SOUTHEAST TERMINUS OF SAID SUNFLOWER DRIVE;

THENCE N 31°54'09"W, 29.00 FEET, WITH THE EAST RIGHT-OF-WAY LINE OF SAID SUNFLOWER DRIVE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND AT THE SOUTH END OF A CORNER CLIP AT THE INTERSECTION SAID EAST RIGHT-OF-WAY LINE AND SAID SOUTH RIGHT-OF-WAY LINE OF PRAIRIE RIDGE BOULEVARD;

THENCE N 12°27'15"E, 35.76 FEET, WITH SAID CORNER CLIP TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE WITH SAID SOUTH RIGHT-OF-WAY LINE AND NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 678.72 FEET, THROUGH A CENTRAL ANGLE OF 23°25'35", HAVING A RADIUS OF 1860.00 FEET, THE LONG CHORD WHICH BEARS N 44°39'30"E, 674.00 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND AT THE NORTH END OF A CORNER CLIP AT THE INTERSECTION OF SAID SOUTH RIGHT-OF-WAY LINE AND THE WEST RIGHT-OF-WAY LINE OF AFOREMENTIONED LOMBARDY DRIVE;

THENCE N 77°19'00"E, 35.48 FEET, WITH SAID CORNER CLIP TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND IN SAID WEST RIGHT-OF-WAY LINE;

THENCE S 57°52'47"E, 30.00 FEET, WITH SAID RIGHT-OF-WAY LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND AT THE SOUTHWEST TERMINUS OF SAID LOMBARDY DRIVE;

THENCE N 32°07'13"E, 60.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND AT THE SOUTHEAST TERMINUS OF SAID LOMBARDY WAY;

THENCE N 57°52'47"W, 30.00 FEET, WITH THE EAST RIGHT-OF-WAY LINE OF SAID LOMBARDY WAY TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND AT THE SOUTH END OF AFOREMENTIONED CORNER CLIP AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SAID PRAIRIE RIDGE BOULEVARD AND THE EAST RIGHT-OF-WAY LINE OF SAID LOMBARDY DRIVE;

THENCE N 12°52'47"W, 35.36 FEET, WITH SAID CORNER CLIP TO THE POINT OF BEGINNING AND CONTAINING 1,193.505 SQUARE FEET OR 27.399 ACRES OF LAND MORE OR LESS.

STATE OF TEXAS
COUNTY OF ELLIS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT PRA PRARIE RIDGE DEVELOPMENT CORP. ACTING HEREBY BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY CERTIFY AND ADOPT THIS PLAT DESIGNATING THE HEREN ABOVE DESCRIBED PROPERTY AS PRAIRIE RIDGE PHASE 2B, AN ADDITION TO THE ELLIS COUNTY AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS AND ALLEYS SHOWN THEREON. THE PRA PRARIE RIDGE DEVELOPMENT CORP. DO HEREBY CERTIFY THE FOLLOWING:

1. THE STREETS AND ALLEYS ARE DEDICATED IN FEE SIMPLE FOR STREET AND ALLEY PURPOSES.

2. ALL PUBLIC IMPROVEMENTS AND DEDICATIONS SHALL BE FREE AND CLEAR OF ALL DEBT, LIENS, AND/OR ENCUMBRANCES.

3. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, AND CREATED BY THIS PLAT, ARE DEDICATED FOR THE PUBLIC USE FOREVER FOR THE PURPOSES INDICATED ON THIS PLAT.

4. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN.

5. ELLIS COUNTY IS NOT RESPONSIBLE FOR REPLACING ANY IMPROVEMENTS IN, UNDER, OR OVER ANY EASEMENTS CAUSED BY MAINTENANCE OR REPAIR.

6. UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLICS AND ELLIS COUNTY S USE THEREOF.

7. ELLIS COUNTY AND/OR PUBLIC UTILITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN THE EASEMENTS.

8. ELLIS COUNTY AND PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.

9. ALL MODIFICATIONS TO THIS DOCUMENT SHALL BE BY MEANS OF PLAT AND APPROVED BY ELLIS COUNTY.

IN WITNESS THEREFORE, I HAVE SET MY HAND THIS ____ DAY OF _____, 2019.

BY: PRA PRARIE RIDGE DEVELOPMENT CORP.
A TEXAS CORPORATION

BY: _____

NAME: _____

TITLE: _____

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2019

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: _____

NOTES

ALL CORNERS SET ARE 5/8 INCH IRON RODS WITH PLASTIC CAPS STAMPED "PELOTON" UNLESS OTHERWISE NOTED.

SUBJECT TRACT IS LOCATED IN ZONE "X" PER FEMA - FLOOD INSURANCE RATE MAP NUMBER 48139C0150F AND 48139C0025F, BOTH DATED JUNE 3, 2013.

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

COORDINATES SHOWN ARE BASED ON TEXAS COORDINATE SYSTEM NORTH CENTRAL ZONE 4202, NAD 83 SURFACE VALUES USING A SCALE FACTOR OF 0.999985.



THIS PLAT IS APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE ELLIS COUNTY, TEXAS.

WITNESS, MY HAND, THIS THE ____ DAY OF _____, 2019.

BY: _____
AUTHORIZED SIGNATURE

PRINTED NAME AND TITLE

CERTIFICATE OF APPROVAL
STATE OF TEXAS
COUNTY OF ELLIS

CERTIFICATE OF APPROVAL BY THE COMMISSIONERS COURT OF ELLIS COUNTY, TEXAS:

APPROVED THIS ____ DAY OF _____, 2019 .

TODD LITTLE, COUNTY JUDGE KRISTAL VALDEZ, COUNTY CLERK

RANDY STINSON
COMMISSIONER, PRECINCT NO. 1.

LANE GRAYSON
COMMISSIONER, PRECINCT NO. 2

PAUL PERRY
COMMISSIONER, PRECINCT NO. 3

KYLE BUTLER
COMMISSIONER, PRECINCT NO. 4

KNOW ALL MEN BY THESE PRESENTS:

THAT I, XXXX X XXXXXXX DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS "SET" WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF GRAND PRAIRIE.

SIGNATURE OF THE REGISTERED PROFESSIONAL
TODD A BRIDGES

TEXAS REGISTRATION NO. XXXX

"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" 22 TAC 663.18C
Todd A. Bridges, RPLS 4940
Date: 7/17/2019

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED XXXX X XXXXXXX, 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 EXPRESSED.

GIVEN UNDER MY AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

LAND USE SUMMARY

PHASE	PR-SF 1 (80'x130') (MIN 10%)		PR-SF 2 (80'x120') (MIN 25%)		PR-SF 3 (53'x114') (MAX 65%)		OPEN SPACE (MIN 10%)		ROW	TOTAL
	LOTS	ACREAGE	LOTS	ACREAGE	LOTS	ACREAGE	ACREAGE	ACREAGE		
EXISTING	-	-	81	13.4	108	15.3	11.01	46.8	28	86.298
PHASE 2C	-	-	88	14.5	0	0.0	5.67	7.2	81	27.399
TOTAL	459	109.6	979	161.8	1772	387.9	113.9	417.1	420	1191.6
PURPOSE	459	109.6	1148	189.8	2880	403.0	130.6	471.0	459	1305.3
PERCENTAGE	100%	(459 LOTS / 4590 LOTS)	25%	(1148 LOTS / 4598 LOTS)	63%	(2880 LOTS / 4590 LOTS)	10%	(130.6 AC / 1305.3 AC)		

Final Plat

Prairie Ridge Phase 2C

27.399 Acres
88 Residential Lots
3 Non-Residential Lots

Situated in the J. Stewart Survey, Abstract Number 961,
Ellis County Fresh Water Supply District No. 1
City of Grand Prairie ETJ
Ellis County, Texas

Date of Preparation: February 2019

Final Plat

Prairie Ridge Phase 2C

Situated in the J. Stewart Survey, Abstract Number 961, Ellis County Fresh Water Supply District No. 1, City of Grand Prairie ETJ, Ellis County, Texas

PELOTON
LAND SOLUTIONS



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