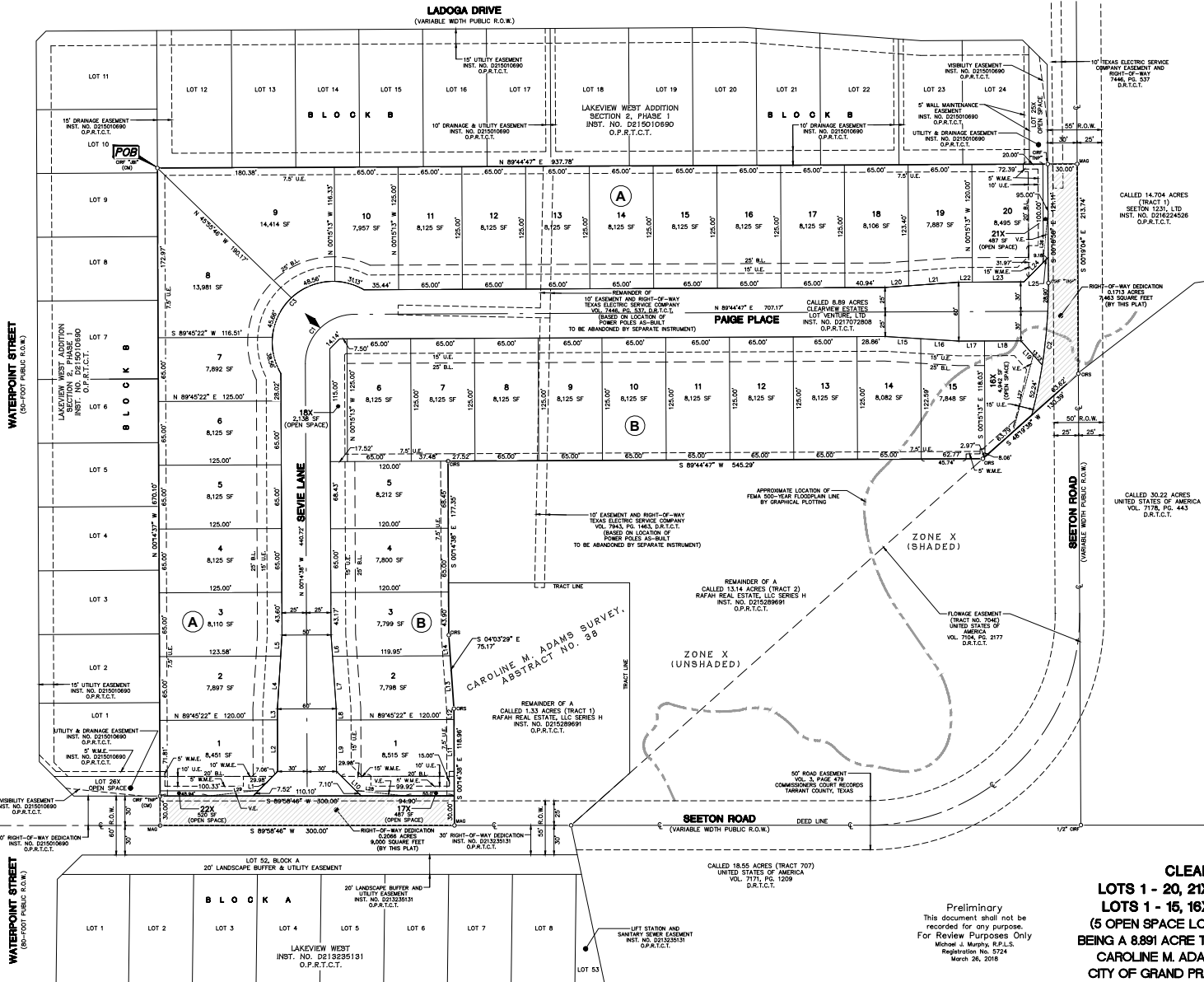


VICINITY MAP
NOT TO SCALE
MAGS00 1260

- LEGEND**
- IRF IRON ROD FOUND
 - CRF CAPED IRON ROD FOUND
 - CRS 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET
 - MAG MAG NAIL WITH WASHER STAMPED "STANTEC" SET
 - D.R.T.C.T. DEED RECORDS TARRANT COUNTY, TEXAS
 - M.A.T.C.T. MAP RECORDS TARRANT COUNTY, TEXAS
 - O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS
 - (CM) CONTROLLING MONUMENT
 - POB POINT OF BEGINNING
 - VOL. PG. VOLUME, PAGE
 - INST. NO. INSTRUMENT NUMBER
 - AC ACRE
 - SF SQUARE FEET
 - B.L. BUILDING LINE
 - TYP. TYPICAL
 - R.O.W. RIGHT-OF-WAY
 - N.M.E. NAIL MAINTENANCE EASEMENT
 - V.E. VISIBILITY EASEMENT
 - F.K.A. FORMERLY KNOWN AS
 - C CENTERLINE
 - ☐ DENOTES STREET NAME CHANGE
 - ② BLOCK NUMBER

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 44°52'00" W	27.77'
L2	N 00°14'38" W	52.60'
L3	N 00°14'38" W	11.08'
L4	N 03°33'16" E	54.04'
L5	N 03°33'16" E	21.44'
L6	N 04°02'32" W	21.87'
L7	N 04°02'32" W	53.61'
L8	N 00°14'38" W	11.51'
L9	N 00°14'38" W	52.40'
L10	N 45°14'39" W	28.39'
L11	S 00°14'38" E	72.87'
L12	S 00°14'38" E	11.10'
L13	S 04°03'29" E	54.02'
L14	S 04°03'29" E	21.14'
L15	S 86°28'23" E	36.22'
L16	S 86°28'23" E	38.95'
L17	N 89°44'47" E	26.14'
L18	N 89°44'47" E	37.16'
L19	S 41°20'42" E	32.86'
L20	S 85°55'56" W	24.11'
L21	S 85°55'56" W	51.02'
L22	N 89°44'47" E	14.06'
L23	N 89°44'47" E	52.52'
L24	S 44°42'50" W	26.27'
L25	S 44°42'50" W	7.07'
L26	N 06°12'27" E	50.54'
L27	S 14°48'24" W	81.12'
L28	S 83°30'13" E	51.07'
L29	S 83°27'35" W	52.32'

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH
C1	78.53'	50.00'	89°59'25"	70.70'
C2	136.26'	520.00'	150°04'48"	135.67'
C3	163.91'	62.00'	151°28'40"	120.18'
				S 44°44'49" W



LOT AREA TABLE			
BLOCK A			
LOT #	AREA	ACREAGE	LOT WIDTH AT 25' SETBACK
1	8,451	0.194	77.50'
2	7,897	0.181	65.12'
3	8,110	0.186	65.05'
4	8,125	0.187	65.00'
5	8,125	0.187	65.00'
6	8,125	0.187	65.00'
7	7,892	0.181	66.32'
8	13,981	0.321	65.00'
9	14,414	0.331	68.44'
10	7,957	0.183	66.32'
11	8,125	0.187	65.00'
12	8,125	0.187	65.00'
13	8,125	0.187	65.00'
14	8,125	0.187	65.00'
15	8,125	0.187	65.00'
16	8,125	0.187	65.00'
17	8,125	0.187	65.00'
18	8,106	0.186	65.06'
19	7,887	0.181	65.11'
20	8,495	0.195	72.49'

BLOCK B			
LOT #	AREA	ACREAGE	LOT WIDTH AT 25' SETBACK
1	8,515	0.195	77.50'
2	7,798	0.179	65.12'
3	7,799	0.179	65.05'
4	8,000	0.179	65.00'
5	8,212	0.189	68.43'
6	8,125	0.187	65.00'
7	8,125	0.187	65.00'
8	8,125	0.187	65.00'
9	8,125	0.187	65.00'
10	8,125	0.187	65.00'
11	8,125	0.187	65.00'
12	8,125	0.187	65.00'
13	8,125	0.187	65.00'
14	8,082	0.186	65.08'
15	7,848	0.180	65.08'

HOA		
LOT #	AREA	ACREAGE
16X, BLOCK B	4,942	0.113
17X, BLOCK B	487	0.011
18X, BLOCK B	2,138	0.049
21X, BLOCK A	487	0.011
22X, BLOCK A	520	0.012

FINAL PLAT
CLEARVIEW ESTATES
LOTS 1 - 20, 21X AND 22X, BLOCK A AND
LOTS 1 - 15, 16X, 17X AND 18X, BLOCK B,
(5 OPEN SPACE LOTS AND 35 RESIDENTIAL LOTS)
BEING A 8.891 ACRE TRACT OF LAND SITUATED IN THE
CAROLINE M. ADAMS SURVEY, ABSTRACT NO. 38
CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS
40 LOTS - 8.891 ACRES
CASE NUMBER P180103
MARCH 26, 2018

Preliminary
This document shall not be
recorded for any purpose.
For Review Purposes Only
Michael J. Murphy, R.P.L.S.
Registration No. 5724
March 26, 2018

APPLICANT/OWNER
CLEARVIEW ESTATES LOT VENTURE, LTD
8214 WESTCHESTER DRIVE, SUITE 400
DALLAS, TEXAS 75225
PH: (214) 886-8859
CONTACT: RICK DARRAGH

SURVEYOR:
STANTEC CONSULTING SERVICES, INC.
12222 MERIT DRIVE, SUITE 400
DALLAS, TEXAS 75251
PH: (972) 591-0011
CONTACT: MICHAEL J. MURPHY, R.P.L.S.

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, CLEARVIEW ESTATES LOT VENTURE, LTD IS THE OWNER OF AN 8.891 ACRE TRACT OF LAND SITUATED IN THE CAROLINE M. ADAMS SURVEY, ABSTRACT NO. 38, CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS, AND BEING ALL OF A CALLED 8.89 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED WITH VENDOR'S UEN TO CLEARVIEW ESTATES LOT VENTURE, LTD, RECORDED IN INSTRUMENT NUMBER D217072004, OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS (OP&T-C-1-3), SAID 8.89 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE, NORTH 89°44'47" EAST ALONG THE COMMON NORTH LINE OF SAID 8.89 ACRE TRACT OF LAND WITH THE SOUTH LINE OF BLOCK B OF SAID LAKEVIEW WEST ADDITION SECTION 2, PHASE 1, AT A DISTANCE OF 907.78 FEET TO A 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "TNP" FOUND FOR THE NORTHWEST CORNER OF SAID 8.89 ACRE TRACT OF LAND, SAME BEING THE SOUTHWEST CORNER OF LOT 12, BLOCK B OF LAKEVIEW WEST ADDITION SECTION 2, PHASE 1, AN ADDITION TO THE CITY OF GRAND PRAIRIE, RECORDED IN INSTRUMENT NUMBER D215555850, O.P.&T.C-1-1, AND BEING IN THE EAST LINE OF LOT 16, BLOCK B OF SAID LAKEVIEW WEST ADDITION SECTION 2, PHASE 1;

THENCE, NORTH 89°44'47" EAST ALONG THE COMMON NORTH LINE OF SAID 8.89 ACRE TRACT OF LAND WITH THE SOUTH LINE OF BLOCK B OF SAID LAKEVIEW WEST ADDITION SECTION 2, PHASE 1, AT A DISTANCE OF 907.78 FEET TO A 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "TNP" FOUND FOR THE SOUTHEAST CORNER OF LOT 25X, BLOCK B OF SAID LAKEVIEW WEST ADDITION SECTION 2, PHASE 1, AND BEING IN THE WEST RIGHT-OF-WAY LINE OF SECTOR ROAD (VARIABLE WIDTH RIGHT-OF-WAY), CONTINUING ALONG THE NORTH LINE OF SAID 8.89 ACRE TRACT OF LAND, IN ALL FOR A TOTAL DISTANCE OF 907.78 FEET TO A MAG NAIL WITH WASHER STAMPED "STANTEC" SET FOR THE NORTHEAST CORNER OF SAID 8.89 ACRE TRACT OF LAND AND BEING IN THE APPROXIMATE CENTERLINE OF SAID SECTOR ROAD;

THENCE, SOUTH 00°19'04" EAST, ALONG THE APPROXIMATE CENTERLINE OF SAID SECTOR ROAD, AND THE MOST EASTERLY LINE OF SAID 8.89 ACRE TRACT, A DISTANCE OF 213.74 FEET TO A MAG NAIL WITH WASHER STAMPED "STANTEC" SET FOR CORNER;

THENCE ALONG THE SOUTHERLY AND EASTERLY LINES OF SAID 8.89 ACRE TRACT OF LAND THE FOLLOWING CALLS:

SOUTH 48°19'38" WEST, A DISTANCE OF 130.39 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER;

SOUTH 89°44'47" WEST, A DISTANCE OF 545.29 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER;

SOUTH 00°14'38" EAST, A DISTANCE OF 177.35 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER;

SOUTH 04°03'29" EAST, A DISTANCE OF 75.17 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER;

SOUTH 00°14'38" EAST, A DISTANCE OF 118.98 FEET TO A MAG NAIL WITH WASHER STAMPED "STANTEC" SET FOR THE SOUTHEAST CORNER OF SAID 8.89 ACRE TRACT OF LAND AND BEING IN THE APPROXIMATE CENTERLINE OF SAID SECTOR ROAD;

THENCE, SOUTH 89°58'40" WEST, ALONG THE SOUTH LINE OF SAID 8.89 ACRE TRACT OF LAND AND THE APPROXIMATE CENTERLINE OF SAID SECTOR ROAD, A DISTANCE OF 300.00 FEET TO A MAG NAIL WITH WASHER STAMPED "STANTEC" SET FOR CORNER;

THENCE, NORTH 00°14'37" WEST, ALONG THE WESTERLY LINE OF SAID 8.89 ACRE TRACT OF LAND AT A DISTANCE OF 30.00 FEET PASSING A 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "TNP" FOUND FOR THE SOUTHEAST CORNER OF LOT 26, BLOCK B OF SAID LAKEVIEW WEST ADDITION SECTION 2, PHASE 1, CONTINUING ALONG THE COMMON WESTERLY LINE OF SAID 8.89 ACRE TRACT OF LAND WITH THE EASTERLY LINE OF BLOCK B OF SAID LAKEVIEW WEST ADDITION SECTION 2, PHASE 1, IN ALL FOR A TOTAL DISTANCE OF 870.10 FEET TO THE POINT OF BEGINNING CONTAINING A COMPUTED AREA OF 8.891 ACRES OR 387,309 SQUARE FEET OF LAND.

GENERAL NOTES

- BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GEODYNAMICS NORTH TEXAS SHANNET NETWORK, DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE CORRECTION SCALE FACTOR OF 0.999980014.
- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 100 YEAR FLOODPLAIN PER PANEL NO. 449-20-0456, DATED SEPTEMBER 25, 2009.
- BASED ON THE CITY OF GRAND PRAIRIE'S INTERACTIVE MAP, THE SUBJECT TRACT OF LAND IS CURRENTLY WITHIN THE PLANNED DEVELOPMENT (PD) DISTRICT NO. 360 FOR SINGLE FAMILY RESIDENTIAL USAGE PER ORDINANCE NUMBER 2770301, THIS ZONING STATEMENT SHALL NOT CREATE LIABILITY UPON THE SURVEYOR.
- ZONING CLASSIFICATION INDICATED ON THIS PLAT REFLECTS THE ZONING IN PLACE AT THE TIME THIS PLAT WAS APPROVED AND DOES NOT REPRESENT A VESTED RIGHT TO THE ZONING INDICATED.
- EXISTING OR FUTURE MINIMUM SET-BACKS ESTABLISHED BY CITY ORDINANCE SHALL TAKE PRECEDENCE OVER BUILDING LINES INDICATED ON THIS PLAT.
- OPEN SPACE LOTS 21X, 22X, BLOCK A AND 16X, 17X, 18X, BLOCK B SHALL BE MAINTAINED BY THE HOA. THE CITY OF GRAND PRAIRIE IS NOT RESPONSIBLE FOR MAINTENANCE OF OPEN SPACE LOTS.
- THE TOTAL AREA DEVOTED TO RIGHT-OF-WAY IS 66,862 SQUARE FEET.
- NET SUBDIVISION DENSITY IS 3.9 RESIDENTIAL LOTS PER ACRE.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT CLEARVIEW ESTATES LOT VENTURE, LTD DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREON ABOVE DESCRIBED PROPERTY AS CLEARVIEW ESTATES 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 HEREON 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 HAZARDOUS EASEMENT. NO BUILDINGS OR OTHER IMPROVEMENTS OR GROWTHS, EXCEPT FENCES, VEGETATION, DRIVEWAYS, AND SIDEWALKS LESS THAN 6 FEET IN WIDTH SHALL BE CONSTRUCTED OR PLACED 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 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 THAT UTILITY.

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

BY: _____
NAME

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHARLIE ANDERSON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS _____ DAY OF _____, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____

SURVEYORS STATEMENT:

I, MICHAEL J. MURPHY, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF TEXAS, AFFIRM THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, FROM RECORDED DOCUMENTATION, EVIDENCE COLLECTED ON THE GROUND DURING FIELD OPERATIONS AND OTHER RELIABLE DOCUMENTATION; AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE RULES AND REGULATIONS OF THE CITY OF GRAND PRAIRIE DEVELOPMENT CODE.

DATED THIS THE _____ DAY OF _____, 2017.

MICHAEL J. MURPHY, R.P.L.S.
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5724

Preliminary
This document shall not be
recorded for any purpose.
For Review Purposes Only
Michael J. Murphy, R.P.L.S.
Registration No. 5724
March 26, 2018

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED MICHAEL J. MURPHY, 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 THEREIN EXPRESSED EXPRESSED AND UNDER OATH STATED THE STATEMENTS IN THE FOREGOING CERTIFICATE ARE TRUE.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____

FINAL PLAT
CLEARVIEW ESTATES
LOTS 1 - 20, 21X AND 22X, BLOCK A AND
LOTS 1 - 16, 16X, 17X AND 18X, BLOCK B,
(5 OPEN SPACE LOTS AND 35 RESIDENTIAL LOTS)
BEING A 8.891 ACRE TRACT OF LAND SITUATED IN THE
CAROLINE M. ADAMS SURVEY, ABSTRACT NO. 38
CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS
40 LOTS - 8.891 ACRES
CASE NUMBER P180103
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APPLICANT/OWNER
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DALLAS, TEXAS 75225
PH: (214) 888-8859
CONTACT: RICK DARRAGH

SURVEYOR:
STANTEC CONSULTING SERVICES, INC.
12222 MERIT DRIVE, SUITE 400
DALLAS, TEXAS 75251
PH: (972) 991-0011
CONTACT: MICHAEL J. MURPHY, R.P.L.S.

THIS PLAT FILED IN CABINET _____, SLIDE _____, DATE _____, 2017

SHEET 2 OF 2