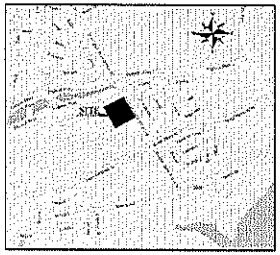



VICINITY MAP
NOT TO SCALE

BLOCK E
BELLA VISTA AT
MIRA LAGOS
BLOCK A,B,C,D,E,
INST. #D206094590
P.R.T.C.T.

GRAPHIC SCALE IN FEET
SCALE: 1" = 60'

## LOT TABULATION

| BLOCK | LOT | LOT SIZE (SF) | LOT WIDTH | LOT DEPTH |
|---|---|---|---|---|
| BLOCK A | 12 | 9,791 | 120.00' | 82.00' |
| | 2 | 9,791 * | 120.00' | 82.00' |
| | 3 | 9,663 * | 120.00' | 80.50' |
| | 4 | 9,663 | 120.00' | 80.50' |
| | 5 | 9,660 | 120.00' | 80.50' |
| | 6 | 9,663 | 120.00' | 80.50' |
| | 7 | 9,663 | 120.00' | 80.50' |
| | 8 | 14,616 * | 120.00' | 95.00' |
| | 9 | 9,670 | 120.00' | 80.50' |
| | 10 | 9,663 | 120.00' | 80.50' |
| | 11 | 9,660 | 120.00' | 80.50' |
| | 12 | 9,660 | 120.00' | 80.50' |
| | 13 | 9,660 | 120.00' | 80.50' |
| | 14 | 9,660 | 120.00' | 80.50' |
| | 15 | 14,636 * | 119.33' | 95.00' |
| | 16 | 9,660 | 115.00' | 84.00' |
| | 17 | 9,660 | 120.00' | 80.50' |
| | 18 | 9,660 | 120.00' | 80.50' |
| | 19 | 9,660 | 120.00' | 80.50' |
| | 20 | 9,660 * | 120.00' | 80.50' |
| | 21 | 9,797 * | 120.00' | 81.64' |
| | 22 | 3,447 | 30.00' | |

| BLOCK | LOT | LOT SIZE (SF) | LOT WIDTH | LOT DEPTH |
|---|---|---|---|---|
| BLOCK B | 1 | 9,267 * | 125.25 | 70.00 |
| | 2 | 8,750 | 125.00' | 70.00' |
| | 3 | 8,750 | 125.00' | 70.00' |
| | 4 | 8,750 | 125.00' | 70.00' |
| | 5 | 9,267 * | 125.25' | 70.00' |
| | 6 | 9,267 * | 125.25' | 70.00' |
| | 7 | 8,750 | 125.00' | 70.00' |
| | 8 | 8,750 | 125.00' | 70.00' |
| | 9 | 8,750 | 125.00' | 70.00' |
| | 10 | 9,267 * | 125.25' | 70.00' |
| BLOCK C | 1 | 9,194 * | 119.67' | 70.00' |
| | 2 | 8,320 | 119.67' | 67.50' |
| | 3 | 8,320 | 119.67' | 70.00' |
| | 4 | 8,320 | 119.67' | 70.00' |
| | 5 | 9,194 * | 119.67' | 70.00' |
| | 6X | 10,200 | | |

* LOTS WITH HOMES SHALL USE "SIDE OR JAWING GARAGES"
ALL LOTS ARE GREATER THAN 70' WIDTH EXCEPT
LOTS # 8 & 15 BLOCK A, LOTS 2 & 9 BLOCK B AND LOT 2 BLOCK C
95.7 % OF THE LOTS ARE GREATER THAN 70' WIDE

■ MB COMMUNITY MAILBOX

GENERAL NOTES:

1. ZONING CLASSIFICATIONS INDICATED ON THIS 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 SET-BACKS ESTABLISHED BY CITY ORDINANCE SHALL TAKE PRECEDENCE OVER BUILDING LINES INDICATED ON

3. LOTS 1X & 22X OF BLOCK A, AND LOT 6X OF BLOCK C ARE DEDICATED TO AND MAINTAINED BY THE HOME OWNER'S ASSOCIATION AND ARE DESIGNATED AS OPEN SPACE, DRAINAGE, UTILITY EASEMENTS, LANDSCAPE BUFFER AND VISIBILITY EASEMENT.

4. SIDEWALKS REQUIRED ALONG ALL STREET FRONTAGES AT THE TIME OF SITE DEVELOPMENT PER UDC. 4' SIDEWALKS SHALL BE CONSTRUCTED A MINIMUM OF 2' FROM THE CURB (CANNOT TOUCH THE BACK OF CURB).

5. SETBACKS FOR THIS PD ARE AS FOLLOWS: MINIMUM FRONT YARD SETBACK IS 35' FROM RIGHT-OF-WAY LINE. MINIMUM SIDE YARD SETBACK IS 6' A MINIMUM OF 15' WHERE ABUTTING A STREET RIGHT-OF-WAY. MINIMUM REAR YARD SETBACK IS 15'.

6. THERE IS A 5 FOOT WALL MAINTENANCE EASEMENT ALONG LOTS 1X & 22X BLOCK A AND LOT 6X BLOCK C. THE WALL SHOWN HEREON ARE DEDICATED TO THE HOME OWNERS ASSOCIATION FOR THE BENEFIT OF PROPERTY OWNERS WITHIN THE SUBDIVISION FOR THE MAINTENANCE, CONSTRUCTION, REPAIR, OR RECONSTRUCTION OF THE SCREENING WALLS WITHIN THE EASEMENTS. THE CITY HAS NO RESPONSIBILITY OR LIABILITY TO MAKE AND REPAIRS TO THE SCREEN WALLS. SOLE RESPONSIBILITY SHALL REST WITH THE HOME OWNERS ASSOCIATION.

A 15 FOOT UTILITY EASEMENT IS ADJACENT TO ALL STREET RIGHT OF WAYS.

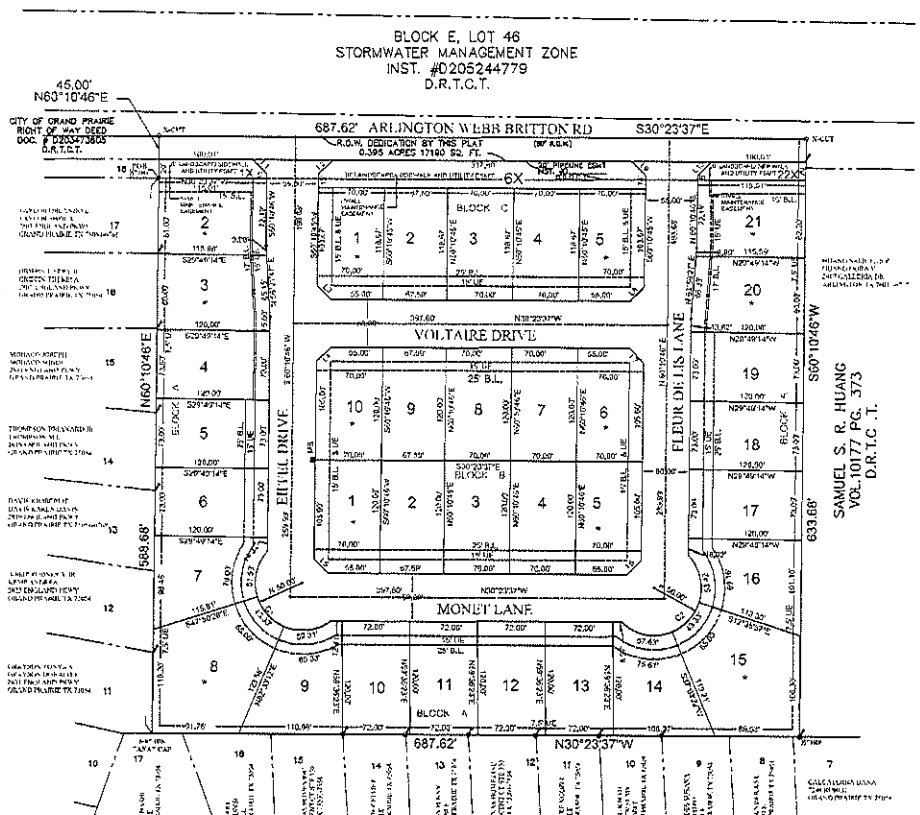
NOTE: SURVEYED ON THE GROUND DECEMBER 2015

NOTE: BEARINGS ARE RELATIVE TO TRUE NORTH OBTAINED FROM GLOBAL POSITIONING SATELLITE SYSTEM (GPS) OBSERVATIONS. NORTH AMERICAN DATUM (NAD) NAD '83, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE

BY GRAPHIC SCALE THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE X NOT SHADED (AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS, PANEL NO. 48439C0195K, MAP NO. 48439C0195K, EFFECTIVE DATE DECEMBER 25, 2008.

BENCH MARK
CITY OF GRAND PRAIRIE G.P.S. MONUMENTS
G.P.S. 73 ELEV. 592.48
G.P.S. 23 ELEV. 576.22

Copyright©2014 by A.N.A. Consultants, L.L.C.




## PROPERTY DESCRIPTION

BEING A TRACT OF LAND SITUATED IN THE [illegible] SURVEY, ABSTRACT NUMBER [illegible], CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS, AND BEING ALL OF THAT TRACT DESCRIBED BY DEED TO VERSAILLES DEVELOPMENT LLC, RECORDED IN INSTRUMENT NUMBER [illegible] OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" [illegible] FOUND FOR THE EAST CORNER OF THE [illegible] TRACT, SAID POINT ALSO BEING THE NORTH CORNER OF AN ADDITION TO THE CITY OF GRAND PRAIRIE, AS RECORDED IN INSTRUMENT NUMBER [illegible] OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, AND THE SOUTH CORNER OF LOT 1X, OF SAID BLOCK A, IN THE NORTHWESTERLY LINE OF SAID 60.00 ACRE TRACT;

THENCE SOUTH 30 DEGREES 23 MINUTES 37 SECONDS WEST, ALONG THE SOUTHEAST LINE OF SAID TRACT, [illegible] FEET TO A 5/8" [illegible] FOUND FOR THE NORTH CORNER OF SAID 10.000 ACRE TRACT AND THE CENTER LINE OF ARLINGTON WEBB BRITTON ROAD, A 50 FOOT RIGHT OF WAY;

THENCE SOUTH 30 DEGREES 23 MINUTES 37 SECONDS WEST, [illegible] FEET ALONG SAID CENTER LINE TO A SPIKE FOUND FOR THE EAST CORNER OF SAID [illegible] ACRE TRACT;

THENCE NORTH 60 DEGREES 10 MINUTES 46 SECONDS WEST, [illegible] FEET ALONG THE NORTHEAST LINE OF THE TRACT AND THE NORTHEAST LINE OF THE TRACT CERTAIN TRACT OF LAND AS DESCRIBED IN DEED TO SAMUEL S. R. HUANG, AS RECORDED IN VOLUME 10177, PAGE 373 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS, TO A 5/8" IRON SPIKE FOUND FOR THE NORTH EAST CORNER OF SAID TRACT, AND THE NORTHEAST LINE OF BLOCK A, BELLA VISTA, AN ADDITION TO THE CITY OF GRAND PRAIRIE, AS RECORDED IN CABINET [illegible], PAGE [illegible] OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, SOUTH 29 DEGREES 49 MINUTES 14 SECONDS WEST, [illegible] FEET;

THENCE NORTH 30 DEGREES 23 MINUTES 37 SECONDS EAST, [illegible] FEET ALONG THE NORTHWESTERLY LINE OF THE TRACT AND THE SOUTHEAST LINE OF BLOCK A, BELLA VISTA, AN ADDITION TO THE CITY OF GRAND PRAIRIE, AS RECORDED IN CABINET [illegible], PAGE [illegible] OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, TO A 5/8" IRON SPIKE FOUND FOR THE WEST CORNER OF SAID 10.000 ACRE TRACT AND THE SOUTH CORNER OF LOT 1X OF SAID BLOCK A;

THENCE NORTHEAST ALONG THE SOUTHEAST LINE OF SAID LOT 1X, [illegible] FEET TO THE POINT OF BEGINNING AND CONTAINING 595,[illegible] SQUARE FEET OR 13.[illegible] ACRES OF LAND MORE OR LESS.

## OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, Versailles Development, LLC, [illegible] the owner of the tract of land shown on this plat, and designated herein as the subdivision of Lots 2-21, 1X & 22X, Block A, Lots 1-10, Block B, and Lots 1-5 & 6X, Block C, Versailles Estates, an addition to the City of Grand Prairie, Texas, and does hereby adopt this plat designating the hereinabove described property as Versailles Estates, an addition to the City of Grand Prairie, Texas, and does hereby dedicate to the City of Grand Prairie and the public 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 monitoring and fire lane easements shall be open to the public and private utilities for each purpose 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 grounds, except fences, vegetation, driveways, and sidewalks less than 8 feet in width shall be constructed or placed upon, over or across the easements as shown except as permitted by City Ordinances. No obstructions to the free and unobstructed 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 reconstructing all or part 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 encroachment not specifically permitted by this deed.

This plat approved subject to all planning ordinances, rules, regulations and resolutions of the City of Grand Prairie, Texas.

WITNESS MY HAND this _____ day of _____, 2017.

VERSAILLES DEVELOPMENT, LLC

_____
ROBERT SHELTON

STATE OF TEXAS }
}
COUNTY OF TARRANT }

BEFORE ME, the undersigned authority, 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, in the capacity therein stated, and in the full and deed of said partnership.

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

_____
NOTARY PUBLIC in and for the state of Texas

My Commission Expires: _____

| Id | LINE TABLE Bearing | Distance |
|---|---|---|
| L1 | N 74°03'04" W | 21.11' |
| L2 | N 74°03'04" W | 21.11' |
| L3 | N 74°03'04" W | 21.11' |
| L4 | N 74°03'04" W | 21.11' |
| L5 | N 74°03'04" W | 21.11' |
| L6 | N 74°03'04" W | 21.11' |
| L7 | N 74°03'04" W | 21.11' |
| L8 | N 74°03'04" W | 21.11' |
| L9 | N 74°03'04" W | 21.11' |
| L10 | N 74°03'04" W | 21.11' |

| Id | Delta | Radius | Arc Length | Chord | Ch Bear |
|---|---|---|---|---|---|
| C1 | 90°00'23" | 90.00' | 141.24' | 90.02' | N 29°03'06" W |
| C2 | 90°00'00" | 90.00' | 141.37' | 90.00' | N 29°23'37" E |

## CERTIFICATION

I, EDWARD K. KHALL, REGISTERED PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THE PLAT SHOWN HEREON ACCURATELY REPRESENTS THE PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY, MADE UNDER MY DIRECTION AND SUPERVISION IN DECEMBER, 2015 AND THAT ALL CORNERS ARE AS SHOWN.

EDWARD K. KHALL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5951

DATE SIGNED: _____

STATE OF TEXAS
REGISTERED
EDWARD K. KHALL
5951
PROFESSIONAL
LAND SURVEYOR

ENGINEER / SURVEYOR
A.N.A. CONSULTANTS, L.L.C.
5000 THOMPSON TERRACE
COLLEYVILLE, TEXAS 76034
TEL. (817) 335-9900
FAX (817) 335-9955

OWNER / DEVELOPER
VERSAILLES DEVELOPMENT, LLC
P.O. BOX 7777
FORT WORTH, TX 76111
TEL. (817) 295 -0033
FAX (817) 377 -2820
E-MAIL (robertshelton47@yahoo.com)

Planning Department

FEB 01 2017

Received

CASE NUMBER P170201
FINAL PLAT
OF
VERSAILLES ESTATES ADDITION
LOTS 2-21, 1X & 22X, BLOCK A,
LOTS 1-10, BLOCK B, AND
LOTS 1-5 & 6X, BLOCK C
BEING 10.002 ACRES OF LAND IN THE
THE ROBERT MCCOY SURVEY ABSTRACT NUMBER 1104
CITY OF GRAND PRAIRIE, TARRANT
COUNTY, TEXAS

35 RESIDENTIAL LOTS
3 OPEN SPACE LOTS

DOCUMENT NO: _____ DATE _____

PREPARED JANUARY 2017

| PROJECT NO. | 15-0509 | DATE | REVISIONS |
|---|---|---|---|
| DRAWN BY | JTH | | |
| APPROVED BY | EKK | | |
| DATE | 01-05-2016 | | |

FINAL PLAT
FOR
VERSAILLES ESTATES
35 RESIDENTIAL LOTS

5000 Thompson Terrace
Colleyville, TX 76034
(817)335-9900
FAX:(817)335-9955

SHEET 1 OF 1

A.N.A. JOB NUMBER 150509