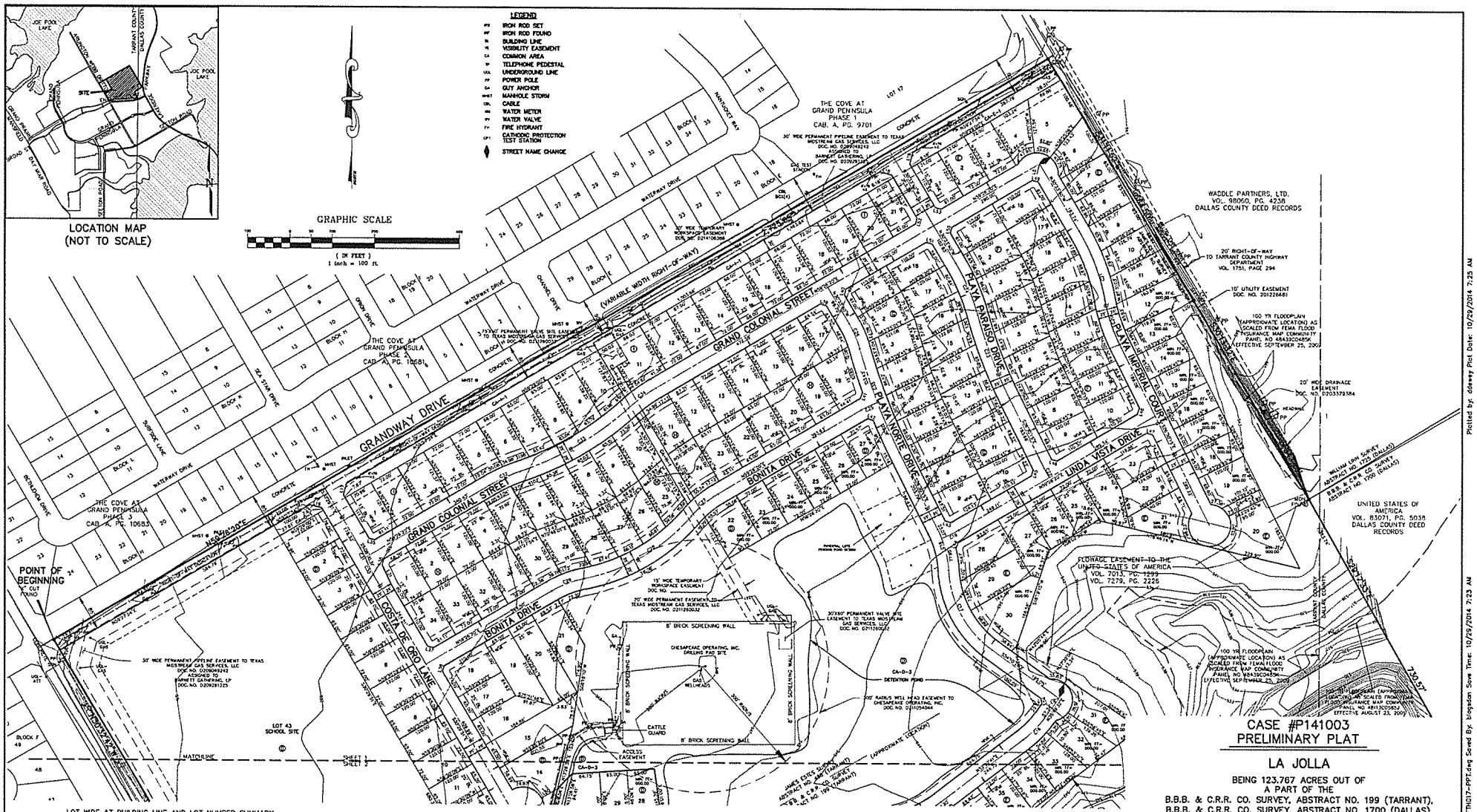
LOCATION MAP
(NOT TO SCALE)

LEGEND

- IRON ROD SET
- IRON ROD FOUND
- BUILDING LINE
- VISIBILITY EASEMENT
- COMMON AREA
- TELEPHONE PEDESTAL
- UNDERGROUND LINE
- POWER POLE
- GUY ANCHOR
- MANHOLE STORM
- CABLE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- CATHODIC PROTECTION TEST STATION
- STREET NAME CHANGE

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.



CASE #P141003
PRELIMINARY PLAT

LA JOLLA

BEING 123.767 ACRES OUT OF
A PART OF THE
B.B.B. & C.R.R. CO. SURVEY, ABSTRACT NO. 199 (TARRANT),
B.B.B. & C.R.R. CO. SURVEY, ABSTRACT NO. 1700 (DALLAS),
AND A PART OF THE
JAMES ESTES SURVEY, ABSTRACT NO. 488 (TARRANT)
CITY OF GRAND PRAIRIE
DALLAS COUNTY, TEXAS AND
TARRANT COUNTY, TEXAS

FIRST TEXAS HOMES, INC. — OWNER
500 Crescent Court, Suite 350
Dallas, Texas 75201 — (214) 613-3400

JBI PARTNERS, INC. — SURVEYOR/ENGINEER
16301 Quorum Drive, Suite 200 B
Addison, Texas 75001 — (972) 248-7876

275 RESIDENTIAL LOTS
14 COMMON AREA LOTS
1 SCHOOL SITE LOT

SUBMITTED: AUGUST 19, 2014

LOT WIDE AT BUILDING LINE AND LOT NUMBER SUMMARY

LOT WIDE	NO. OF RESIDENTIAL LOTS
60-69 FEET	184 LOTS-LOTS 1-7, 11-13, 15-18 & 20-24, BLOCK A; LOTS 1, 5-6, 8-14, 16-23, 26-35, 37-42, BLOCK B; LOTS 1, 4, 10-12, 14-22, 24-26, BLOCK C; LOTS 4-5, 8-9, 11-13, 15-21, 29, 31-42, BLOCK D; LOTS 1, 4-18, 22-23, 31, 38-39, 41-44, BLOCK E; LOTS 1-18, BLOCK F; LOTS 1-18, BLOCK G; LOTS 1, 7-10, 12, 17, 19, 21-23, 25-28, 34, BLOCK H; LOTS 1, 6-10, 13, 15, 17, 19, 21, BLOCK I
70+ FEET	91 LOTS-LOTS 8-10, 14, 19, BLOCK A; LOTS 2-4, 7, 15, 24-25, 36, BLOCK B; LOTS 2-3, 5-9, 13, 23, BLOCK C; LOTS 1-3, 6-7, 10, 14, 22-28, 30, BLOCK D; LOTS 2-3, 19-21, 24-30, 32-37, 40, 45-50, BLOCK E; LOTS 2-6, 11, 13-16, 18, 20, 24, 29-33, BLOCK H; LOTS 2-5, 11-12, 14, 16, 18, 20, BLOCK I

Note:

1. Sidewalks required along all street frontages at the time of site development per UDC. Sidewalks shall be constructed 1' from right-of-way lines.
2. Minimum lot size = 7,800 square feet.
3. There is a total of 17.647 acres of right-of-way dedicated to the city of Grand Prairie. There is a approximately 5.86 acres in the floodplain as scaled from FEMA Firm Map Community Panel N. 48113C0585J, effective August 23, 2001.
4. The following lots are dedicated to and maintained by the Home Owner's Association and are designated as Common Area for Screening and Landscaping Only:
   Lot CA-A-1, Block A; Lots CA-D-1 & CA-D-5, Block D and Lots CA-E-1, CA-E-4 & CA-E-5, Block E.
5. The following lots are dedicated to and maintained by the Home Owner's Association and are designated as Common Area and Drainage Easement:
   Lot CA-D-3, Block D and Lots CA-E-2 & CA-E-3, Block E.
6. The following lots are dedicated to and maintained by the Home Owner's Association and are designated as Common Areas:
   Lot CA-A-2, Block A; Lots CA-D-2 & CA-D-4, Block D and Lot CA-I-2, Block E.
7. Coordinates shown hereon are NAD 1983 Texas State Plane North Central FIPS coordinates derived from GPS Observations using the City of Grand Prairie Monument # 26
8. All corners are one-half inch iron rods set unless noted otherwise on the plat.
9. The subject tract is located with the 100 year floodplain per FIRM Panel No. #48439C0485K, effective date September 25, 2009 (Tarrant County) and FIRM Panel No. 48113C0585J, effective date August 23, 2001 (Dallas County), as shown hereon.

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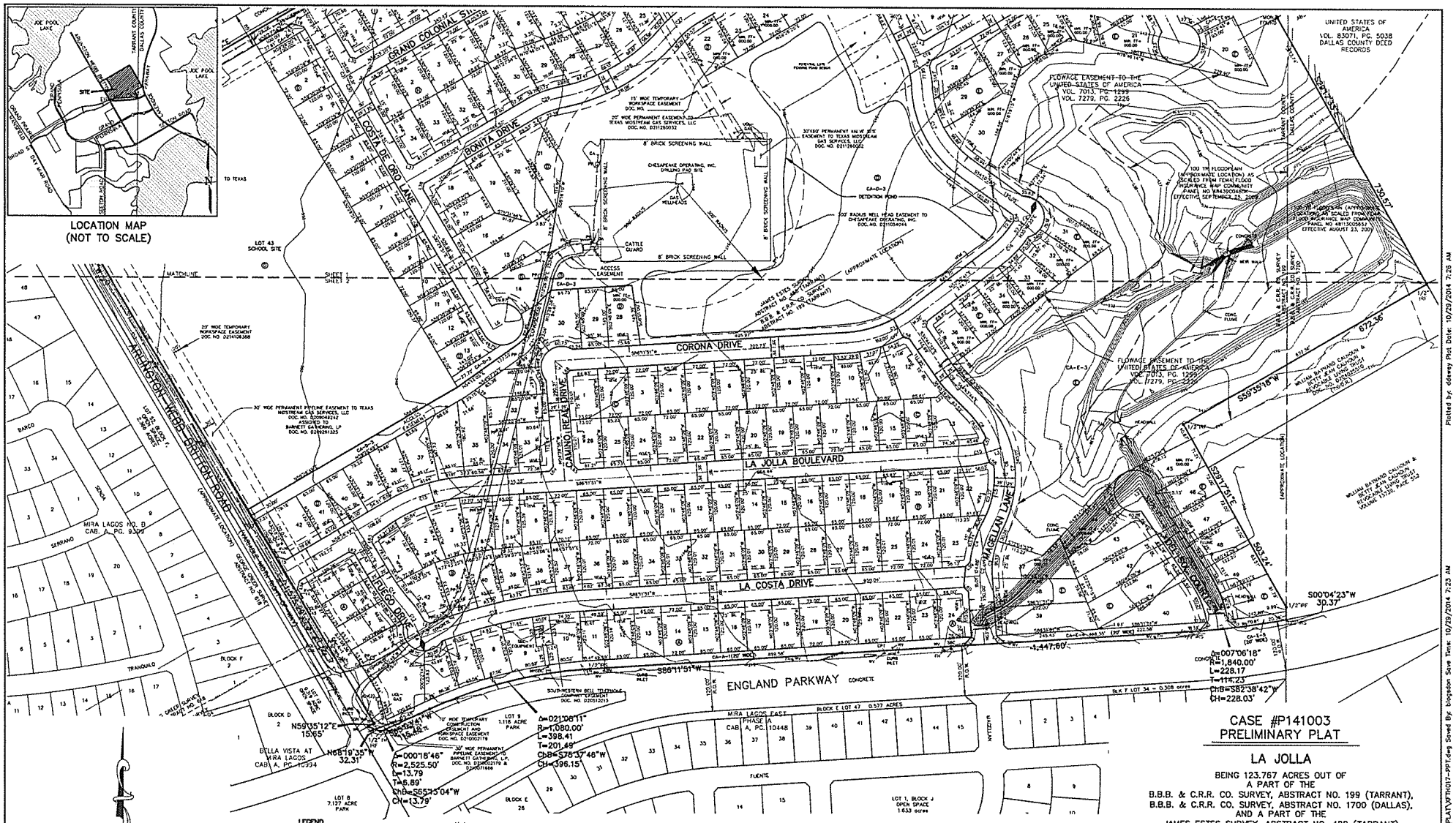
Plotted By: ddewey Plot Date: 10/29/2014 7:23 AM



LEGEND

IRS	IRON ROD SET
IRF	IRON ROD FOUND
BL	BUILDING LINE
VE	VISIBILITY EASEMENT
CA	COMMON AREA
TP	TELEPHONE PEDESTAL
UGL	UNDERGROUND LINE
PP	POWER POLE
GA	GUY ANCHOR
MH-S	MANHOLE STORM
CBL	CABLE
WM	WATER METER
WV	WATER VALVE
FH	FIRE HYDRANT
CPT	CATHODIC PROTECTION TEST STATION
♦	STREET NAME CHANGE

GRAPHIC SCALE

120 0 60 100 200 400

(IN FEET)
1 inch = 100 ft.

Note:

1. Sidewalks required along all street frontages at the time of site development per UDC. Sidewalks shall be constructed 1' from right-of-way lines.

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3. There is a total of 17.647 acres of right-of-way dedicated to the city of Grand Prairie. There is a approximately 5.86 acres in the floodplain as scaled from FEMA Firm Map Community Panel N. 48113C0585J, effective August 23, 2001.

4. The following lots are dedicated to and maintained by the Home Owner's Association and are designated as Common Area for Screening and Landscaping Only:
Lot CA-A-1, Block A; Lots CA-D-1 & CA-D-5, Block D and Lots CA-E-1, CA-E-4 & CA-E-5, Block E.

5. The following lots are dedicated to and maintained by the Home Owner's Association and are designated as Common Area and Drainage Easement:
Lot CA-D-3, Block D and Lots CA-E-2 & CA-E-3, Block E.

6. The following lots are dedicated to and maintained by the Home Owner's Association and are designated as Common Areas:
Lot CA-A-2, Block A; Lots CA-D-2 & CA-D-4, Block D and Lot CA-I-2, Block E.

7. Coordinates shown hereon are NAD 1983 Texas State Plane North Central FIPS coordinates derived from GPS Observations using the City of Grand Prairie Monument # 26

8. All corners are one-half inch iron rods set unless noted otherwise on the plat.

CASE #P141003
PRELIMINARY PLAT

LA JOLLA

BEING 123.767 ACRES OUT OF
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B.B.B. & C.R.R. CO. SURVEY, ABSTRACT NO. 199 (TARRANT),
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275 RESIDENTIAL LOTS
14 COMMON AREA LOTS
1 SCHOOL SITE LOT

SUBMITTED: AUGUST 19, 2014

Plotted by: ddavey Plot Date: 10/29/2014 7:26 AM
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LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE		
BLOCK-LOT	SQUARE FEET	ACRES	BLOCK-LOT	SQUARE FEET	ACRES	BLOCK-LOT	SQUARE FEET	ACRES
A-1	9,900	0.227	C-20	7,800	0.179	E-22	8,580	0.197
A-2	8,546	0.196	C-21	7,800	0.179	E-23	10,616	0.244
A-3	8,747	0.201	C-22	7,800	0.179	E-24	10,369	0.238
A-4	9,539	0.219	C-23	8,640	0.198	E-25	8,778	0.202
A-5	14,706	0.338	C-24	7,800	0.179	E-26	8,815	0.202
A-6	8,239	0.189	C-25	7,827	0.180	E-27	10,616	0.244
A-7	7,804	0.179	C-26	8,604	0.198	E-28	10,730	0.246
A-8	8,549	0.196	CA-A-1	44,531	1.022	E-29	11,481	0.264
A-9	9,316	0.214	CA-D-1	3,118	0.072	E-30	14,284	0.328
A-10	9,101	0.209	CA-D-2	5,783	0.133	E-31	10,858	0.249
A-11	7,800	0.179	CA-D-3	648,902	14.897	E-32	10,293	0.236
A-12	7,800	0.179	CA-D-4	3,268	0.075	E-33	9,592	0.220
A-13	7,800	0.179	CA-D-5	4,236	0.097	E-34	8,640	0.198
A-14	8,640	0.198	CA-E-1	11,322	0.260	E-35	8,640	0.198
A-15	7,800	0.179	CA-E-2	2,327	0.053	E-36	9,869	0.227
A-16	7,800	0.179	CA-E-3	800,714	18.382	E-37	13,905	0.319
A-17	7,800	0.179	CA-E-4	9,718	0.223	E-38	13,403	0.308
A-18	7,800	0.179	CA-E-5	2,619	0.060	E-39	15,753	0.362
A-19	8,640	0.198	CA-H-1	4,843	0.111	E-40	14,780	0.339
A-20	7,800	0.179	CA-I-1	41,578	0.954	E-41	15,569	0.357
A-21	7,800	0.179	CA-I-2	4,155	0.095	E-42	14,709	0.338
A-22	7,800	0.179	D-1	9,118	0.209	E-43	14,381	0.330
A-23	7,800	0.179	D-2	8,640	0.198	E-44	10,965	0.252
A-24	9,070	0.208	D-3	8,640	0.198	E-45	10,158	0.233
B-1	9,428	0.216	D-4	7,800	0.179	E-46	9,991	0.229
B-2	9,445	0.217	D-5	7,800	0.179	E-47	9,519	0.219
B-3	9,649	0.222	D-6	8,640	0.198	E-48	9,039	0.207
B-4	9,201	0.211	D-7	8,640	0.198	E-49	9,220	0.212
B-5	8,234	0.189	D-8	7,800	0.179	E-50	11,167	0.256
B-6	8,028	0.184	D-9	7,800	0.179	F-1	8,470	0.194
B-7	8,696	0.200	D-10	8,640	0.198	F-2	8,108	0.186
B-8	7,800	0.179	D-11	7,800	0.179	F-3	8,104	0.186
B-9	7,800	0.179	D-12	7,800	0.179	F-4	8,338	0.191
B-10	7,800	0.179	D-13	8,318	0.191	F-5	8,721	0.189
B-11	7,800	0.179	D-14	14,255	0.327	F-6	7,897	0.181
B-12	7,800	0.179	D-15	14,744	0.338	F-7	7,818	0.179
B-13	7,800	0.179	D-16	9,913	0.228	F-8	7,800	0.179
B-14	7,800	0.179	D-17	7,800	0.179	F-9	8,810	0.202
B-15	8,640	0.198	D-18	9,870	0.222	F-10	8,786	0.201
B-16	7,800	0.179	D-19	11,603	0.266	F-11	7,908	0.182
B-17	7,800	0.179	D-20	13,715	0.315	F-12	7,800	0.179
B-18	7,800	0.179	D-21	12,247	0.281	F-13	7,910	0.182
B-19	7,875	0.181	D-22	10,688	0.245	F-14	8,232	0.189
B-20	7,800	0.179	D-23	8,640	0.198	F-15	8,422	0.193
B-21	7,800	0.179	D-24	8,640	0.198	F-16	8,224	0.189
B-22	9,784	0.224	D-25	8,640	0.198	F-17	8,062	0.185
B-23	10,118	0.232	D-26	8,640	0.198	F-18	8,470	0.194
B-24	8,640	0.198	D-27	9,188	0.211	G-1	8,470	0.194
B-25	8,640	0.198	D-28	10,200	0.234	G-2	8,031	0.184
B-26	7,800	0.179	D-29	9,425	0.216	G-3	7,989	0.183
B-27	7,800	0.179	D-30	11,834	0.272	G-4	8,009	0.184
B-28	7,800	0.179	D-31	9,177	0.211	G-5	7,965	0.183
B-29	7,800	0.179	D-33	9,857	0.226	G-6	7,813	0.179
B-30	7,800	0.179	D-35	12,993	0.298	G-7	7,800	0.179
B-31	7,800	0.179	D-36	11,773	0.270	G-8	7,800	0.179
B-32	7,800	0.179	D-37	9,748	0.224	G-9	8,807	0.202
B-33	7,800	0.179	D-38	8,429	0.193	G-10	8,768	0.201
B-34	7,800	0.179	D-39	8,120	0.186	G-11	8,064	0.185
B-35	7,800	0.179	D-40	7,800	0.179	G-12	7,928	0.182
B-36	8,640	0.198	D-41	7,800	0.179	G-13	7,934	0.182
B-37	8,024	0.184	D-42	9,530	0.219	G-14	7,851	0.180
B-38	8,078	0.185	D-43	572,910	13.152	G-15	7,924	0.182
B-39	8,331	0.192	D-46	8,074	0.185	G-16	7,955	0.183
B-40	8,778	0.202	D-47	9,559	0.219	G-17	8,143	0.187
B-41	9,030	0.207	E-1	8,491	0.195	G-18	8,230	0.189
B-42	10,505	0.241	E-2	8,656	0.199	H-1	8,693	0.200
C-1	8,821	0.203	E-3	8,654	0.199	H-2	8,640	0.198
C-2	8,640	0.198	E-4	9,013	0.207	H-3	8,640	0.198
C-3	8,640	0.198	E-5	14,491	0.333	H-4	8,640	0.198
C-4	7,800	0.179	E-6	9,045	0.208	H-5	8,706	0.200
C-5	8,640	0.198	E-7	7,845	0.180	H-6	8,787	0.202
C-6	8,640	0.198	E-8	7,892	0.181	H-7	8,065	0.186
C-7	8,640	0.198	E-9	8,034	0.184	H-8	8,230	0.189
C-8	8,640	0.198	E-10	8,793	0.202	H-9	8,184	0.187
C-9	8,640	0.198	E-11	9,948	0.228	H-10	8,852	0.203
C-10	8,190	0.188	E-12	11,560	0.265	H-11	8,736	0.201
C-11	8,723	0.200	E-13	7,794	0.179	H-12	8,125	0.187
C-12	13,007	0.299	E-14	7,800	0.179	H-13	8,640	0.198
C-13	12,077	0.277	E-15	7,800	0.179	H-14	8,640	0.198
C-14	7,800	0.179	E-16	7,800	0.179	H-15	8,640	0.198
C-15	7,800	0.179	E-17	7,800	0.179	H-16	8,640	0.198
C-16	7,800	0.179	E-18	7,800	0.179	H-17	8,821	0.203
C-17	8,640	0.198	E-19	10,335	0.237	H-18	8,438	0.217
C-18	7,800	0.179	E-20	16,373	0.376	H-19	7,800	0.179
C-19	7,800	0.179	E-21	11,724	0.269	H-20	8,640	0.198

OWNER'S CERTIFICATE

STATE OF TEXAS

COUNTY OF TARRANT

WHEREAS, FIRST TEXAS HOMES, INC. is the owner of a tract of land situated in the City of Grand Prairie, Dallas and Tarrant County, Texas, a part of the B.B.B. and C.R.R. Company Survey, Abstract No. 199 (Tarrant County) and Abstract No. 1700 (Dallas County), a part of the James Estes Survey, Abstract No. 488 (Tarrant County), being all of a called 98.934 acre tract of land described in a Special Warranty Deed to First Texas Homes, Inc., as recorded in Document Number D214106589, Tarrant County Deed Records, being all of a called 24.834 acre tract of land described in a Special Warranty Deed to First Texas Homes, Inc., as recorded in Document Number D214106594, Tarrant County Deed Records and being further described as follows:

BEGINNING at an "X" found in concrete at the west corner of said 98.934 acre tract of land, said corner being the intersection of the northwest line of Arlington Webb Britton Road (a variable width right-of-way) with the southeast line of Grandway Drive (a variable width right-of-way);

THENCE North 59 degrees 26 minutes 20 seconds East, 2725.85 feet along the southeast right-of-way line of Grandway Drive to a one-half inch iron rod found at the north corner of said 98.934 acre tract of land, said point being in the southwest line of a tract of land described in a Warranty Deed to Waddle Partners, Ltd., as recorded in Volume 98060, Page 4238, Dallas County Deed Records;

THENCE along the northeast line of said 98.934 acre tract of land and along the southwest line of said Waddle Partners, Ltd., tract of land as follows:
South 31 degrees 11 minutes 52 seconds East, 664.50 feet to a one-half inch iron rod set for corner;
South 30 degrees 13 minutes 32 seconds East, 543.23 feet to a United States of America concrete monument found at the south corner of said Waddle Partners, Ltd., tract of land, said point being the west corner of a tract of land described in a General Warranty Deed to the United States of America as recorded in Volume 83071, Page 5036, Dallas County Deed Records;

THENCE South 29 degrees 17 minutes 33 seconds East, 730.57 feet along the southwest line of said United States of America tract of land to a one-half inch iron rod found at the most northerly east corner of said 24.834 acre tract of land, said point being the north corner of a tract of land conveyed to William Bayard Calhoun and Betty Jean Calhoun Living Revocable Trust, as recorded in Document No. D204025510, Tarrant County Deed Records;

THENCE along the east line of said 24.834 acre tract of land as follows:
South 59 degrees 35 minutes 18 seconds West, 672.36 feet to a one-half inch iron rod set for the west corner of said Calhoun tract of land;
South 29 degrees 17 minutes 51 seconds East, 503.24 feet to a one-half inch iron rod set in the northeast line of said 4.288 acre tract of land;
South 00 degrees 04 minutes 23 seconds West, 30.37 feet to a one-half-inch iron rod set at the southeast corner of said 24.834 acre tract of land, said point being in the northwest line of England Parkway (a variable width right-of-way);

THENCE along the south line of said 24.834 acre tract of land and along the northeast line of England Parkway as follow:
Southwesterly, 228.17 feet along a curve to the right having a central angle of 07 degrees 06 minutes 18 seconds, a radius of 1840.00 feet, a tangent of 114.23 feet, and whose chord bears South 62 degrees 38 minutes 42 seconds West, 228.03 feet to a one-half inch iron rod set for corner;
South 66 degrees 11 minutes 51 seconds West, 1447.60 feet to a one-half inch iron rod set for corner;
Southwesterly, 398.41 feet along a curve to the left having a central angle of 21 degrees 08 minutes 11 seconds, a radius of 1080.00 feet, a tangent of 201.49 feet, and whose chord bears South 75 degrees 37 minutes 46 seconds West, 396.15 feet to a one-half inch iron rod set for corner;
South 65 degrees 03 minutes 41 seconds West, 115.48 feet to a one-half inch iron rod set for corner;
Southwesterly, 13.79 feet along a curve to the right having a central angle of 00 degrees 18 minutes 46 seconds, a radius of 2525.50 feet, a tangent of 6.89 feet, and whose chord bears South 65 degrees 13 minutes 04 seconds West, 13.79 feet to a one-half inch iron rod set for the southwest corner of said 24.834 acre tract of land;

THENCE North 68 degrees 19 minutes 35 seconds West, 32.31 feet to a one-half inch iron rod set for the west corner of said 24.834 acre tract of land, said point being in the northeast line of Arlington Webb Britton Road;

THENCE North 59 degrees 35 minutes 12 seconds East, 2737.85 feet along the northwest line of said 24.834 acre tract of land and along the northeast line of Arlington Webb Britton Road to a one-half inch iron rod found at the south corner of said 98.934 acre tract of land;

THENCE North 30 degrees 32 minutes 42 seconds West, 1575.29 feet along the southwest line of said 98.934 acre tract of land and along the northeast line of Arlington Webb Britton Road to the POINT OF BEGINNING and containing 5,391,295 square feet or 123.767 acres of land.

The City of Grand Prairie is not responsible for the design, construction, operation, maintenance, or use of any detention pond 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 attorney's 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.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT FIRST TEXAS HOMES, INC., does hereby adopt this plat designating the hereon above described property as LA JOLLA, 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 all storm water management areas shown thereon. The easements shown thereon are hereby dedicated and reserved for the purposes as indicated. The utility, access 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 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 which may obstruct the flow of water may be constructed or placed in drainage easements. No buildings or improvements, including fences, shall be permitted in an erosion hazard easement. 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 _____, Texas, this _____ day of _____, 2014.

By: FIRST TEXAS HOMES, INC.
a Texas corporation

By: _____
Name:

STATE OF TEXAS ~

COUNTY OF _____ ~

BEFORE ME, the undersigned authority 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 acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

WITNESS MY HAND at _____, Texas, this _____ day of _____, 2014.

_____
Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, BILLY M. LOGSDON, JR., do hereby certify that I prepared this plat from and actual survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the platting ordinances, rules, regulations, and resolutions of the City of Grand Prairie, Tarrant County, 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.

_____
Billy M. Logsdon, Jr., R.P.L.S. No. 6487

STATE OF TEXAS ~

COUNTY OF DALLAS ~

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Billy M. Logsdon, Jr., 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 purposes and consideration therein expressed and in the capacity therein stated.

WITNESS MY HAND at Dallas, Texas, this _____ day of _____, 2014.

_____
Notary Public in and for the State of Texas.

STEVEN E. HINES
Notary Public, State of Texas
My Comm. Expires 09-08-18

LOT AREA TABLE			LOT AREA TABLE		
BLOCK-LOT	SQUARE FEET	ACRES	BLOCK-LOT	SQUARE FEET	ACRES
H-21	7,800	0.179	I-5	8,781	0.202
H-22	7,800	0.179	I-6	8,550	0.196
H-23	7,813	0.179	I-7	9,064	0.208
H-24	8,574	0.197	I-8	9,339	0.214
H-25	9,079	0.208	I-9	9,320	0.214
H-26	8,511	0.195	I-10	9,506	0.218
H-27	8,479	0.195	I-11	10,042	0.231
H-28	8,393	0.193	I-12	8,703	0.200
H-29	8,753	0.201	I-13	8,095	0.186
H-30	8,586	0.197	I-14	8,696	0.200
H-31	8,640	0.198	I-15	7,987	0.183
H-32	8,640	0.198	I-16	8,688	0.199
H-33	8,640	0.198	I-17	7,980	0.183
H-34	8,475	0.195	I-18	8,680	0.199
I-1	8,582	0.197	I-19	7,853	0.183
I-2	8,745	0.201	I-20	8,672	0.199
I-3	8,740	0.201	I-21	8,498	0.195
I-4	8,736	0.201			

CURVE TABLE						
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	125.70	28°48'30"	250.00	64.21	N20°10'57"W	124.38
C2	139.89	32°03'39"	250.00	71.83	S12°13'41"W	138.07
C3	121.80	30°57'53"	225.00	62.32	S11°40'48"W	120.12
C4	103.74	21°36'48"	275.00	52.49	S17°27'06"W	103.12
C5	136.42	35°14'54"	225.00	71.48	N10°38'04"E	136.23
C6	318.47	72°59'15"	250.00	184.85	N08°14'07"W	297.37
C7	343.05	71°53'29"	275.00	199.40	N06°47'00"W	322.86
C8	78.07	19°52'50"	225.00	39.43	N34°47'19"W	77.68
C9	43.58	9°59'12"	250.00	21.84	S38°44'08"E	43.52
C10	62.42	14°18'20"	250.00	31.37	N79°02'41"E	62.26
C11	178.21	33°38'10"	300.00	90.73	N69°22'18"E	173.66
C12	406.59	18°42'41"	1245.00	205.12	S76°50'31"W	404.78
C13	80.83	18°31'48"	250.00	40.78	N31°46'44"W	80.50
C14	91.58	10°22'27"	500.00	45.90	S35°47'55"E	91.43
C15	186.78	26°43'03"	400.00	95.11	S72°49'20"W	185.08
C16	73.95	18°43'06"	250.00	36.74	N44°11'07"E	72.69
C17	221.75	50°49'18"	250.00	118.77	S28°43'49"E	214.55
C18	101.02	23°09'05"	250.00	51.21	N14°55'42"W	100.33
C19	44.03	10°05'28"	250.00	22.07	N64°29'04"E	43.97

CURVE TABLE						
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C20	111.23	15°55'59"	400.00	56.98	S18°32'15"E	110.86
C21	174.43	19°59'24"	500.00	88.12	N20°33'58"W	173.56
C22	26.34	8°02'16"	250.00	13.18	S29°31'23"E	26.33
C23	209.96	11°52'11"	1090.00	105.30	S20°59'09"E	209.63
C24	134.35	15°05'36"	510.00	67.57	N23°00'52"W	133.96
C25	42.34	9°42'13"	250.00	21.22	S44°17'27"W	42.29
C26	65.24	14°57'11"	250.00	32.81	N23°05'05"W	65.08
C27	83.18	19°03'48"	250.00	41.98	S49°54'26"W	82.80
C28	299.45	38°07'37"	450.00	155.51	N59°26'20"E	293.95
C29	83.18	19°03'48"	250.00	41.98	S68°58'14"W	82.80
C30	35.38	8°06'35"	250.00	17.72	S26°26'34"E	35.38
C31	35.38	8°06'35"	250.00	17.72	N26°26'34"W	35.38
C32	80.06	11°28'02"	400.00	40.16	S65°10'21"W	79.92
C33	300.31	22°48'00"	750.00	152.14	N59°26'20"E	298.21
C34	80.06	11°28'02"	400.00	40.16	S53°42'19"W	79.92
C35	262.44	10°53'45"	1380.00	131.61	S21°03'22"E	262.04
C36	83.89	40°40'27"	90.00	33.38	N33°47'11"E	82.56
C37	81.64	40°40'31"	115.00	42.63	N33°47'09"E	79.94

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S05°46'42"E	7.37	L34	S59°31'34"W	29.99
L2	N55°24'48"E	10.00	L35	S75°31'46"E	14.13
L3	S71°53'31"W	24.74	L36	S17°04'03"W	14.76
L4	S78°39'39"W	18.72	L37	S75°31'46"E	14.13
L5	N14°28'20"E	25.00	L38	S14°28'14"W	14.15
L6	N59°29'20"E	25.00	L39	S75°33'40"E	14.14
L7	N49°14'03"W	22.88	L40	N14°28'20"E	14.14
L8	N22°30'50"W	7.96	L41	S21°28'06"W	14.99
L9	N22°09'44"E	21.00	L42	S70°25'02"E	13.38
L10	S51°37'27"E	28.17	L43	S72°08'47"E	13.99
L11	N39°23'14"E	27.83	L44	S24°09'23"W	15.48
L12	S48°47'42"E	28.28	L45	N18°23'02"E	14.62
L13	S41°11'51"W	28.28	L46	S73°31'37"E	13.83
L14	S14°27'03"W	28.29	L47	S75°31'37"E	13.63
L15	N75°32'57"W	28.28	L48	N16°28'03"E	14.63
L16	S75°30'59"E	28.28	L49	S75°33'40"E	14.14
L17	N14°29'01"E	28.29	L50	N14°28'20"E	14.14
L18	S75°32'06"E	28.28	L51	S75°33'40"E	14.14
L19	N14°27'07"E	28.28	L52	S14°28'20"W	14.14
L20	S58°52'20"W	57.59	L53	S75°33'40"E	14.14
L21	S75°33'40"E	21.72	L54	S00°10'28"E	14.14
L22	S48°45'27"W	29.56	L55	S08°34'05"W	14.47
L23	N08°01'04"W	72.76	L56	S17°05'44"E	14.78
L24	S81°58'36"W	19.00	L57	S24°53'11"W	13.25
L25	S08°01'04"E	47.35	L58	S57°23'27"E	13.09
L26	S08°01'04"E	47.53	L59	S45°54'01"W	15.25
L27	N81°58'36"E	15.00	L60	S48°49'06"E	14.14
L28	N08°01'04"W	72.10	L61	N05°07'18"W	14.85
L29	N54°01'17"W	33.01	L62	S75°31'11"E	14.14
L30	N59°29'20"E	44.19	L63	N11°49'07"E	14.78
L31	S25°18'13"E	50.25	L64	N40°45'58"E	14.04
L32	N38°36'41"W	41.01	L65	S49°14'02"E	14.25
L33	N30°28'06"W	54.84	L66	N40°45'58"E	14.04

CASE #P141003
PRELIMINARY PLAT

LA JOLLA

BEING 123.767 ACRES OUT OF
A PART OF THE
B.B.B. & C.R.R. CO. SURVEY, ABSTRACT NO. 199 (TARRANT),
B.B.B. & C.R.R. CO. SURVEY, ABSTRACT NO. 1700 (DALLAS),
AND A PART OF THE
JAMES ESTES SURVEY, ABSTRACT NO. 488 (TARRANT)
CITY OF GRAND PRAIRIE
DALLAS COUNTY, TEXAS AND
TARRANT COUNTY, TEXAS

FIRST TEXAS HOMES, INC. — OWNER
500 Crescent Court, Suite 350
Dallas, Texas 75201 — (214) 613-3400

JBI PARTNERS, INC. — SURVEYOR/ENGINEER
16301 Quorum Drive, Suite 200 B
Addison, Texas 75001 — (972) 248-7676

275 RESIDENTIAL LOTS
14 COMMON AREA LOTS
1 SCHOOL SITE LOT

SUBMITTED: AUGUST 19, 2014

Drawing: I:\Project\FTH017-DukeVing\PLAT\FTH017-PPT.dwg Saved By: blogsdon Save Time: 10/29/2014 7:23 AM
Plotted by: ddewey Plot Date: 10/29/2014 7:27 AM