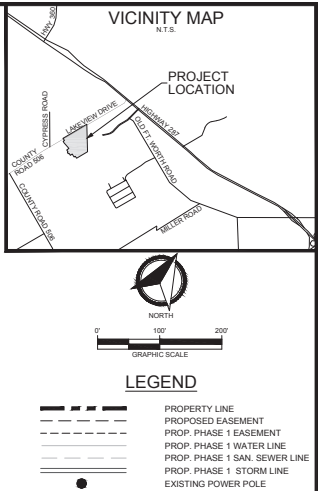
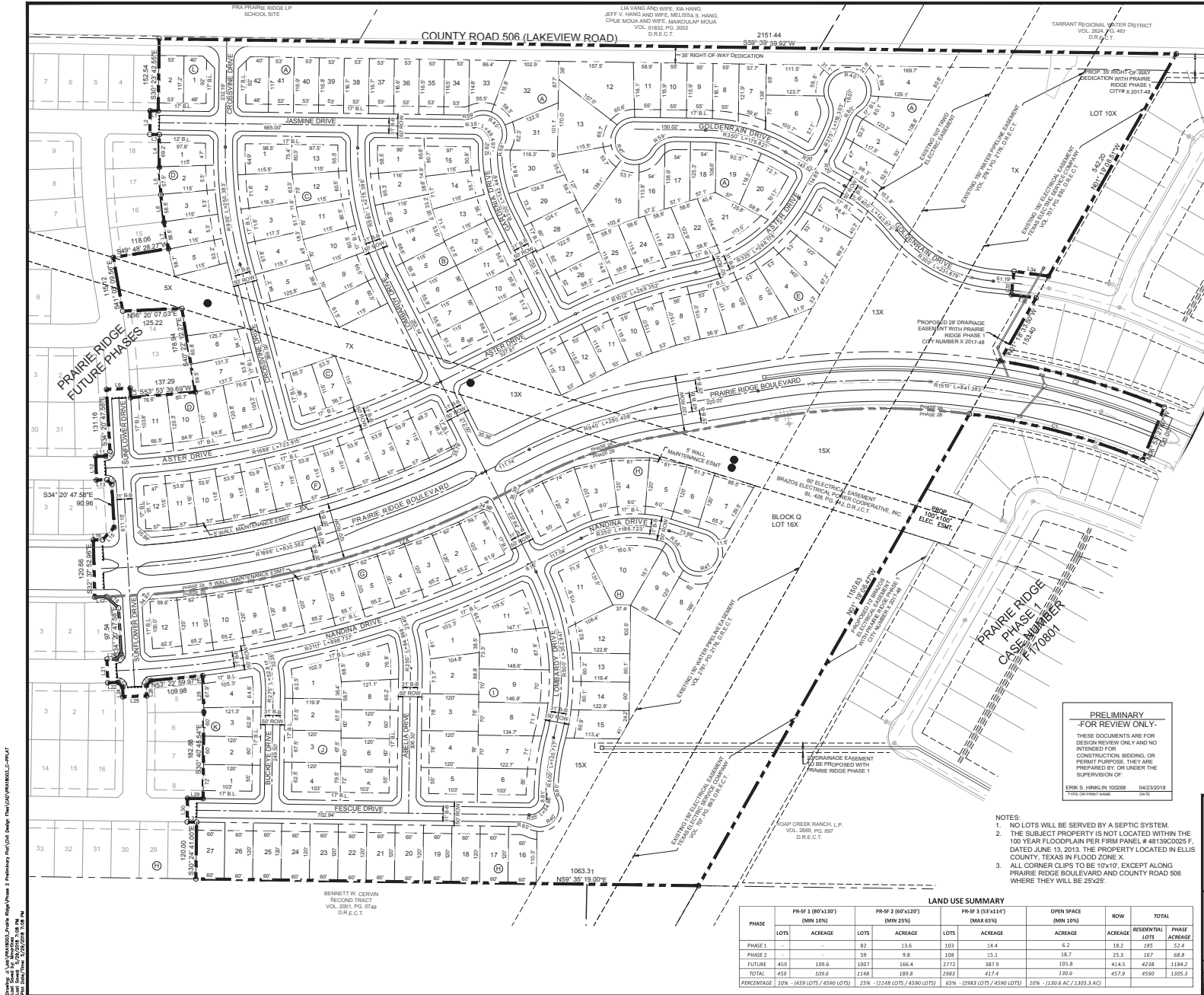




Curve Table					
Curve #	Chord Direction	Chord Length	Radius	Delta	
C1	N73° 35' 56.20"E	379.05	380.13	1450.13	015.02
C2	S74° 30' 08.14"W	361.20	362.01	1569.45	013.22

Line Table			Line Table		
Line #	Bearing	Distance	Line #	Bearing	Distance
L1	S59° 38' 10.90"W	17.00	L18	S78° 31' 22.02"E	34.84
L2	S30° 24' 44.24"E	50.00	L19	S12° 51' 44.40"W	14.49
L3	N59° 35' 15.76"E	20.00	L20	S56° 54' 14.30"W	20.04
L4	S31° 12' 01.16"E	69.19	L21	S33° 22' 09.56"E	49.79
L5	S34° 27' 49.11"E	58.09	L22	N56° 44' 44.92"E	21.40
L6	S37° 41' 14.24"E	58.93	L23	S77° 03' 00.93"E	14.14
L7	S40° 52' 04.68"E	56.53	L24	S33° 17' 49.62"E	20.53
L8	N34° 20' 47.58"W	20.00	L25	N56° 37' 45.27"E	50.02
L9	S55° 39' 12.42"W	50.00	L26	N32° 56' 58.66"W	21.38
L10	S11° 51' 09.30"W	13.84	L27	N10° 13' 00.66"E	14.59
L11	S57° 02' 39.26"W	20.73	L28	S33° 02' 02.74"E	77.08
L12	S33° 06' 56.13"E	50.08	L29	S59° 35' 19.00"W	32.94
L13	N56° 49' 32.47"E	21.80	L30	S30° 24' 41.00"E	50.00
L14	S78° 09' 13.33"E	14.43	L31	N59° 35' 19.00"E	20.00
L15	S11° 49' 55.99"W	36.08	L32	S66° 35' 49.01"W	52.46
L16	S58° 00' 37.01"W	19.35	L33	N24° 56' 41.10"W	50.00
L17	N57° 23' 05.68"E	24.71	L34	N67° 07' 07.96"E	73.82

PRELIMINARY
-FOR REVIEW ONLY-
THESE DOCUMENTS ARE FOR
DESIGN REVIEW ONLY AND NO
INTENDED FOR
CONSTRUCTION, RECORDING, OR
PERMIT PURPOSES. THEY ARE
PREPARED BY OR UNDER THE
SUPERVISION OF:
ERIK S. HINKLEY 100208 04/23/2018
TYPE OF PRINT NAME DATE

- NOTES:
1. NO LOTS WILL BE SERVED BY A SEPTIC SYSTEM.
2. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE
100 YEAR FLOODPLAIN PER FIRM PANEL # 48190C025 F,
DATED JUNE 13, 2013. THE PROPERTY LOCATED IN ELLIS
COUNTY, TEXAS IN FLOOD ZONE X.
3. ALL CORNER CLIPS TO BE 10X10, EXCEPT ALONG
PRAIRIE RIDGE BOULEVARD AND COUNTY ROAD 506
WHERE THEY WILL BE 25X25.

LAND USE SUMMARY									
PHASE	P8-SF 1 (80'x130') (MIN 10%)		P8-SF 2 (100'x120') (MIN 25%)		P8-SF 3 (130'x141') (MAX 65%)		OPEN SPACE (MIN 10%)		TOTAL
	LOTS	ACREAGE	LOTS	ACREAGE	LOTS	ACREAGE	ACREAGE	ACREAGE	
PHASE 1	-	-	82	13.6	103	14.4	6.2	18.2	52.4
PHASE 2	-	-	59	9.8	108	15.1	18.7	25.3	167.8
FUTURE	459	109.6	1007	166.4	2772	387.9	105.8	414.5	4238.2
TOTAL	459	109.6	1148	189.8	2883	417.4	120.6	459.0	1395.3
PERCENTAGE	20% - (459 LOTS / 4590 LOTS)		25% - (1148 LOTS / 4590 LOTS)		65% - (2883 LOTS / 4590 LOTS)		10% - (120.6 AC / 1395.3 AC)		

A PRELIMINARY PLAT FOR
PRAIRIE RIDGE, PHASE 2
CONTAINING LOTS 1X, 1-42, BLK A; LOTS 1-15, BLK B; LOTS 7X, 1-13, BLK C; LOTS 5X, 1-11, BLK D;
LOTS 13X, 1-13, BLK E; LOTS 6X, 1-12, BLK F; LOTS 12X, 1-12, BLK G;
LOTS 15X, 1-27, BLK H; LOTS 1-11, BLK I; LOTS 1-9, BLK J; LOTS 5-8, BLK K

GRAND PRAIRIE, ELLIS COUNTY, TEXAS

OWNER / DEVELOPER
NAME: PRAIRIE RIDGE DEVELOPMENT CORP.
ADDRESS: 10210 N CENTER EXPY, SUITE 300
DALLAS, TEXAS 75231
PHONE: (972) 385-4100
FAX: (972) 259-7383
CONTACT: KYLE KRUPPA
EMAIL: KKRUPPA@PROVIDENTREALTY.NET

PLANNER / ENGINEER / SURVEYOR
PELTON
LAND SOLUTIONS
TEXAS REGISTRATION ENGINEERING FIRM NO. 12227
1605 JOWE ROAD, SUITE 100, DALLAS, TEXAS 75243
PHONE: (972) 488-2100

DATE: APRIL 2018
PELTON PROJECT #: PRA18003.02
CITY CASE #: P180503

DESIGNED: BAW
DRAWN: MCM
REVIEWER: ESH

SHEET
1 OF 3

Exhibit A - Preliminary Plat