





NO.	DELTA	RADIUS	LENGTH	BEARING	DISTANCE
C4	01° 25' 15"	375.00'	8.06'	N 32° 36' 47" W	8.06'
C5	01° 25' 15"	375.00'	9.30'	S 32° 36' 47" E	9.30'
C6	04° 51' 46"	925.00'	78.51'	N 42° 50' 11" W	78.48'
C7	27° 33' 06"	700.00'	336.61'	N 44° 06' 14" W	333.37'
C8	14° 56' 24"	900.00'	234.68'	N 37° 47' 53" W	234.01'
C9	01° 25' 15"	350.00'	8.68'	S 32° 36' 47" W	8.68'
C10	01° 16' 56"	1380.00'	30.89'	N 58° 56' 47" E	30.89'
C11	13° 34' 23"	1380.00'	326.91'	N 51° 07' 07" E	326.15'
C12	07° 15' 25"	1380.00'	303.76'	N 58° 25' 52" E	303.15'
C13	07° 15' 25"	1270.00'	351.55'	S 55° 55' 00" E	350.15'
C18	07° 15' 25"	1380.00'	46.32'	S 63° 28' 02" W	46.36'

Department of Development Director Approval Date: \_\_\_\_\_

0 100 200 300  
GRAPHIC SCALE IN FEET

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N 13° 50' 06" E	34.91'
L2	N 76° 09' 39" W	14.33'
L3	S 59° 35' 15" W	23.30'
L4	N 13° 48' 56" E	13.97'
L5	S 31° 54' 09" E	7.93'
L6	S 1° 07' 15" W	14.16'
L7	S 12° 39' 59" E	35.22'
L8	N 12° 52' 47" E	14.16'
L9	N 77° 12' 03" E	14.14'
L10	S 12° 51' 49" E	14.14'
L11	S 75° 57' 15" W	56.52'
L12	S 14° 40' 20" E	14.14'
L13	S 75° 19' 40" E	14.14'
L8	S 89° 05' 44" W	13.99'
L9	S 00° 22' 07" W	13.99'
L10	N 77° 36' 18" W	34.93'
L11	N 12° 29' 15" E	14.30'
L12	S 75° 25' 58" W	14.14'
L23	S 75° 19' 40" E	14.14'
L24	N 14° 40' 20" E	14.14'
L25	N 75° 19' 40" W	14.14'
L26	S 14° 40' 20" W	14.14'
L27	S 75° 19' 40" E	14.14'
L28	S 14° 40' 19" E	35.36'

Legend

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B.L. = Building Line  
RP = Radius Point  
IRF = Iron Rod Found  
IFS = Iron Rod Set  
WME = Wall Maintenance Easement

Date of Preparation: October 2018

LAND USE SUMMARY										ROW	TOTAL
PHASE	PR-SF 1 (80'x130')		PR-SF 2 (60'x120')		PR-SF 3 (53'x114')		OPEN SPACE				
	(MIN 10%)		(MIN 25%)		(MAX 65%)		(MIN 10%)				
	LOTS	ACREAGE	LOTS	ACREAGE	LOTS	ACREAGE	ACREAGE	ACREAGE			
PHASE 1	-	-	42	13.6	-	-	0.4	10.6	42	PHASE ACRES	
PHASE 2A	-	-	-	-	112	15.7	8.4	14.9	112	39.0	
FUTURE	459	109.6	1762	1261	2871	401.7	121.8	434.6	4396	1064.8	
TOTAL	459	109.6	1848	189.8	2983	417.4	130.6	460.1	4590	1305.3	
PERCENTAGE	10%	(459 LOTS / 4590 LOTS)	25%	(1848 LOTS / 1890 LOTS)	65%	(2083 LOTS / 4590 LOTS)	10%	(130.6 AC / 1305.3 AC)			

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STATE OF TEXAS  
COUNTY OF ELLIS

WHEREAS PRA PRAIRIE RIDGE DEVELOPMENT CORP. IS THE OWNER OF A TRACT OF LAND SITUATED IN THE J. STEWART SURVEY, ABSTRACT NUMBER 961, ELLIS COUNTY, TEXAS, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED BY DEED TO PRA PRAIRIE RIDGE DEVELOPMENT CORP. RECORDED IN VOLUME 2325, PAGE 470, COUNTY RECORDS, ELLIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND IN THE NORTH LINE OF SAID PRA PRAIRIE RIDGE DEVELOPMENT CORP. TRACT, BEING THE MOST WESTERLY NORTHWEST CORNER OF PRAIRIE RIDGE PHASE 1, AN ADDITION TO THE CITY OF GRAND PRAIRIE RECORDED IN INSTRUMENT NUMBER \_\_\_\_\_, SAID COUNTY RECORDS, BEING IN THE EAST LINE OF A 150 FOOT ELECTRIC EASEMENT AND RIGHT-OF-WAY RECORDED IN VOLUME 707, PAGE 893, SAID COUNTY RECORDS AND BEING IN THE SOUTHERLY LINE OF THAT TRACT OF LAND DESCRIBED BY DEED TO TARRANT REGIONAL WATER DISTRICT RECORDED IN VOLUME 2624, PAGE 467, SAID COUNTY RECORDS:

THENCE WITH THE WEST AND SOUTH LINES OF SAID PHASE 1 THE FOLLOWING COURSES AND DISTANCES:

S 01°17'49"E, 538.10 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

WITH SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 15.89 FEET, THROUGH A CENTRAL ANGLE OF 02°48'07", HAVING A RADIUS OF 325.00 FEET, THE LONG CHORD WHICH BEARS  
S 85°21'55"W, 15.89 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND:

S 03°14'01"E, 50.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

WITH SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 22.50 FEET, THROUGH A CENTRAL ANGLE OF 03°26'15", HAVING A RADIUS OF 375.00 FEET, THE LONG CHORD WHICH BEARS  
N 85°02'52"E, 22.49 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND:

S 06°40'16"E, 132.26 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND AT THE SOUTHWEST CORNER OF SAID PHASE 1, THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

WITH SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 415.11 FEET, THROUGH A CENTRAL ANGLE OF 15°03'12", HAVING A RADIUS OF 1580.00 FEET, THE LONG CHORD WHICH BEARS  
N 76°29'10"E, 413.90 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND IN THE WEST RIGHT-OF-WAY LINE OF GOLDENROD DRIVE (A VARIABLE WIDTH RIGHT-OF-WAY):

S 39°30'20"W, 28.72 FEET, WITH SAID RIGHT-OF-WAY LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND IN THE NORTH RIGHT-OF-WAY LINE OF PRAIRIE RIDGE BOULEVARD (A VARIABLE WIDTH RIGHT-OF-WAY), THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

WITH SAID RIGHT-OF-WAY LINE AND NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 42.74 FEET, THROUGH A CENTRAL ANGLE OF 01°34'12", HAVING A RADIUS OF 1560.00 FEET, THE LONG CHORD WHICH BEARS  
S 82°28'32"W, 42.74 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND AT THE NORTHWEST TERMINUS OF SAID PRAIRIE RIDGE BOULEVARD;

THENCE S 08°18'34"E, 60.00 FEET, WITH SAID TERMINUS AND WEST LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE DEPARTING SAID TERMINUS AND WEST LINE OVER AND ACROSS SAID PRA PRAIRIE RIDGE DEVELOPMENT CORP. TRACT THE FOLLOWING COURSES AND DISTANCES:

WITH SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 848.26 FEET, THROUGH A CENTRAL ANGLE OF 32°24'04", HAVING A RADIUS OF 1500.00 FEET, THE LONG CHORD WHICH BEARS  
S 65°29'24"W, 837.00 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 49°17'22"W, 220.96 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET AT THE BEGINNING OF A CURVE TO THE LEFT;

WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 314.64 FEET, THROUGH A CENTRAL ANGLE OF 17°10'09", HAVING A RADIUS OF 1050.00 FEET, THE LONG CHORD WHICH BEARS  
S 40°42'18"W, 313.47 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 32°07'13"W, 150.38 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET AT THE BEGINNING OF A CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 767.03 FEET, THROUGH A CENTRAL ANGLE OF 27°28'02", HAVING A RADIUS OF 1600.00 FEET, THE LONG CHORD WHICH BEARS  
S 45°11'14"W, 759.70 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 59°35'15"W, 54.38 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 30°24'45"W, 60.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 59°35'15"E, 34.42 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 13°50'06"E, 34.91 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 31°54'09"W, 100.03 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 76°09'39"W, 14.33 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 59°35'15"W, 23.10 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 30°24'45"W, 50.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 59°35'15"E, 26.80 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 13°48'56"E, 13.97 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 31°54'09"W, 122.07 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET AT THE BEGINNING OF A CURVE TO THE LEFT;

WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 8.06 FEET, THROUGH A CENTRAL ANGLE OF 01°25'15", HAVING A RADIUS OF 325.00 FEET, THE LONG CHORD WHICH BEARS  
N 32°36'47"W, 8.06 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 56°40'36"E, 50.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 9.30 FEET, THROUGH A CENTRAL ANGLE OF 01°25'15", HAVING A RADIUS OF 375.00 FEET, THE LONG CHORD WHICH BEARS  
S 32°36'47"E, 9.30 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 31°54'09"E, 11.93 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 57°16'00"E, 122.98 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 42°11'59"W, 113.08 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 44°43'56"E, 114.82 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 45°16'04"W, 49.20 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET AT THE BEGINNING OF A CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 78.51 FEET, THROUGH A CENTRAL ANGLE OF 04°51'46", HAVING A RADIUS OF 925.00 FEET, THE LONG CHORD WHICH BEARS  
N 42°50'11"W, 78.48 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 49°35'42"W, 114.52 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 37°41'54"W, 120.96 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 30°19'41"W, 180.46 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 59°40'20"W, 23.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 30°19'40"W, 50.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 59°40'20"E, 20.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 30°19'41"W, 149.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET IN THE AFOREMENTIONED NORTH LINE OF SAID PRA PRAIRIE RIDGE DEVELOPMENT CORP. TRACT AND BEING IN THE SOUTH LINE OF THAT TRACT OF LAND DESCRIBED BY DEED TO PRA PRAIRIE RIDGE L.P. RECORDED IN VOLUME 2257, PAGE 840, SAID COUNTY RECORDS:

THENCE N 59°40'19"E, 2139.98 FEET, WITH SAID NORTH LINE TO THE POINT OF BEGINNING AND CONTAINING 1,699,743 SQUARE FEET OR 39.021 ACRES OF LAND MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT PRA PRAIRIE RIDGE DEVELOPMENT CORP., DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREON ABOVE DESCRIBED PROPERTY AS PRAIRIE RIDGE PHASE 2A AN ADDITION TO THE CITY OF GRAND PRAIRIE ETJ, ELLIS COUNTY, TEXAS AND DOES HEREBY DEDICATE TO THE ELLIS COUNTY FRESHWATER SUPPLY DISTRICT NO. 1 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 EROSION 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.

IN WITNESS THEREFORE, I HAVE SET MY HAND THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2018.

BY: PRA PRAIRIE RIDGE DEVELOPMENT CORP.  
A TEXAS CORPORATION

BY: \_\_\_\_\_

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THEIR PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2018

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

KNOW ALL MEN BY THESE PRESENTS:

THAT I, XXXX X XXXXXX DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS "SET" WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF GRAND PRAIRIE.

\_\_\_\_\_  
SIGNATURE OF THE REGISTERED PROFESSIONAL  
TODD A BRIDGES

TEXAS REGISTRATION NO. XXXX

"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." 22 TAC 663.18C  
Todd A. Bridges, RPLS 4940  
Date: 10/29/2018

STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED XXXX X XXXXXX, 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 CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY AND SEAL OF OFFICE, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: \_\_\_\_\_

## Final Plat Prairie Ridge Phase 2A

39.021 Acres  
112 Residential Lots  
4 Non-Residential Lots  
Situated in the J. Stewart Survey, Abstract Number 961,  
Ellis County Fresh Water Supply District No. 1  
City of Grand Prairie ETJ  
Ellis County, Texas

Date of Preparation: October 2018

Final Plat

## Prairie Ridge Phase 2A

Situated in the J. Stewart Survey, Abstract Number 961,  
Ellis County Fresh Water Supply District No. 1  
City of Grand Prairie ETJ, Ellis County, Texas

PELOTON  
LAND SOLUTIONS



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PAGE #

Owner / Developer  
PRA Prairie Ridge Development Corp.  
10210 N. Center Expy  
Suite 300  
Dallas, Texas 75231  
(972) 385-4100

9600 HILLWOOD PARKWAY, SUITE 250  
FORT WORTH, TEXAS 76117 PH# 817-562-3580