

CURVE TABLE						LINE TABLE		
CURVE	RADIUS	ARC LENGTH	DELTA	CHORD BEARING	CHORD LENGTH	LINE	BEARING	LENGTH
C1	150.00'	22.30'	8° 31' 03"	N 09° 36' 31" W	22.28'	L1	N 13° 52' 03" W	85.44'
C2	150.00'	13.93'	5° 19' 11"	N 02° 41' 24" W	13.92'	L2	N 00° 01' 48" W	72.02'
C3	50.00'	36.31'	41° 36' 45"	S 20° 50' 11" E	35.52'	L3	N 60° 42' 12" E	70.78'
C4	50.00'	50.77'	58° 10' 27"	S 70° 43' 47" E	48.61'	L5	S 60° 42' 12" W	13.50'
C5	350.00'	51.08'	8° 21' 42"	N 76° 00' 08" E	51.03'	L6	N 29° 17' 48" W	34.50'
C6	350.00'	9.49'	1° 33' 13"	N 71° 02' 41" E	9.49'	L7	S 60° 42' 12" W	29.00'
C7	350.00'	58.43'	9° 33' 53"	N 65° 29' 08" E	58.36'	L8	N 29° 17' 48" W	51.50'
C8	50.00'	78.54'	90° 00' 00"	N 15° 42' 12" E	70.71'	L10	N 18° 31' 20" W	94.05'
C9	40.00'	62.83'	90° 00' 00"	N 74° 17' 48" W	56.57'	L11	N 71° 28' 40" E	63.47'
C10	40.00'	62.83'	90° 00' 00"	S 74° 17' 48" E	56.57'	L12	N 89° 58' 12" E	41.71'
C11	40.00'	61.84'	88° 31' 26"	N 16° 25' 43" E	55.87'	L13	N 48° 21' 27" E	6.76'
C12	40.00'	62.83'	90° 00' 00"	N 15° 42' 12" E	56.57'	L14	S 00° 01' 48" E	61.18'
C13	40.00'	62.83'	90° 00' 00"	N 15° 42' 12" E	56.57'	L15	N 60° 40' 24" E	72.48'
C14	40.00'	61.84'	88° 31' 26"	S 75° 01' 19" E	55.87'	L16	N 60° 42' 12" E	88.26'
C15	40.00'	62.83'	90° 00' 00"	N 36° 28' 40" E	56.57'	L17	S 29° 17' 48" E	94.15'
C16	40.00'	80.69'	18° 29' 32"	N 80° 43' 26" E	80.34'	L18	S 20° 08' 52" E	49.36'
C17	40.00'	62.83'	90° 00' 00"	S 45° 01' 48" E	56.57'	L20	N 29° 17' 48" W	4.56'
C18	40.00'	31.81'	45° 33' 45"	S 22° 45' 04" W	30.98'	L21	N 89° 58' 12" E	7.98'
C19	40.00'	37.71'	54° 00' 30"	S 27° 02' 08" E	36.33'	L23	S 69° 30' 27" W	108.80'
C20	40.00'	62.83'	90° 01' 48"	N 74° 18' 42" W	56.58'	L24	N 29° 16' 33" W	29.12'
C21	40.00'	62.83'	90° 01' 48"	N 74° 18' 42" W	56.58'	L25	N 15° 41' 52" E	35.37'
C22	225.00'	114.03'	29° 16' 00"	N 75° 20' 12" E	113.68'	L26	N 07° 59' 23" E	33.15'
C23	250.00'	39.92'	9° 08' 56"	S 24° 43' 20" E	39.88'	L27	N 60° 42' 12" E	4.50'
C24	40.00'	33.64'	48° 11' 06"	S 69° 37' 30" W	32.66'	L28	N 29° 17' 48" W	5.50'
C25	100.00'	79.17'	45° 21' 36"	N 71° 02' 15" E	77.12'			
C26	40.00'	59.51'	85° 14' 07"	N 62° 45' 56" W	54.17'			
C27	40.00'	62.83'	90° 00' 00"	S 44° 58' 12" W	56.57'			
C28	10.00'	18.12'	103° 50' 15"	N 38° 03' 04" E	15.74'			
C29	10.00'	15.71'	90° 00' 00"	N 45° 01' 48" W	14.14'			
C30	75.00'	1.93'	1° 28' 33"	S 00° 46' 05" E	1.93'			
C31	15.00'	14.70'	56° 09' 59"	N 00° 31' 42" W	14.12'			
C32	375.00'	0.62'	0° 05' 40"	N 80° 08' 09" E	0.62'			
C33	47.50'	4.51'	5° 26' 15"	N 57° 59' 04" E	4.51'			
C34	213.00'	3.74'	1° 00' 17"	N 61° 12' 20" E	3.74'			
C35	1960.00'	336.83'	9° 49' 12"	N 74° 47' 47" E	336.83'			
C36	1960.00'	100.31'	2° 55' 58"	N 88° 25' 13" E	100.30'			
C37	995.00'	349.89'	20° 08' 52"	N 70° 49' 57" E	348.09'			

LAND USE TABLE			
LAND USE	ACREAGE	SQUARE FEET	# OF LOTS
RIGHT-OF-WAY	4.424	192,710	1
RESIDENTIAL	9.233	402,213	125
PRIVATE OPEN SPACE	2.530	110,200	7
COMMERCIAL	4.545	197,986	2
TOTAL	20.732	903,109	135

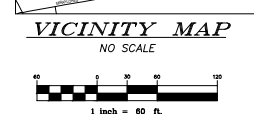
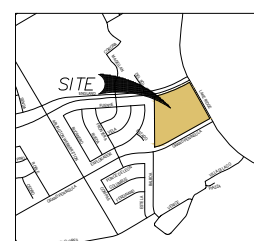
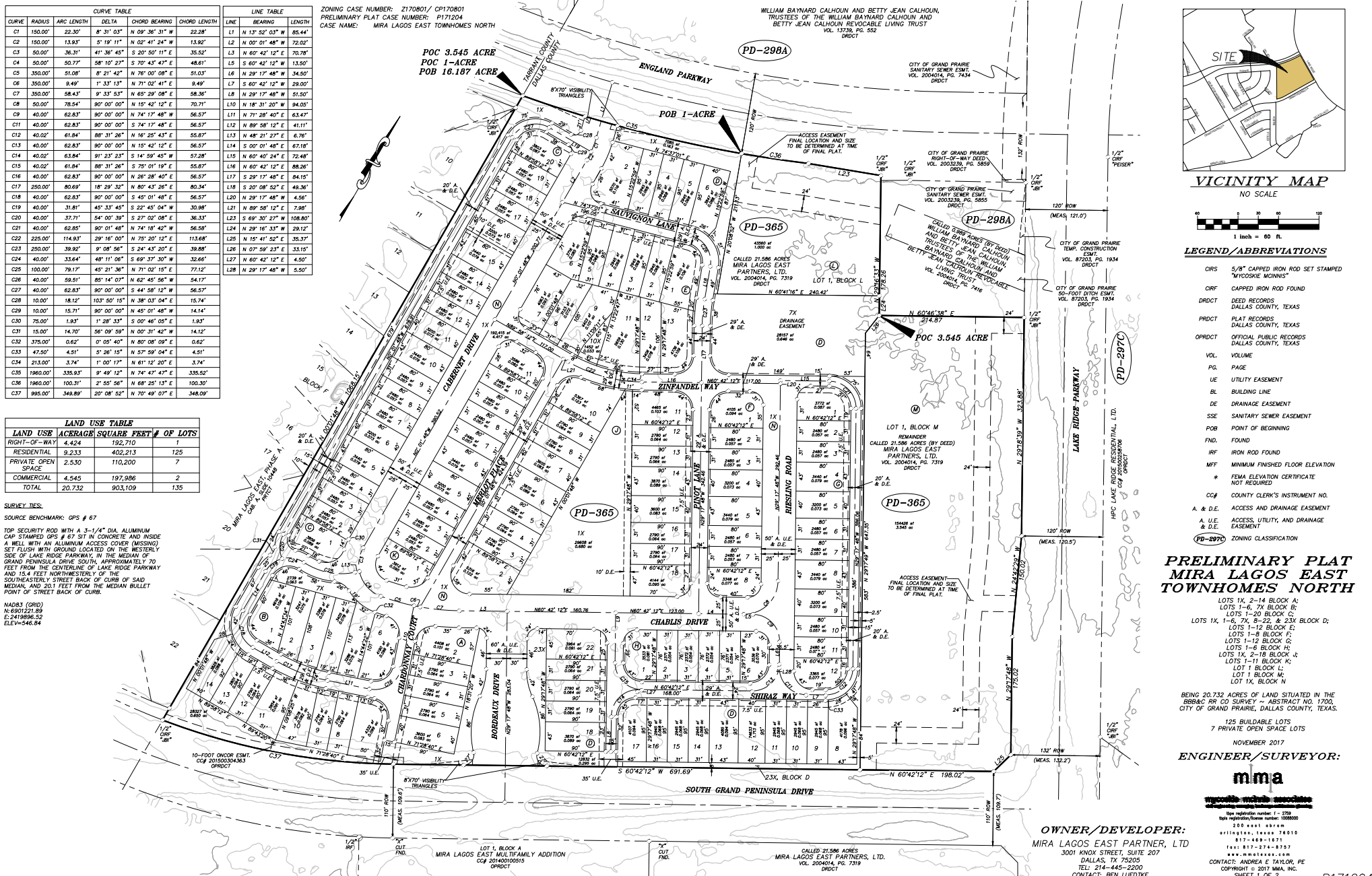
SURVEY DATA

SOURCE BENCHMARK: GPS # 67

TOP SECURITY ROD WITH A 3-1/4" DIA. ALUMINUM CAP STAMPED GPS # 67 SIT IN CONCRETE AND INSIDE A WELL WITH AN ALUMINUM ACCESS COVER (MISSING) SET FLUSH WITH GROUND LOCATED ON THE WESTERLY SIDE OF LAKE RIDGE PARKWAY IN THE MEDIAN OF GRAND PENINSULA DRIVE SOUTH, APPROXIMATELY 70 FEET FROM THE CENTERLINE OF LAKE RIDGE PARKWAY AND 15.4 FEET NORTHWESTERLY OF THE SOUTHEASTERLY STREET BACK OF CURB OF SAID MEDIAN, AND 201 FEET FROM THE MEDIAN BULLET POINT OF STREET BACK OF CURB.

NAD83 (GRID)
N: 6901221.89
E: 2419866.52
ELEV=546.84

ZONING CASE NUMBER: Z170801/CP170801
PRELIMINARY PLAT CASE NUMBER: P171204
CASE NAME: MIRA LAGOS EAST TOWNHOMES NORTH



PRELIMINARY PLAT MIRA LAGOS EAST TOWNHOMES NORTH

LOTS 1X, 2-14 BLOCK A;
LOTS 1-6, 7X, 8-22, & 23X BLOCK D;
LOTS 1-12 BLOCK E;
LOTS 1-8 BLOCK F;
LOTS 1-12 BLOCK G;
LOTS 1-6 BLOCK H;
LOTS 1X, 2-18 BLOCK J;
LOTS 1-11 BLOCK K;
LOT 1 BLOCK L;
LOT 1 BLOCK M;
LOT 1X, BLOCK N

BEING 20.732 ACRES OF LAND SITUATED IN THE
BB&C RR CO SURVEY - ABSTRACT NO. 1700,
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS.

125 BUILDABLE LOTS
7 PRIVATE OPEN SPACE LOTS

NOVEMBER 2017

ENGINEER/SURVEYOR:

mma
MICHAEL M. MANNING, INC.

PROFESSIONAL SURVEYOR
No. 17378
Exp. 12/31/2020
200 WEST WYCKOSKE
STREET, SUITE 7801
817-469-1671
FAX: 817-274-8757
WWW.MMA-INC.COM
CONTACT: ANDREA E. TAYLOR, PE
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SHEET 1 OF 2

OWNER/DEVELOPER:
MIRA LAGOS EAST PARTNER, LTD
3001 KNOX STREET, SUITE 207
DALLAS, TX 75205
TEL: 214-445-2200
CONTACT: BEN LUEDTKE

OWNER'S CERTIFICATE

STATE OF TEXAS)
COUNTY OF DALLAS)

WHEREAS MIRA LAGOS EAST PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH THE UNDERSIGNED, IT'S DULY AUTHORIZED AGENT, IS THE SOLE OWNER OF A 20,732 ACRE TRACT OF LAND LOCATED IN THE BBB&C RR CO SURVEY, ABSTRACT NO. 1700, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS;

BEING A 20,732 ACRE TRACT OF LAND LOCATED IN THE BBB&C RR CO SURVEY (BUFFALO BAYOU, BRAZOS, AND COLORADO RAILROAD COMPANY), ABSTRACT NO. 1700, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, BEING A PORTION OF A CALLED 21,596 ACRE TRACT OF LAND AS DESCRIBED IN THE SPECIAL WARRANTY DEED TO MIRA LAGOS EAST PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP, FILED FOR RECORD IN VOLUME 2004014, PAGE 7319, DEED RECORDS, DALLAS COUNTY, TEXAS (DRDCT), AND BEING A PORTION OF A CALLED 10,579 ACRE TRACT OF LAND (IDENTIFIED IN DEED AS "FUTURE SHOPPING CENTER"), AS DESCRIBED IN THE SPECIAL WARRANTY DEED TO MIRA LAGOS EAST PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP, FILED FOR RECORD IN COUNTY CLERK'S INSTRUMENT NO. 200600057550, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS (OPRDCT), SAID 3.545 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT FOR CORNER ON THE SOUTHEAST RIGHT-OF-WAY LINE OF ENGLAND PARKWAY, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY, SAID COMMENCING POINT BEING THE NORTHEAST CORNER OF LOT 34, BLOCK F, MIRA LAGOS EAST, PHASE A, AN ADDITION TO THE CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 10448, PLAT RECORDS, TARRANT COUNTY, TEXAS (PRDCT), AND BEING AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,960.00 FEET, FROM WHICH A 1/2 INCH CAPPED IRON ROD FOUND STAMPED "JBI" FOR THE NORTHEAST CORNER OF LOT 9, BLOCK F, OF SAID MIRA LAGOS EAST, PHASE A, SAME BEING THE NORTHERNMOST CORNER OF LOT 10, BLOCK F, OF SAID MIRA LAGOS EAST, PHASE A, BEARS SOUTH 00 DEGREES 01 MINUTES 48 SECONDS EAST, A DISTANCE OF 20.32 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, AND ALONG SAID SOUTHEAST RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 12 DEGREES 45 MINUTES 03 SECONDS, AN ARC LENGTH OF 436.19 FEET, AND HAVING A LONG CHORD WHICH BEARS NORTH 73 DEGREES 19 MINUTES 49 SECONDS EAST, A CHORD LENGTH OF 435.29 FEET, TO A POINT FOR CORNER;

THENCE NORTH 69 DEGREES 30 MINUTES 27 SECONDS EAST, CONTINUING ALONG SAID SOUTHEAST RIGHT-OF-WAY LINE, A DISTANCE OF 108.79 FEET, TO A 1/2 INCH CAPPED IRON ROD FOUND STAMPED "JBI" FOR THE EASTERNMOST NORTHEAST CORNER OF SAID CALLED 23.921 ACRE TRACT OF LAND;

THENCE SOUTH 29 DEGREES 16 MINUTES 33 SECONDS EAST, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, AND ALONG THE EAST LINE OF SAID CALLED 23.921 ACRE TRACT OF LAND, AT A DISTANCE OF 7.47 FEET, PASSING THE EASTERNMOST SOUTHEAST CORNER OF SAID CALLED 23.921 ACRE TRACT OF LAND, SAME BEING THE NORTHEAST CORNER OF A CALLED 0.989 ACRE TRACT OF LAND AS DESCRIBED IN THE SPECIAL WARRANTY DEED TO WILLIAM BAYNARD CALHOUN AND BETTY JEAN CALHOUN, FILED FOR RECORD IN VOLUME 2004014, PAGE 7416, DRDCT, AND CONTINUING ALONG THE SOUTHWEST LINE OF SAID CALLED 0.989 ACRE TRACT OF LAND, A TOTAL DISTANCE OF 178.24 FEET, TO A POINT FOR CORNER;

THENCE SOUTH 29 DEGREES 06 MINUTES 53 SECONDS EAST, CONTINUING ALONG SAID SOUTHWEST LINE, A DISTANCE OF 29.23 FEET, SAME BEING THE SOUTHERNMOST CORNER OF SAID CALLED 0.989 ACRE TRACT OF LAND, SAME BEING THE NORTHERNMOST CORNER OF SAID CALLED 10.579 ACRE TRACT OF LAND;

THENCE NORTH 60 DEGREES 42 MINUTES 14 SECONDS EAST, ALONG THE SOUTHEAST LINE OF SAID CALLED 0.989 ACRE TRACT OF LAND, A DISTANCE OF 215.00 FEET, TO A 1/2 INCH CAPPED IRON ROD FOUND STAMPED "JBI", BEING ON THE SOUTHWEST RIGHT-OF-WAY LINE OF LAKERIDGE PARKWAY, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY;

THENCE SOUTH 29 DEGREES 17 MINUTES 49 SECONDS EAST, ALONG SAID SOUTHWEST RIGHT-OF-WAY LINE, A DISTANCE OF 324.01 FEET, TO A POINT FOR CORNER;

THENCE SOUTH 24 DEGREES 42 MINUTES 29 SECONDS EAST, CONTINUING ALONG SAID SOUTHWEST RIGHT-OF-WAY LINE, A DISTANCE OF 150.00 FEET, TO A POINT FOR CORNER;

THENCE SOUTH 29 DEGREES 17 MINUTES 48 SECONDS EAST, CONTINUING ALONG SAID SOUTHWEST RIGHT-OF-WAY LINE, A DISTANCE OF 175.00 FEET, TO A POINT FOR CORNER, SAID POINT BEING AT THE NORTHEAST END OF A CORNER CLIP AT THE INTERSECTION OF THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID LAKERIDGE PARKWAY, AND THE NORTHWEST RIGHT-OF-WAY LINE OF SOUTH GRAND PENINSULA DRIVE, A 110-FOOT PUBLIC RIGHT-OF-WAY AS SHOWN ON THE FINAL PLAT FOR MIRA LAGOS EAST, INFRASTRUCTURE, AN ADDITION TO THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 2005162, PAGE 121, PLAT RECORDS, DALLAS COUNTY, TEXAS (PRDCT), SAME BEING AN ADDITION TO THE CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 10446, PRDCT;

THENCE SOUTH 15 DEGREES 41 MINUTES 52 SECONDS WEST, ALONG SAID CORNER CLIP, A DISTANCE OF 35.37 FEET, TO A POINT FOR CORNER ON SAID NORTHWEST RIGHT-OF-WAY LINE;

THENCE SOUTH 60 DEGREES 42 MINUTES 12 SECONDS WEST, ALONG SAID NORTHWEST RIGHT-OF-WAY LINE, A DISTANCE OF 197.99 FEET, TO A POINT FOR CORNER;

THENCE SOUTH 60 DEGREES 42 MINUTES 12 SECONDS WEST, ALONG SAID NORTHWEST RIGHT-OF-WAY LINE, A DISTANCE OF 691.61 FEET, TO A POINT FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 995.00 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT, AND IN A WESTERLY DIRECTION, THROUGH A CENTRAL ANGLE OF 20 DEGREES 08 MINUTES 43 SECONDS, AN ARC LENGTH OF 349.84 FEET, AND HAVING A LONG CHORD WHICH BEARS SOUTH 70 SECONDS 49 MINUTES 07 SECONDS WEST, A CHORD LENGTH OF 348.04 FEET, TO A POINT FOR CORNER, BEING THE SOUTHWEST CORNER OF SAID CALLED 2.486 ACRE TRACT OF LAND, SAME BEING THE SOUTHEAST CORNER OF LOT 33, BLOCK F, OF SAID MIRA LAGOS EAST, PHASE A;

THENCE NORTH 00 DEGREES 01 MINUTES 48 SECONDS WEST, ALONG THE EAST LINE OF SAID MIRA LAGOS EAST, PHASE A, AT A DISTANCE OF 20.26 FEET, PASSING A 1/2 INCH CAPPED IRON ROD FOUND STAMPED "JBI" FOR THE SOUTHEAST CORNER OF LOT 22, BLOCK F, OF SAID MIRA LAGOS EAST, PHASE A, AND CONTINUING IN ALL A TOTAL DISTANCE OF 1,068.02 FEET, TO THE POINT OF BEGINNING AND CONTAINING 20,732 ACRES (903,111 SQUARE FEET) OF LAND, MORE OR LESS.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I, MERLE W. MILLER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL ON THE GROUND SURVEY, AND THAT ALL LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVE SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY AS DETERMINED BY A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

MERLE W. MILLER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5438
STATE OF TEXAS

DATE: DECEMBER _____, 2017

STATE OF TEXAS)
COUNTY OF DALLAS)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MERLE W. MILLER, 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 CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS ____ DAY OF DECEMBER, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 100 YEAR FLOODPLAIN PER FIRM PANEL # 4813C0585K, DATED JULY 7, 2014. WHERE APPLICABLE AND PRIOR TO CONSTRUCTION, SUBMIT CERTIFICATION BY A PROFESSIONAL THAT SITE DOES NOT HAVE WETLANDS AND OTHER WATERS OF THE UNITED STATES, AN INVESTIGATION SHOWING THAT SITE DEVELOPMENT WILL NOT IMPACT WETLANDS AND OTHER WATERS OF THE UNITED STATES, OR A PERMIT FOR PROPOSED ACTIVITIES IN WETLANDS AND OTHER WATERS OF THE UNITED STATES. WETLANDS AND OTHER WATERS OF THE UNITED STATES ARE AS DEFINED IN SECTION 404 OF THE CLEAN WATER ACT. ALL DELINEATION'S SHALL CERTIFY THAT THEY WERE CONDUCTED PER U.S. ARMY CORPS OF ENGINEERS' REQUIREMENTS, AN AGREEMENT STIPULATING THAT THE OWNER IS RESPONSIBLE FOR MAINTENANCE OF ANY WETLAND MITIGATION AREAS IS REQUIRED PRIOR TO CONSTRUCTION.

PLAT 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 NO. 10323-2017 SHALL TAKE PRECEDENCE OVER BUILDING LINES INDICATED ON THIS PLAT.
3. THE PURPOSE OF THIS PRELIMINARY PLAT IS TO PROVIDE FOR THE GENERAL LAYOUT AND LOCATION OF PROPOSED STREETS, ACCESS APPROACHES, EASEMENTS, AND OTHER REQUIREMENTS PRIOR TO FULL CIVIL ENGINEERING NECESSARY FOR A FINAL PLAT.
4. IT IS THE FURTHER PURPOSE OF THIS PRELIMINARY PLAT TO ESTABLISH THE DEVELOPMENT FRAMEWORK NECESSARY TO ENSURE DELIVERY OF SERVICES TO EACH LOT; INCLUDING, BUT NOT NECESSARILY LIMITED TO: WATER, SEWER, STORM DRAIN, UTILITIES, AND INGRESS/EGRESS TO THE PUBLIC ROAD SYSTEM.
5. CURRENT EFFECTIVE FEMA FIRM REFERENCE IS MAP #4813C0585K, EFFECTIVE JULY 7, 2014, ZONE X, DALLAS COUNTY.

PRELIMINARY PLAT
MIRA LAGOS EAST
TOWNHOMES NORTH

LOTS 1X, 2-14 BLOCK A;
LOTS 1-6, 7X BLOCK B;
LOTS 1-20 BLOCK C;
LOTS 1X, 1-6, 7X, 8-22, & 23X BLOCK D;
LOTS 1-12 BLOCK E;
LOTS 1-8 BLOCK F;
LOTS 1-12 BLOCK G;
LOTS 1-6 BLOCK H;
LOTS 1X, 2-18 BLOCK J;
LOTS 1-11 BLOCK K;
LOT 1 BLOCK L;
LOT 1 BLOCK M;
LOT 1X, BLOCK N

BEING 20,732 ACRES OF LAND SITUATED IN THE BBB&C RR CO SURVEY - ABSTRACT NO. 1700, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS.

125 BUILDABLE LOTS
7 PRIVATE OPEN SPACE LOTS

NOVEMBER 2017

ENGINEER/SURVEYOR:



New registration number: 1 - 2509
New registration issue number: 1088000
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817-489-1471
fax: 817-274-8757
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CONTACT: ANDREA E. TAYLOR, PE
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SHEET 2 OF 2

OWNER/DEVELOPER:

MIRA LAGOS EAST PARTNER, LTD

3001 KNOX STREET, SUITE 207

DALLAS, TX 75205

TEL: 214-445-2200

CONTACT: BEN LUEDTKE