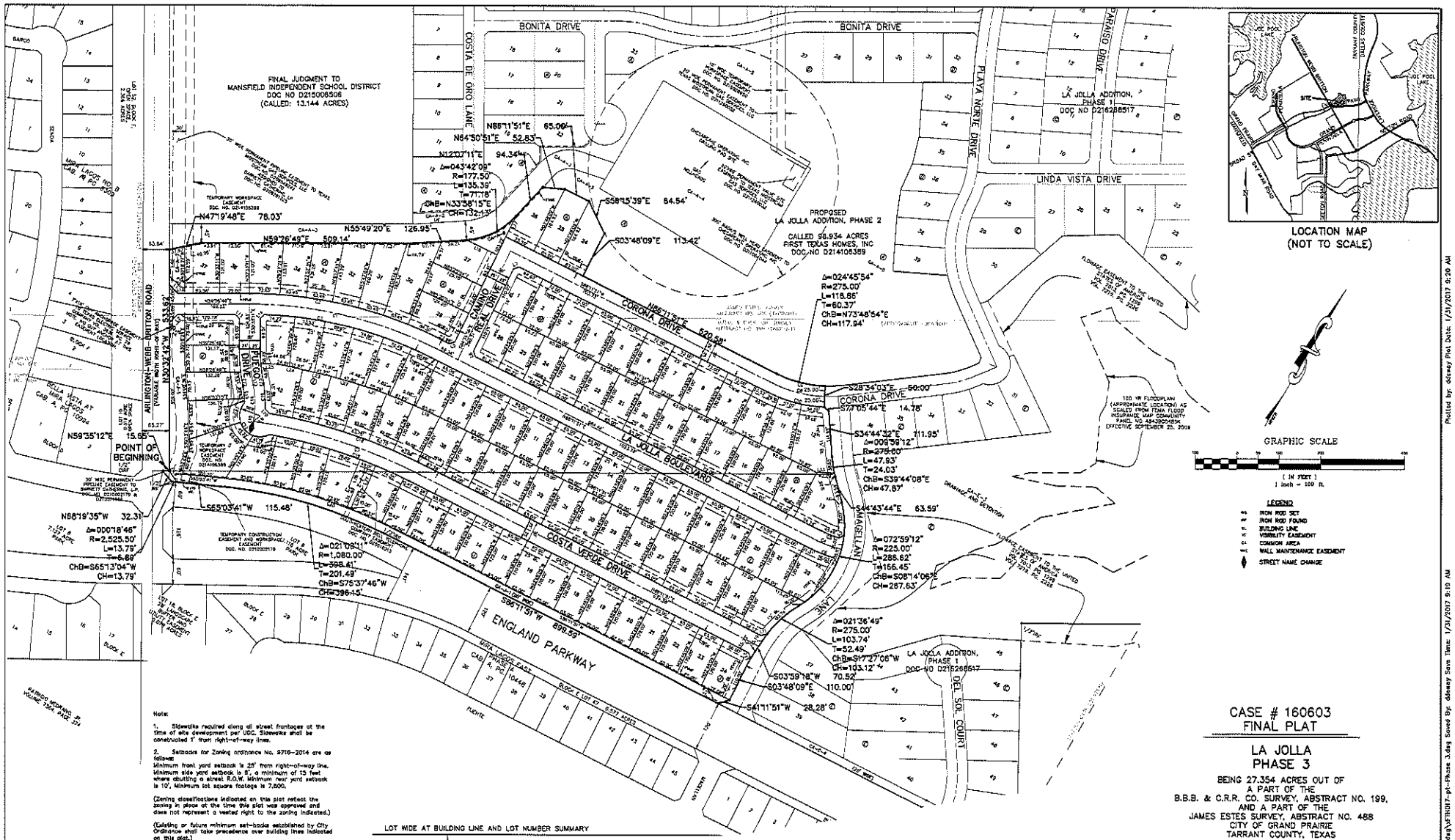

Note:

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. Setbacks for Zoning ordinance No. 9716-2014 are as follows:
Minimum front yard setback is 25' from right-of-way line. Minimum side yard setback is 5', a minimum of 15 feet where abutting a street R.O.W. Minimum rear yard setback is 10'. Minimum lot square footage is 7,800.

(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.)

(Existing or future minimum set-backs established by City Ordinance shall take precedence over building lines indicated on this plat.)

3. The following lots are dedicated to and maintained by the Home Owner's Association as open space lots.
Lots CA-A-4, CA-A-7, Block A; and Lots CA-J-1, CA-J-2, Block J;

4. 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.

5. All corners are one-half inch iron rods with cap stamped "JBI" set unless noted otherwise on the plat.

LOT WIDE AT BUILDING LINE AND LOT NUMBER SUMMARY

LOT WIDE	NO. OF RESIDENTIAL LOTS	
60-69 FEET	69 LOTS –	LOTS 24, 25, 30-34, BLOCK A; LOTS 1, 4, 10-12, 14-16, 18-22, 24-26, BLOCK H; LOTS 3, 8-14, 16-21, 23, 26-35, 37-42, BLOCK I; LOTS 1-6, 11-13, 15-18, 20-24, BLOCK J;
70+ FEET	37 LOTS –	LOTS 26-29, 35-37, BLOCK A; LOTS 2, 3, 5-9, 13, 17, 23, BLOCK H; LOTS 1, 2, 4, 5, 15, 22, 24, 25, 36, BLOCK I; LOTS 9, 10, 14, 19, BLOCK J;

NET DENSITY CALCULATION

TOTAL SITE AREA	27.354	ACRES
AREA OF RIGHT-OF-WAY	5.130	ACRES
NET DENSITY AREA	22.224	ACRES
NET DWELLING UNITS PER ACRE (106 UNITS)	4.77	UNITS/ACRE

FLOOD STATEMENT: According to Community Panel No. 48439C0485K, dated September 25, 2009 (Tarrant County) and 48113C0585K, dated July 07, 2014 (Dallas County) of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property is partially located within an identified special flood hazard area as shown hereon.

CASE # 160603
FINAL PLAT

LA JOLLA PHASE 3

BEING 27.354 ACRES OUT OF
A PART OF THE
B.B.B. & C.R.R. CO. SURVEY, ABSTRACT NO. 199,
AND A PART OF THE
JAMES ESTES SURVEY, ABSTRACT NO. 488
CITY OF GRAND PRAIRIE
TARRANT COUNTY, TEXAS

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

JBI PARTNERS, INC. — SURVEYOR/ENGINEER
14801 Quorum Drive, Suite 200 B
Addison, Texas 75001
(972) 248-7676

106 RESIDENTIAL LOTS
4 COMMON AREA LOTS

SUBMITTED: JANUARY 18, 2016

Sheet 1 of 2

Planning Department
JAN 31 2017
Received

Drawing: H:\Projects\FTH017-Duke\dwg\FTH017-pl-Phase 3.dwg Saved By: ddesay Save Time: 1/31/2017 9:19 AM
Plotted By: ddesay Plot Date: 1/31/2017 9:20 AM

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, Tarrant County, Texas, a part of the B.B.B. and C.R.R. Company Survey, Abstract No. 199, a part of the James Estes Survey, Abstract No. 488, being part 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 part 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 a one-half inch iron rod with yellow cap stamped "JBI" found at the south corner of said 98.934 acre tract of land, said point being in the northwesterly line of said 24.834 acre tract of land and said point being in the northeast line of Arlington Webb Britton Road (a variable width right-of-way);

THENCE North 30 degrees 32 minutes 42 seconds West, 233.62 feet along the southwest line of said 98.934 acre tract of land and along the northeast right-of-way line of Arlington Webb Britton Road to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 47 degrees 19 minutes 48 seconds East, 78.03 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 09 degrees 26 minutes 49 seconds East, 509.14 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 55 degrees 49 minutes 20 seconds East, 126.95 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE Northeasterly, 135.39 feet along a tangent curve to the left having a central angle of 43 degrees 42 minutes 09 seconds, a radius of 177.50 feet, a tangent of 71.18 feet, and whose chord bears North 33 degrees 58 minutes 15 seconds East, 132.13 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 12 degrees 07 minutes 11 seconds East, 94.34 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 64 degrees 50 minutes 51 seconds East, 52.83 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 86 degrees 11 minutes 51 seconds East, 63.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 38 degrees 13 minutes 39 seconds East, 84.54 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 03 degrees 48 minutes 09 seconds East, 113.42 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 86 degrees 11 minutes 51 seconds East, 320.58 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE Northeasterly, 118.86 feet along a tangent curve to the left having a central angle of 24 degrees 45 minutes 34 seconds, a radius of 275.00 feet, a tangent of 60.37 feet, and whose chord bears North 73 degrees 48 minutes 34 seconds East, 117.94 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 28 degrees 34 minutes 03 seconds East, 30.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 77 degrees 05 minutes 44 seconds East, 14.78 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 34 degrees 44 minutes 32 seconds East, 111.95 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE Southeasterly, 17.93 feet along a tangent curve to the left having a central angle of 00 degrees 39 minutes 12 seconds, a radius of 275.00 feet, a tangent of 24.03 feet, and whose chord bears South 39 degrees 44 minutes 08 seconds East, 47.87 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 44 degrees 43 minutes 44 seconds East, 63.39 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE Southeasterly, 256.62 feet along a tangent curve to the right having a central angle of 72 degrees 59 minutes 12 seconds, a radius of 225.00 feet, a tangent of 146.43 feet, and whose chord bears South 08 degrees 14 minutes 06 seconds East, 267.63 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE Southwesterly, 103.74 feet along a reverse curve to the left having a central angle of 21 degrees 36 minutes 49 seconds, a radius of 275.00 feet, a tangent of 52.49 feet, and whose chord bears South 17 degrees 27 minutes 06 seconds West, 103.12 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 03 degrees 59 minutes 28 seconds West, 70.52 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 03 degrees 48 minutes 09 seconds East, 110.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 41 degrees 11 minutes 51 seconds West, 28.28 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner, said point being in the southeast line of said 24.834 acre tract of land and in the northeast right-of-way line of England Parkway (a variable width right-of-way);

THENCE along the southeast line of said 24.834 acre tract of land and along the northeast right-of-way line of England Parkway as follows:
South 86 degrees 11 minutes 51 seconds West, 899.59 feet to a one-half inch iron rod found for corner;
Southwesterly, 398.41 feet along a tangent curve to the left having a central angle of 21 degrees 08 minutes 11 seconds, a radius of 1,080.00 feet, a tangent of 201.49 feet, and whose chord bears South 75 degrees 37 minutes 46 seconds West, 396.16 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;
South 65 degrees 03 minutes 41 seconds West, 113.48 feet to a one-half inch iron rod found for corner;
Southwesterly, 13.79 feet along a tangent curve to the right having a central angle of 00 degrees 18 minutes 46 seconds, a radius of 2,520.50 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 found for corner, said point being the south corner of said 24.834 acre tract of land;

THENCE along the southwest line of said 24.834 acre tract of land and along the northeast right-of-way line of Arlington Webb Britton Road as follows:
North 68 degrees 19 minutes 35 seconds West, 32.31 feet to a one-half inch iron rod found for corner, said point being the west corner of said 24.834 acre tract of land;
North 59 degrees 35 minutes 12 seconds East, 15.65 feet to a one-half inch iron rod found for corner, said point being the south corner of said 98.934 acre tract of land to the POINT OF BEGINNING and containing 1,191,564 square feet or 27.354 acres of land.

BASIS OF BEARING is derived from monuments found along the easterly line of Mira Lagos, Phase B, an addition to the City of Grand Prairie, recorded in Cabinet "A", Page 9409, Map Records Tarrant County, Texas.

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 PHASE 2, 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 _____, 2017.

By: FIRST TEXAS HOMES, INC.
a Texas corporation

By: _____
Name: KEITH HARDESTY
DIVISION PRESIDENT

STATE OF TEXAS -

COUNTY OF _____ -

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Keith Hardesty, 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 _____, 2017.

_____
Notary Public in and for the State of Texas

DRAINAGE EASEMENT NOTE:

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 "improvements," 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 attorneys' 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.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, EDWARD SCOTT BACAK, 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.

_____
Edward Scott Bacak, R.P.L.S. No 6246

STATE OF TEXAS -

COUNTY OF DALLAS -

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Edward Scott Bacak, 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 _____, 2017.

_____
Notary Public in and for the State of Texas.

LINE TABLE		
NO.	BEARING	LENGTH
L1	N75°32'37"W	28.28'
L2	N14°27'03"E	26.29'
L3	S24°33'16"W	13.28'
L4	S67°33'27"E	13.06'
L5	N40°43'58"E	14.04'
L6	S49°14'02"E	14.25'
L7	N40°43'58"E	14.04'
L8	N64°09'02"W	22.25'
L9	N22°09'44"E	21.00'
L10	N69°57'16"W	14.85'
L11	S45°54'01"W	13.25'
L12	S48°48'09"E	14.14'
L13	N75°33'11"W	14.14'
L14	N15°29'13"E	13.92'
L15	N23°30'50"W	7.98'
L16	N65°29'04"E	61.26'
L17	S03°33'10"E	84.68'
L18	N39°38'46"E	10.86'
L19	S84°33'21"W	70.11'
L20	S81°40'44"W	66.77'
L21	S78°46'10"W	66.77'
L22	S75°53'36"W	66.77'
L23	S73°03'23"W	70.25'
L24	S71°33'32"W	57.48'
L25	S82°06'06"W	44.06'
L26	S08°01'04"E	72.16'
L27	N08°01'04"W	72.76'
L28	N81°58'56"E	15.00'
L29	N81°58'56"E	15.00'
L30	N08°01'04"W	47.35'
L31	S08°01'04"E	47.53'
L32	N30°33'42"W	84.62'
L33	S81°33'10"W	42.29'

CURVE TABLE					
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	482.50'	028°45'53"	960.61'	235.53'	S72°49'30"W	458.31'
C2	474.18'	028°45'03"	1013.61'	241.49'	S72°49'30"W	469.86'
C3	415.83'	024°40'25"	965.61'	211.19'	S73°51'39"W	412.62'
C4	82.14'	014°14'26"	330.00'	31.33'	N78°04'38"E	81.95'
C5	46.46'	011°34'20"	230.00'	23.31'	N80°34'54"E	46.38'
C6	86.03'	011°40'28"	275.00'	43.11'	N80°31'37"E	85.84'
C7	406.09'	086°42'41"	1248.60'	225.12'	S76°56'31"W	404.78'
C8	128.97'	024°43'34"	300.00'	65.66'	N73°46'34"E	128.06'
C9	118.86'	024°45'34"	275.00'	60.37'	N73°46'34"E	117.94'
C10	140.46'	024°45'34"	325.00'	71.35'	N73°46'34"E	139.39'
C11	91.55'	010°29'37"	500.00'	45.96'	S35°47'33"E	91.42'
C12	95.13'	010°29'37"	520.00'	46.29'	S35°47'33"E	95.00'
C13	86.97'	010°29'37"	475.00'	43.61'	S35°47'33"E	86.82'
C14	50.55'	018°31'46"	250.00'	40.78'	N31°46'44"W	50.50'
C15	36.00'	008°55'30"	225.00'	18.02'	N38°54'41"W	35.96'
C16	82.13'	012°56'37"	275.00'	41.29'	N34°54'20"W	81.89'
C17	137.83'	157°42'24"	50.00'	203.78'	S69°06'05"E	98.11'
C18	380.37'	017°09'20"	1270.00'	191.57'	S77°37'11"W	378.85'
C19	354.63'	016°39'17"	1220.00'	178.56'	S77°52'13"W	353.38'
C20	405.79'	021°08'11"	1100.00'	205.23'	S73°37'46"W	403.46'

STAR TABLE									
BLOCK	LOT	SQUARE FEET	ACRES	BLOCK	LOT	SQUARE FEET	ACRES	SQUARE FEET	ACRES
A 24	9,444	0.216	11	8,190	0.188	1	9,191	0.211	
A 25	10,721	0.246	12	8,190	0.188	2	8,191	0.188	
A 26	10,700	0.246	13	8,190	0.188	3	8,191	0.188	
A 27	10,229	0.235	14	8,190	0.188	4	8,191	0.188	
A 28	7,142	0.164	15	8,190	0.188	5	13,458	0.309	
A 29	10,437	0.240	16	8,190	0.188	6	8,079	0.185	
A 30	15,842	0.364	17	7,980	0.183	7	7,956	0.183	
A 31	11,751	0.270	18	7,980	0.183	8	7,956	0.183	
A 32	10,327	0.237	19	7,980	0.183	9	8,902	0.204	
A 33	9,[illegible]	0.215	20	7,980	0.183	10	8,106	0.186	
A 34	8,777	0.201	21	7,980	0.183	11	7,980	0.183	
A 35	9,780	0.225	22	7,980	0.183	12	7,980	0.183	
A 36	9,713	0.223	23	7,980	0.183	13	7,980	0.183	
A 37	9,945	0.228	24	7,980	0.183	14	8,040	0.185	
A 38	10,041	0.231	25	8,925	0.205	15	7,893	0.181	
A 39	8,998	0.207	26	7,980	0.183	16	7,980	0.183	
B1	8,925	0.205	27	7,980	0.183	17	7,980	0.183	
B2	8,240	0.189	28	7,980	0.183	18	7,980	0.183	
B3	7,980	0.183	29	7,980	0.183	19	8,040	0.185	
B4	7,980	0.183	30	7,980	0.183	20	7,980	0.183	
B5	8,040	0.185	31	7,980	0.183	21	7,980	0.183	
B6	8,047	0.185	32	8,964	0.206	22	7,980	0.183	
B7	8,040	0.185	33	20,210	0.464	23	7,980	0.183	
B8	8,040	0.185	34	8,040	0.185	24	8,078	0.185	
B9	8,040	0.185	35	8,040	0.185	25	12,871	0.295	
B10	8,103	0.186	36	7,980	0.183	26	17,[illegible]	0.[illegible]	
B11	8,731	0.200	37	7,980	0.183				
B12	12,844	0.295	38	7,980	0.183				
B13	12,211	0.280	39	7,980	0.183				
B14	7,980	0.183	40	7,980	0.183				
B15	7,980	0.183	41	7,980	0.183				
B16	7,980	0.183	42	7,980	0.183				
B17	7,980	0.183	43	7,980	0.183				
B18	7,980	0.183	44	7,980	0.183				
B19	7,980	0.183	45	7,980	0.183				
B20	7,980	0.183	46	9,095	0.209				
B21	7,980	0.183	47	9,095	0.209				
B22	7,980	0.183	48	7,980	0.183				
B23	8,040	0.185	49	7,980	0.183				
B24	7,980	0.183	50	7,980	0.183				
B25	7,980	0.183	51	7,980	0.183				
B26	7,980	0.183	52	7,980	0.183				

CASE # 160603
FINAL PLAT

LA JOLLA
PHASE 3

BEING 27.354 ACRES OUT OF
A PART OF THE
B.B.B. & C.R.R. CO. SURVEY, ABSTRACT NO. 199,
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15301 Quorum Drive, Suite 200 B
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108 RESIDENTIAL LOTS
4 COMMON AREA LOTS

SUBMITTED: JANUARY 16, 2016 — Sheet 2 of 2

Planning Department

JAN 31 2017

Received

Plotted by: ddesay Plot Date: 1/31/2017 9:20 AM
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