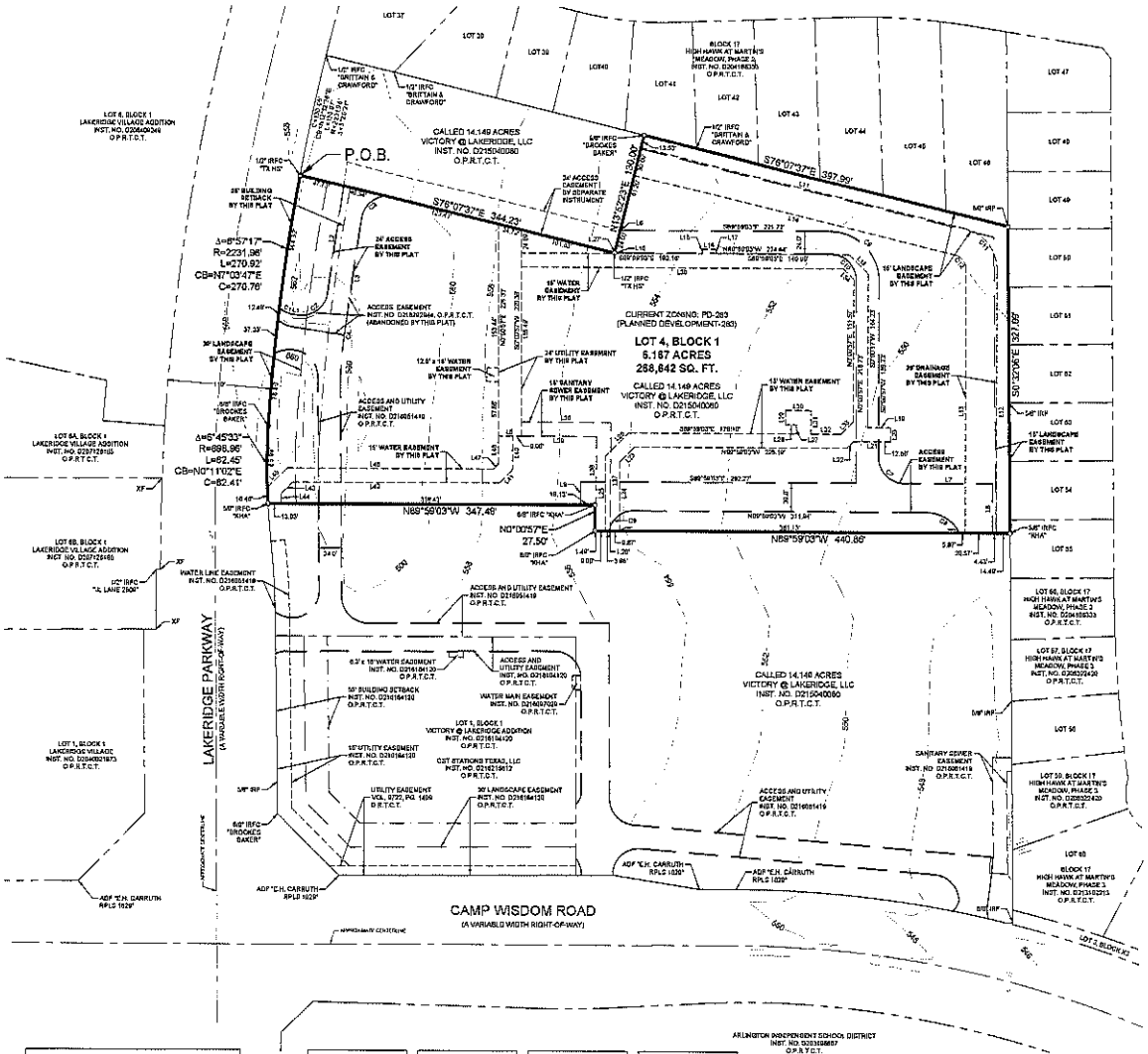


CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	32°16'20"	29.00'	16.79'	S84°20'51"E	16.56'
C2	90°27'40"	29.00'	44.91'	N34°10'11"E	40.42'
C3	70°28'59"	29.00'	35.67'	S48°42'28"W	33.46'
C4	0°23'34"	998.96'	6.41'	S50°14'56"W	6.41'
C5	90°00'00"	30.00'	47.12'	S44°59'03"E	42.43'
C7	90°00'00"	30.00'	47.12'	S44°59'03"E	42.43'
C8	87°27'49"	30.00'	45.79'	S43°15'52"W	41.46'
C9	87°27'49"	25.00'	38.16'	S43°15'52"W	34.55'
C10	90°00'00"	25.00'	43.98'	N44°59'03"W	39.60'
C11	70°28'34"	45.00'	55.35'	S35°03'20"E	51.93'
C12	70°28'34"	15.00'	18.45'	N35°03'20"W	18.52'

LINE TABLE		
NO.	BEARING	LENGTH
L1	S50°36'11"E	4.08'
L2	N59°16'40"E	118.47'
L3	N59°16'40"E	120.36'
L4	N59°16'40"E	24.02'
L5	S76°07'37"E	1.20'
L6	S89°59'03"E	52.79'
L7	S89°59'03"E	52.79'
L8	S00°00'57"W	19.58'
L9	N00°00'57"E	24.18'
L10	N76°07'37"E	4.19'
L11	S76°07'37"E	384.34'
L12	S00°00'57"W	280.60'
L13	N00°00'57"E	281.43'

LINE TABLE		
NO.	BEARING	LENGTH
L14	N76°07'37"W	381.20'
L15	N00°00'57"E	6.96'
L16	S62°18'03"E	15.00'
L17	S00°00'57"W	8.02'
L18	S44°59'03"E	20.54'
L19	S89°59'03"E	24.00'
L20	S00°00'57"W	15.00'
L21	N89°59'03"W	39.23'
L22	S45°00'57"W	6.96'
L23	S45°00'57"W	22.33'
L24	S00°00'57"W	73.20'
L25	N89°59'03"E	79.41'

LINE TABLE		
NO.	BEARING	LENGTH
L26	N00°00'57"E	34.76'
L27	N00°00'57"E	9.81'
L28	N89°59'03"W	11.74'
L29	N00°00'57"E	10.00'
L30	S89°59'03"E	36.74'
L31	S00°00'57"W	24.61'
L32	S00°00'57"W	33.03'
L33	N45°00'57"E	19.11'
L34	N44°59'03"W	10.13'
L35	N89°59'03"W	341.60'
L36	S89°59'03"E	80.18'
L37	S00°00'57"W	118.19'

LINE TABLE		
NO.	BEARING	LENGTH
L38	S00°00'57"W	30.70'
L39	N00°00'57"E	20.00'
L40	S00°00'57"W	30.70'
L41	S42°10'39"W	20.00'
L42	N89°59'03"W	219.40'
L43	S45°00'57"W	17.68'
L44	S00°00'57"W	6.89'
L45	N45°00'57"E	29.78'
L46	S89°59'03"E	218.20'
L47	N45°45'38"E	7.63'
L48	N00°00'57"E	29.67'

OWNER:
VICTORY @ LAKERIDGE LLC
8001 LBJ FREEWAY, SUITE 400
DALLAS, TX 75251
PHONE: 972-707-0565

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
12750 MERIT DRIVE, SUITE 1000
DALLAS, TEXAS 75251
PHONE: 972-770-1300
CONTACT: DANA BROWN, R.P.L.S.

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
12750 MERIT DRIVE, SUITE 1000
DALLAS, TEXAS 75251
PHONE: 972-770-3020
CONTACT: SARAH BETH WHITE, P.E.

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

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, VICTORY @ LAKERIDGE, LLC is the sole owner of a tract of land situated in the M. Hunt Survey, Abstract No. 758, City of Grand Prairie, Tarrant County, Texas and being part of a called 14.149 acre tract of land described in Special Warranty Deed to Victory @ Lakeridge, L.L.C. recorded in Instrument No. D215040060, Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron with plastic cap stamped "TX HS" found in the east right-of-way of Lakeridge Parkway (110-foot wide right-of-way at this point); from said point a 1/2-inch iron rod with plastic cap stamped "BRITTAIN & CRAWFORD" found at the northwest corner of said 14.149 acre tract bears a chord bearing and distance of North 12°12'30" East, 130.05 feet;

THENCE departing said east right-of-way line of Lakeridge Parkway, the following courses and distances to wit:
South 76°07'37" East, a distance of 344.23 feet to a 1/2-inch iron with plastic cap stamped "TX HS" found for corner;
North 12°52'23" East, a distance of 139.00 feet to a 5/8-inch iron with plastic cap stamped "BROOKES BAKER" found in a south line of Lakeridge Village Addition, an addition to the City of Grand Prairie, Texas according to the plat thereof recorded in Instrument No. D204186303, of said Official Public Records;

THENCE with a south line of said Lakeridge Village Addition, South 76°07'37" East, a distance of 397.90 feet to a 5/8-inch iron rod found at a southwest corner of said Lakeridge Village Addition;

THENCE with a west line of said Lakeridge Village Addition, South 0°32'08" East, a distance of 327.09 feet to a 5/8-inch rod with plastic cap stamped "KHA" found for corner;

THENCE departing said west line of said Lakeridge Village Addition, the following courses and distances to wit:
North 89°59'03" West, a distance of 440.86 feet to a 5/8-inch rod with plastic cap stamped "KHA" found for corner;
North 0°00'57" East, a distance of 27.50 feet to a 5/8-inch rod with plastic cap stamped "KHA" found for corner;
North 89°59'03" West, a distance of 347.49 feet to a 5/8-inch rod with plastic cap stamped "KHA" found in said east right-of-way line of Lakeridge Parkway, and being the beginning of a non-tangent curve to the right having a central angle of 6°45'33", a radius of 998.96 feet, a chord bearing and distance of North 0°11'02" East, 82.41 feet;

THENCE with said east right-of-way line of Lakeridge Parkway, the following courses and distances to wit:
In a northeasterly direction, with said curve to the right, an arc distance of 82.45 feet to a 5/8-inch iron rod with plastic cap stamped "BROOKES BAKER" found at the beginning of a non-tangent curve to the right having a central angle of 8°57'17", a radius of 2231.98 feet, a chord bearing and distance of North 7°03'47" East, 270.76 feet;
In a northeasterly direction with said curve to the right, an arc distance of 270.92 feet to the POINT OF BEGINNING and containing 6.167 acres or 268,642 square feet of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That VICTORY @ LAKERIDGE, LLC does hereby adopt this plat designating the herein above described property as VICTORY AT LAKERIDGE 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 drainage 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 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.

WITNESS MY HAND at _____, this the _____ day of _____, 2017.

BY: VICTORY @ LAKERIDGE, LLC, a Texas limited liability company

BY _____
Signature

_____
Name and Title

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared _____ 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 consideration therein expressed.

Given under my hand and seal of office this the _____ day of _____, 2017.

_____
Notary Public in and for the State of _____

SURVEYOR'S CERTIFICATE

That I, Dana Brown, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the City of Grand Prairie, Texas.

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

_____
Dana Brown
Registered Professional Land Surveyor No. 5338
Kimley-Horn and Associates, Inc.
12750 Merit Drive, Suite 1000
Dallas, Texas 75251
Ph. 972-770-1300
dana.brown@kimley-horn.com

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Dana Brown, 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 consideration therein expressed.

Given under my hand and seal of office this the _____ day of _____, 2017.

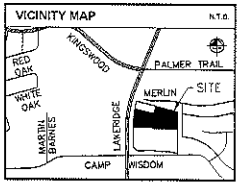
_____
Notary Public in and for the State of Texas

STATE OF TEXAS
REGISTERED
5338
DANA BROWN
PROFESSIONAL
LAND SURVEYOR

NORTH

GRAPHIC SCALE IN FEET
1" = 60' @ 24X36

VICINITY MAP
N.T.S.



LEGEND

Δ = CENTRAL ANGLE
P.O.B. = POINT OF BEGINNING
INST. NO. = INSTRUMENT NUMBER
XF = "X" CUT IN CONCRETE FOUND
IRSC = 5/8" IRON ROD W/ CAP STAMPED "KHA" SET
IRFC = IRON ROD W/ CAP FOUND
IRF = IRON ROD FOUND
D.R.T.C.T. = DEED RECORDS OF TARRANT COUNTY, TEXAS
O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS

NOTES:

1. Zoning classifications indicated on the plat reflect the zoning in place at the time this plat was approved and does not represent a vested right to the zoning indicated.
2. Existing or future minimum setbacks established by City Ordinance shall take precedence over building lines indicated on this plat.
3. Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).
4. According to Community Panel No. 48439C0370K, dated September 25, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Tarrant County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is located within Zone X (unshaded).

FINAL PLAT
VICTORY AT LAKERIDGE
LOT 4, BLOCK 1
6.167 ACRES
M. HUNT SURVEY, ABSTRACT NO. 758
CITY OF GRAND PRAIRIE,
TARRANT COUNTY, TEXAS
CASE NO. P170605

Kimley»Horn
12750 Merit Drive, Suite 1000
Dallas, Texas 75251
FIRM # 10115500
Tel. No. (972) 770-1300
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JBH	JAD	APRIL 2017	064500148	1 OF 1

Planning Department

MAY 31 2017

Received