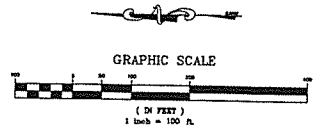


CURVE	LENGTH	RADIUS	CHORD	BEARING	CHORD
C1	241.87	500.00	241.87	S00°00'00"E	500.00
C2	133.33	500.00	133.33	S00°00'00"E	500.00
C3	127.89	500.00	127.89	S00°00'00"E	500.00
C4	183.29	500.00	183.29	S00°00'00"E	500.00
C5	101.12	500.00	101.12	S00°00'00"E	500.00
C6	142.36	500.00	142.36	S00°00'00"E	500.00
C7	241.87	500.00	241.87	S00°00'00"E	500.00



LINE	BEARING	LENGTH
1	S45°07'28"E	49.26
2	S45°07'28"E	78.42
3	S45°07'28"E	114.15
4	S45°07'28"E	149.87
5	S45°07'28"E	185.59
6	S45°07'28"E	221.31
7	S45°07'28"E	257.03
8	S45°07'28"E	292.75
9	S45°07'28"E	328.47
10	S45°07'28"E	364.19
11	S45°07'28"E	400.00
12	S45°07'28"E	435.72
13	S45°07'28"E	471.44
14	S45°07'28"E	507.16
15	S45°07'28"E	542.88
16	S45°07'28"E	578.60
17	S45°07'28"E	614.32
18	S45°07'28"E	650.00
19	S45°07'28"E	685.68
20	S45°07'28"E	721.40
21	S45°07'28"E	757.12
22	S45°07'28"E	792.84
23	S45°07'28"E	828.56
24	S45°07'28"E	864.28
25	S45°07'28"E	900.00

- Notes:
- Existing or future minimum set-backs established by City Ordinance shall take precedence over building lines indicated on this plat.
 - Zoning classifications indicated on this plat reflect the zoning in place at the time this plat was approved and does not represent vested rights to the zoning indicated.
 - Zoning and minimum dimensional requirements:
Area: 7,500 square feet
Width: 65 feet
Depth: 120 feet
 - Sidewalks required along all street frontages at the time of site development per UDC. Sidewalks shall be constructed 1' from right-of-way lines.
 - No roof overhangs are allowed to encroach in side yard easement.
 - All corners are one-half inch iron set with yellow cap stamped "JBI" unless noted otherwise.
 - The Wall Maintenance Easements shown hereon are dedicated to the Home Owners Association for the benefit of properly 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 any repairs to the screening walls, sole responsibility shall rest with the Home Owners Association.
 - Coordinates shown hereon are NAD 1983 Texas State Plane North Central FIPS coordinates derived from GPS observations using the City of Grand Prairie Monument #28.

FINAL PLAT LAKEVIEW WEST ADDITION SECTION 2, PHASE 1

91 RESIDENTIAL LOTS AND 4 HOA LOTS
27,952 ACRES OUT OF THE
C.M. ADAMS SURVEY ABSTRACT NO. 38 CITY
OF GRAND PRairie TARRANT COUNTY, TEXAS

D.R. HORTON HOMES-DFW WEST DIVISION DEVELOPER
6751 NORTH FREWAY
FORT WORTH, TEXAS 76131
CONTACT: DON ALLEN
JBI PARTNERS, INC. SURVEYOR/ENGINEER
16301 QUORUM DRIVE, SUITE 200 B
ADDISON, TEXAS 75001
CONTACT: TOM JAHN

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AUG 28 2013

91 RESIDENTIAL LOTS AUGUST 27, 2013 Sheet 1 of 2
CASE# 130902

PLANNING DEPARTMENT

Plotted by: davey Plot Date: 8/28/2013 9:39 AM
Drawing: H:\Projects\130902\130902.dwg Plot Date: 8/28/2013 9:32 AM

OWNER'S CERTIFICATE

STATE OF TEXAS

COUNTY OF TARRANT

WHEREAS D.R. HORTON - TEXAS is the owner of a tract of land in the City of Grand Prairie, Tarrant County, Texas and being out of the C. M. Adams Survey, Abstract No. 38, and being a part of that 50,000 acre tract of land conveyed to Daniel Gonzales and Sue Chen Gonzales as recorded in Volume 11530, Page 220, Tarrant County Deed Records, and being further described as follows:

COMMENCING at a one-half inch iron pipe found at the northwest corner of said Gonzales tract of land, said point being in the east line of Lot 55, Block A, Mira Lagos No. F-18, an addition to the City of Grand Prairie as recorded in Cabinet A, Side 10314, Tarrant County Plat Records, said point being the southwest corner of Spring Creek Mobile Home Estates (an unrecorded subdivision), said point being the southwest corner of a tract of land conveyed to Joe W. Reed as recorded in Document Number D212185399, Tarrant County Deed Records;

THENCE South 00 degrees 42 minutes 40 seconds East, 904.36 feet along the west line of said Gonzales tract and along the east line of said Lot 55 to a one-half inch iron rod set at the POINT OF BEGINNING of the herein described tract of land;

THENCE North 89 degrees 17 minutes 20 seconds East, 210.00 feet to a one-half inch iron rod set for corner;

THENCE North 00 degrees 42 minutes 40 seconds West, 11.30 feet to a one-half inch iron rod set for corner;

THENCE North 89 degrees 54 minutes 46 seconds East, 666.96 feet to a one-half inch iron rod set for corner;

THENCE Southeasterly, 34.99 feet along a curve to the left having a central angle of 04 degrees 13 minutes 14 seconds, a radius of 475.00 feet, a tangent of 17.50 feet, and whose chord bears South 13 degrees 45 minutes 20 seconds East, 34.98 feet to a one-half inch iron rod set for corner;

THENCE North 73 degrees 59 minutes 26 seconds East, 150.36 feet to a one-half inch iron rod set for corner;

THENCE North 25 degrees 51 minutes 50 seconds West, 97.71 feet to a one-half inch iron rod found in the east line of said Gonzales tract, said point being the southwest corner of Lot 1, Block 1, Paris Addition, an addition to the City of Grand Prairie as recorded in Cabinet A, Side 1712, Tarrant County Plat Records, said point being the southwest corner of a tract of land conveyed to Walter and Sarah Prado as recorded in Volume 14990, Page 360, Tarrant County Deed Records;

THENCE along the east line of said Gonzales tract as follows:

South 89 degrees 20 minutes 02 seconds East, at 475.39 feet passing a five-eighths inch iron rod found for witness corner, in all a total distance of 500.39 feet to a P.K. nail set for corner in the center of Seaton Road (a variable width prescriptive use right-of-way);

South 00 degrees 18 minutes 30 seconds East, 716.21 feet along the center of Seaton Road to a P.K. nail set at the northeast corner of the remainder of a tract of land of a tract of land conveyed to Doyle and Tammie Lansford as recorded in Volume 8771, Page 971, Tarrant County Deed Records;

South 89 degrees 45 minutes 15 seconds West, at 25.00 feet passing a five-eighths inch iron rod found for witness corner, in all a total distance of 937.78 feet to a one-half inch iron rod found at the northwest corner of the remainder of said Lansford tract of land;

South 00 degrees 14 minutes 10 seconds East, at 645.10 feet passing a five-eighths inch iron rod found for witness corner, in all a total distance of 670.10 feet to a P.K. nail set at the southeast corner of said Gonzales tract of land and at the southwest corner of the remainder of said Lansford tract of land, said point being in the center of Seaton Road;

THENCE South 89 degrees 59 minutes 14 seconds West, 173.00 feet along the south line of said Gonzales tract of land and along the center of Seaton Road to a P.K. nail set for corner;

THENCE North 00 degrees 14 minutes 10 seconds West, at 25.00 feet passing a one-half inch iron rod set for witness corner, in all a total distance of 304.87 feet to a one-half inch iron rod set for corner;

THENCE North 89 degrees 59 minutes 16 seconds West, 228.43 feet to a one-half inch iron rod set for corner;

THENCE South 00 degrees 27 minutes 10 seconds East, at 279.90 feet passing a five-eighths inch iron rod found for witness corner, in all a total distance of 304.90 feet to a P.K. nail set for corner in the south line of said Gonzales tract of land and in the center of Seaton Road;

THENCE South 89 degrees 56 minutes 25 seconds West, 90.11 feet along the south line of said Gonzales tract of land and along the center of Seaton Road to a P.K. nail set at the southwest corner of said Gonzales tract of land;

THENCE along the west line of said Gonzales tract as follows:

North 00 degrees 23 minutes 08 seconds West, at 25.00 feet passing a five-eighths inch iron rod found for witness corner, in all a total distance of 305.04 feet to a one-half inch iron rod found at the northeast corner of a tract of land conveyed to Kenny Allen Kimbrough as recorded in Volume 10407, Page 628, Tarrant County Deed Records;

North 00 degrees 24 minutes 30 seconds West, 152.69 feet to a one-half inch iron rod found at the northeast corner of a tract of land conveyed to Kenny Kimbrough and described as Tract II as recorded in Document Number D205284182, Tarrant County Deed Records;

North 00 degrees 20 minutes 45 seconds West, 152.61 feet to a one-half inch iron rod found at the northeast corner of a tract of land conveyed to Kenny Kimbrough and described as Tract I as recorded in Document Number D205284182, Tarrant County Deed Records;

North 00 degrees 32 minutes 31 seconds West, 358.78 feet to a five-eighths inch iron rod found at the northeast corner of a tract of land conveyed to Kenny Kimbrough as recorded in Document Number D207006114, Tarrant County Deed Records;

North 89 degrees 41 minutes 23 seconds West, 54.45 feet to a five-eighths inch iron rod found at the southeast corner of said Lot 55, Block A, Mira Lagos No. F-18;

North 00 degrees 42 minutes 40 seconds West, 316.55 feet along the east line of said Lot 55 to the POINT OF BEGINNING and containing 1,217,571 square feet or 27,952 acres of land.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT D.R. HORTON HOMES - TEXAS, LTD., a Texas limited partnership, does hereby adopt this plat designating the herein above described property as LAKEVIEW WEST SECTION 2, PHASE 1 as 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 to the public and private utilities for each particular use. The maintenance of paving on the utility, access and fee 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. Any public utility shall have the right to remove and keep removed all or parts of the encroachments shown 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 _____, 2013.

BY: D. R. HORTON - TEXAS, L.P.
A TEXAS LIMITED PARTNERSHIP

BY: D. R. HORTON, INC.
A DELAWARE CORPORATION,
AS AUTHORIZED AGENT

BY: _____
Don Allen
ASSISTANT SECRETARY

STATE OF TEXAS ~

COUNTY OF _____

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Don Allen, 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 _____, 2013.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, DAN B. RAMSEY, do hereby certify that I prepared this plat from an 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.

Don B. Ramsey, R.P.L.S. No. 4172

STATE OF TEXAS ~

COUNTY OF DALLAS ~

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Don B. Ramsey, 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 _____, 2013.

Notary Public in and for the State of Texas.

BLOCK/LOT		SQ. FT.	ACRES	LOT AREA TABLE		BLOCK/LOT	SQ. FT.	ACRES
A-1	11,895	0.273	B-14	9,119	0.209	C-20	10,414	0.239
A-2	10,532	0.242	B-15	9,123	0.199	C-21	10,330	0.227
A-3	10,358	0.238	B-16	9,127	0.21	C-22	14,255	0.327
A-4	11,070	0.254	B-17	9,131	0.21	C-45X	9,641	0.221
A-5	10,471	0.24	B-18	11,243	0.258	D-1	11,444	0.263
A-6	9,640	0.221	B-19	9,139	0.21	D-2	10,839	0.249
A-7	9,808	0.215	B-20	9,137	0.21	D-3	8,807	0.202
A-8	11,054	0.254	B-21	8,914	0.205	D-4	8,807	0.202
A-9	10,391	0.229	B-22	10,509	0.241	D-5	8,807	0.202
A-10	11,070	0.254	B-23	8,234	0.189	D-6	8,807	0.202
A-11	17,261	0.408	B-24	8,564	0.197	D-7	8,807	0.202
A-12	9,395	0.216	B-25X	2,016	0.046	D-8	8,807	0.202
A-13	7,692	0.177	B-26X	1,960	0.045	D-9	8,807	0.202
A-14	7,800	0.179	C-1	8,881	0.204	D-10	11,785	0.271
A-15	7,800	0.179	C-2	7,802	0.179	D-11	15,224	0.349
A-16	2,800	0.198	C-3	7,806	0.179	D-12	8,780	0.202
A-17	8,600	0.22	C-4	7,810	0.179	D-13	8,702	0.2
A-18	7,800	0.179	C-5	7,823	0.18	D-14	8,718	0.2
A-25X	77,684	1.784	C-6	8,202	0.188	D-15	8,733	0.2
B-1	9,102	0.209	C-7	9,420	0.216	D-16	8,749	0.201
B-2	8,610	0.198	C-8	10,420	0.239	D-17	8,764	0.201
B-3	7,995	0.184	C-9	13,063	0.3	D-18	10,808	0.248
B-4	7,995	0.184	C-10	12,209	0.28	D-19	11,601	0.266
B-5	7,995	0.184	C-11	12,597	0.289	E-1	8,991	0.206
B-6	7,995	0.184	C-12	11,087	0.255	E-2	8,160	0.187
B-7	9,840	0.226	C-13	9,088	0.209	E-3	8,160	0.187
B-8	7,995	0.184	C-14	7,815	0.18	E-4	8,160	0.187
B-9	7,995	0.184	C-15	7,820	0.179	E-5	8,160	0.187
B-10	8,061	0.185	C-16	9,094	0.209	E-6	8,160	0.187
B-11	9,875	0.227	C-17	9,814	0.225	E-7	8,160	0.187
B-12	10,514	0.241	C-18	9,548	0.219	E-8	11,092	0.255
B-13	9,116	0.209	C-19	10,622	0.244			

Grand Prairie
TARRANT

DATE _____

THIS PLAT IS HEREBY APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAND PRAIRIE, TEXAS, AND THE DEDICATION FILED IN CONNECTION WITH THIS PLAT IS HEREBY APPROVED AND ALL STREETS, ALLEYS, AND PUBLIC AREAS SHOWN HEREON ARE HEREBY ACCEPTED ON BEHALF OF THE PUBLIC.

CHAIRPERSON _____

CERTIFIED DIRECTOR OF PLANNING OR DESIGN _____

RECEIVED

FINAL PLAT

LAKEVIEW WEST ADDITION
SECTION 2, PHASE 1

91 RESIDENTIAL LOTS AND 4 HOA LOTS

27,952 ACRES OUT OF THE
C.M. ADAMS SURVEY ABSTRACT NO. 38 CITY
OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS

D.R. HORTON HOMES-DPW WEST DIVISION

DEVELOPER

8751 NORTH FREEMAN

FORT WORTH, TEXAS 76131 (817) 230-0800

CONTACT: DON ALLEN

JBI PARTNERS, INC.

SURVEYOR/ENGINEER

15307 QUORAM DRIVE, SUITE 200 B

ADDICK, TEXAS 75001 (972) 248-7676

CONTACT: TOM JAHN

91 RESIDENTIAL LOTS

AUGUST 27, 2013

Sheet 2 of 2

CASE# 130902

PLANNING DEPARTMENT

AUG 28 2013