

**AN ORDINANCE AMENDING THE ZONING ORDINANCE AND MAP TO REZONE 91.113 ACRES OUT OF THE WILLIAM LINN SURVEY, ABSTRACT NO. 926 AND NO. 1725 AND THE A.B.F. KERR SURVEY, ABSTRACT NO. 717, CITY OF GRAND PRAIRIE, DALLAS COUNTY AND TARRANT COUNTY, TEXAS, GENERALLY LOCATED ON THE WEST SIDE OF LAKE RIDGE PKWY, SOUTH OF HANGER LOWE RD, AND AS MORE FULLY DESCRIBED BELOW, FROM AGRICULTURE (A) DISTRICT TO A PLANNED DEVELOPMENT FOR SINGLE FAMILY DETACHED, SINGLE FAMILY TOWNHOUSE, AND MIXED USES; SAID ZONING MAP AND ORDINANCE BEING ORDINANCE NUMBER 4779 AND PASSED ON NOVEMBER 20, 1990, REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; CONTAINING A SAVINGS CLAUSE; AND TO BECOME EFFECTIVE UPON ITS PASSAGE AND APPROVAL**

**WHEREAS**, the owners of the property described herein below filed application with the City of Grand Prairie, Texas, petitioning an amendment of the Zoning Ordinance and map of said city so as to rezone and reclassify said property from its classification of Agriculture (A) District to a Planned Development for Single Family Detached, Single Family Townhouse, and Mixed Uses; and

**WHEREAS**, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on November 5, 2018, after written notice of such public hearing before the Planning and Zoning Commission on the proposed rezoning had been sent to owners of real property lying within 300 feet of the property on which the change of classification is proposed, said Notice having been given not less than ten (10) days before the date set for hearing to all such owners who rendered their said property for City taxes as the ownership appears on the last approved City Tax Roll, and such Notice being served by depositing the same, properly addressed and postage paid, in the City Post Office; and

**WHEREAS**, after consideration of said application, the Planning and Zoning Commission of the City of Grand Prairie, Texas voted 7 to 0 to recommend approval to the City Council of Grand Prairie, Texas, of the request that the hereinafter described property be rezoned from its classification of Agriculture (A) District to a Planned Development for Single Family Detached, Single Family Townhouse, and Mixed Uses; and

**WHEREAS**, Notice was given of a further public hearing to be held by the City Council of the City of Grand Prairie, Texas, in the City Hall Plaza Building at 6:30 o'clock P.M. on November 20, 2018, to consider the advisability of amending the Zoning Ordinance and Map as recommended by the Planning and Zoning Commission, and all citizens and parties at interest were notified that they would have an opportunity to be heard, such Notice of the time and place of such hearing having been given at least fifteen (15) days prior to such hearing by publication in the Fort Worth Star Telegram, Grand Prairie, Texas, a newspaper of general circulation in such municipality; and

**WHEREAS**, all citizens and parties at interest have been given an opportunity to be heard on all the matter of the proposed rezoning and the City Council of the City of Grand Prairie, Texas, being informed as to the location and nature of the use proposed on said property, as well as, the nature and usability of surrounding property, have found and determined that the property in question, as well as, other property within the city limits of the City of Grand Prairie, Texas, has changed in character since the enactment of the original Zoning Ordinance from its classification of Agriculture (A) District to a Planned Development for Single Family Detached, Single Family Townhouse, and Mixed Uses; and, by reason of changed conditions, does consider and find that this amendatory Ordinance should be enacted since its provisions are in the public interest and will promote the health, safety and welfare of the community.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS:**

**SECTION 1.**

THAT Ordinance Number 4779, being the Zoning Ordinance and Map of the City of Grand Prairie, Texas, showing the locations and boundaries of certain districts, and said Zoning Ordinance and Map having been made a part of an Ordinance entitled:

“AN ORDINANCE AMENDING IN ITS ENTIRETY CHAPTER 28 OF THE CODE OF ORDINANCES KNOWN AS THE ZONING ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AS PASSED AND APPROVED BY THE CITY COUNCIL ON THE 20<sup>TH</sup> DAY OF NOVEMBER, 1990, TOGETHER WITH ALL AMENDMENTS THERETO AND ENACTING A REVISED ORDINANCE ESTABLISHING AND PROVIDING FOR ZONING REGULATIONS; CREATING USE DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN...”

and passed and approved November 20, 1990, as amended, is hereby further amended so as to rezone from its classification of Agriculture (A) District to a Planned Development for Single Family Detached, Single Family Townhouse, and Mixed Uses; as depicted in Exhibit A - Location Map and described in Exhibit B - Legal Description.

**SECTION 2.**

THAT the purpose of this planned development is to establish appropriate restrictions and development controls necessary to ensure predictable land development, safe and efficient vehicular and pedestrian circulation, compatible uses of land and compliance with appropriate design standards.

**SECTION 3.**

THAT any development on the property described herein shall substantially comply with the following development standards:

I. Applicability

All development that occurs within the boundaries of this Planned Development District shall adhere to the rules and regulations set forth in this ordinance. The locations of buildings, driveways, parking areas, amenity areas, trails, fencing, other common areas, and pedestrian connections made between the single-family detached, single-family townhouse tracts, the commercial or mixed use tracts, and the open space shall substantially conform to the locations shown in Exhibit D - Concept Plan.

II. Phasing

Phasing of the development shall be consistent with Exhibit E - Phasing Plan. The extension of Grandway Drive, reconfiguration of access to gas well sites, and installation of the masonry wall intended to screen the gas well drives from adjacent single family detached development shall be included in Phase 1.

### III. Zoning Regulations

Base zoning districts for tracts within the Planned Development District shall be consistent with Exhibit C - Land Use and Exhibit B - Legal Description. Any zoning, land use requirement or restriction not contained within this zoning ordinance shall conform to those requirements and/or standards prescribed in the Unified Development Code.

#### A. Tract 1A and Tract 1B: Single Family Detached

- i. Development shall meet Appendix W development standards for single family detached developments and the SF-5 zoning district. Where requirements of Appendix W and the SF-5 zoning district are in conflict, the strictest requirement shall prevail.
- ii. The developer shall provide a walking trail connection on Tract 1A as shown in Exhibit D - Concept Plan. This trail connection shall provide access to the walking trails on the townhouse and open space tracts.
- iii. In order to accommodate the walking trail connection, the width of Lot 10, Block 3 may be reduced from 80 ft. to 70 ft.
- iv. The developer shall provide perimeter screening along Hanger Lowe Rd and Coastal Blvd. Perimeter screening shall consist of a living screen, a masonry screening wall, or a combination of each in accordance with the following:
  1. Living screen shall be installed in conjunction with a minimum eight foot fence on the homeowner's property meeting the single-family fencing requirements found in Article 8 and Appendix V of the Unified Development Code, including the requirement for galvanized metal posts, and the living screen shall consist of an evergreen species capable of reaching a minimum of eight feet in height at maturity.
  2. Masonry screening wall shall be a minimum of six feet in height with columns or pilasters spaced at a minimum 50 feet on center. A wooden fence on the homeowner's property is not required where a masonry wall is constructed.

#### B. Tract 2A and Tract 2B: Single Family Townhouse

- i. Development shall meet Appendix W standards for single family townhouse development.
- ii. Internal streets shall be private and shall be maintained by the homeowners association.
- iii. The location and extent of walking trails shall be consistent with Exhibit D - Concept Plan.

- iv. The developer shall provide a minimum of two pedestrian connections with each phase. These pedestrian connections shall allow townhouse residents to walk to the adjacent commercial uses.
- v. Final building design shall conform to the character, materials, and massing shown in Exhibit F - Conceptual Elevations. Where there is a conflict between any architectural regulation, statement, or exhibit within this ordinance regarding townhomes and the architectural requirements for townhomes found in Appendix W of the Unified Development Code, Appendix W shall prevail.
- vi. Screening along the shared boundary of Townhouse phase and Mixed Use phase may consist of wrought iron fencing a minimum of six feet in height with masonry columns spaced a minimum of 30 feet on center and a living screen consisting of an evergreen species capable of reaching a minimum of eight feet in height at maturity

C. Tract 3A and 3B: Mixed Use

- i. Land use and development standards for commercial development shall conform to the requirements prescribed for Neighborhood Services (NS), General Retail One (GR-1), Office (O) districts. Density and dimensional requirements of residential development shall comply with Multi-Family Three (MF-3) district.
- ii. Areas designated for non-residential uses are reserved for those uses allowed under Article 4 of the UDC in the NS, GR-1, and O districts. Up to 100% of Tracts 3A and 3B may be developed with non-residential uses.
- iii. For residential uses, a minimum of 50% of the gross square footage of the first floor shall be designed for and reserved as non-residential uses. Conversion of space reserved for commercial use to a residential dwelling use, including short-term residential rentals, or to a non-residential use that is solely related to the operation of the residential building, such as a leasing office, or to a non-residential use that is restricted only to the residents who live in the building is not allowed by this ordinance.
- iv. Garage parking spaces shall not be required for residential uses in the Mixed Use phase.
- v. Final building design shall conform to the character shown in Exhibit F - Conceptual Elevations.

D. Tract 4A and 4B: Open Space/Floodplain

- i. Land in Tract 4A and 4B shall be reserved for floodplain management and passive recreation.
- ii. The developer shall provide walking trails and the location and extent of the trails shall

be consistent with Exhibit D - Concept Plan. The developer shall provide the trail shown on Tract 4A with the development of Phase 2A. The developer shall provide the trail on Tract 4B with the development of phase 2B.

**SECTION 4.** THAT prior to the issuance of any building permits, a Site Plan shall first be reviewed and approved by the City Council for each commercial or multi-family phase and a Final Plat shall first be approved by the Planning and Zoning Commission for each single-family detached or single-family townhouse phase upon demonstration that such is in conformance to the requirements of this ordinance and the Unified Development Code. Any variance from the requirements of this ordinance or the Unified Development Code or modification of the requirements contained herein may only be approved by City Council.

**SECTION 5.** THAT it is further provided, that in case a section, clause, sentence, or part of this Ordinance shall be deemed or adjudged by a Court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair, or invalidate the remainder of this Ordinance.

**SECTION 6.** THAT all ordinances or parts of ordinances in conflict herewith are specifically repealed.

**SECTION 7.** THAT this Ordinance shall be in full force and effect from and after its passage and approval.

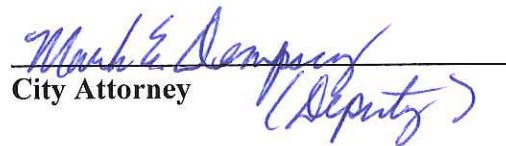
**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, ON THIS THE 20<sup>TH</sup> DAY OF NOVEMBER 2018.**

**APPROVED:**



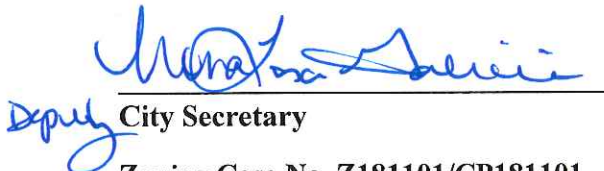
**Ron Jensen, Mayor**

**APPROVED AS TO FORM:**

  
(Deputy)

**City Attorney**

**ATTEST:**

  
City Secretary

**Zoning Case No. Z181101/CP181101  
Planned Development No. 384**



# CASE LOCATION MAP

Case Number Z181101/CP181101  
Lake Ridge Commons



Exhibit B - Legal Description

Page 1 of 12

**Planned Development District**

STATE OF TEXAS

COUNTY OF TARRANT AND DALLAS

BEING a 91.113 acre tract of land out of the WILLIAM LINN SURVEY, Abstract No. 926 (Tarrant County) and Abstract

No. 1725 (Dallas County) and the A.B.F. KERR SURVEY, Abstract No. 717 (Dallas County), in Tarrant and Dallas County,

and being the same tract of land conveyed to Waddle Partners, LTD as recorded in Instrument No. D198077662, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a Brass Monument found at the southernmost corner of the said 91.113 acre tract, point being at the northwest corner of a tract of land as described in a deed to the United States of America as recorded in Volume 83071, Page 5038, Deed Records, Dallas County, Texas, being in the northeast line of Block E, La Jolla, Phase I, an addition to the City of Grand Prairie according to the plat thereof recorded in Document No. D216268517, Plat Records, Tarrant County, Texas;

THENCE North 30 degrees 14 minutes 15 seconds West along the common line of the said 91.113 acre tract and the said La Jolla Addition, a distance of 289.77 feet to a set capped 1/2 inch iron rod stamped "RPLS 3047" at the southwest corner of the Tarrant County right-of-way (R.O.W.) easement as recorded in Volume 1751, Page 294 of the Deed Records, Tarant County, Texas;

THENCE North 59 degrees 46 minutes 08 seconds East along the common line of the said 91.113 acre tract and the said Tarrant County R.O.W., a distance of 20.00 feet to a set capped 1/2 inch iron rod stamped "RPLS 3047";

THENCE North 30 degrees 21 minutes 16 seconds West along the common line of the said 91.113 acre tract and the said Tarrant County R.O.W., a distance of 949.97 feet to a set capped 1/2 inch iron rod stamped "RPLS 3047" in the northeasterly line of Coastal Boulevard (A Variable Width R.O.W.), point being in the beginning of a curve to the left having a radius of 127.36 feet and a chord bearing North 19 degrees 14 minutes 45 seconds West and a chord length of 50.44 feet;

THENCE along said curve to the left, a distance of 50.77 feet to a set capped 1/2 inch iron rod stamped "RPLS 3047" in the northeast line of said Coastal Boulevard;

THENCE North 30 degrees 40 minutes 55 seconds West along the west line of the said 91.113 acre tract and the east line of the said Coastal Boulevard, a distance of 1050.11 feet to a set capped 1/2 inch iron rod stamped "RPLS 3047" in the beginning of a curve to the right having a radius of 174.40 feet and a cord bearing North 14 degrees 21 minutes 12 seconds East and a chord length of 246.40 feet;

THENCE along said curve to the right a distance of 273.60 feet to a set capped 1/2 inch iron rod stamped "RPLS 3047" in the southeasterly line of Lakewalk Drive, formerly Hanger Lowe Road (50 foot right-of-way);

THENCE along the northwesterly line of the said 91.113 acre tract and the southeasterly line of said Lakewalk Drive the following courses and distances:

CASE NO. Z181101/CP181101

Exhibit B - Legal Description

Page 2 of 12

North 59 degrees 32 minutes 10 seconds East a distance of 109.34 feet to a 1/2 inch iron rod;

North 59 degrees 26 minutes 12 seconds East a distance of 251.89 feet to a set capped 1/2 inch iron rod stamped "RPLS 3047"; North 59 degrees 27 minutes 16 seconds East a distance of 378.60 feet to a 1/2 inch iron rod found;

North 59 degrees 21 minutes 57 seconds East a distance of 191.10 feet to a set capped 1/2 inch iron rod stamped "RPLS 3047"; North 59 degrees 31 minutes 06 seconds East a distance of 173.69 feet to a 1/2 inch iron rod;

North 59 degrees 25 minutes 02 seconds East a distance of 870.94 feet to a 1/2 inch iron rod;

North 59 degrees 26 minutes 02 seconds East a distance of 209.16 feet to a 1/2 inch iron rod found;

THENCE North 89 degrees 29 minutes 02 seconds East a distance of 46.62 feet to a set capped 1/2 inch iron rod stamped "RPLS 3047" in the west line of Lake Ridge Parkway, formerly Mansfield Road (120' right-of-way);

THENCE along the east line of the said 91.113 acre tract and the west line of the said Lake Ridge Parkway the following courses and distances;

South 00 degrees 02 minutes 06 seconds West a distance of 289.00 feet to a set capped 1/2 inch iron rod stamped "RPLS 3047";

South 03 degrees 25 minutes 35 seconds West a distance of 251.45 feet to a set capped 1/2 inch iron rod stamped "RPLS 3047";

South 09 degrees 13 minutes 16 seconds West a distance of 202.63 feet to a set capped 1/2 inch iron rod stamped "RPLS 3047";

South 09 degrees 56 minutes 18 seconds East a distance of 203.04 feet to a set capped 1/2 inch iron rod stamped "RPLS 3047";

South 00 degrees 19 minutes 26 seconds East a distance of 183.97 feet to a set capped 1/2 inch iron rod stamped "RPLS 3047" in the beginning of a curve to the right having a radius of 5669.58 feet and a chord bearing South 05 degrees 22 minutes 11 seconds West and a chord length of 318.25 feet;

Along said curve to the right, a distance of 318.29 feet to a set capped 1/2 inch iron rod stamped "RPLS 3047";

South 05 degrees 38 minutes 28 seconds West a distance of 290.15 feet to a set capped 1/2 inch iron rod stamped "RPLS 3047";

South 08 degrees 52 minutes 35 seconds West a distance of 100.16 feet to a set capped 1/2 inch iron rod stamped "RPLS 3047";

South 06 degrees 12 minutes 50 seconds West a distance of 138.15 feet to a set capped 1/2 inch iron rod stamped "RPLS 3047";

South 06 degrees 30 minutes 12 seconds West a distance of 262.36 feet to a set capped 1/2 inch iron rod stamped "RPLS 3047";



Exhibit B - Legal Description  
Page 3 of 12

South 03 degrees 22 minutes 15 seconds West a distance of 99.82 feet to a set capped 1/2 inch iron rod stamped "RPLS 3047";

THENCE South 06 degrees 12 minutes 26 seconds West along the east line of the said 91.113 acre tract and the west line of the said Lake Ridge Parkway, a distance of 349.04 feet to a set capped 1/2 inch iron rod stamped "RPLS 3047" at the northeast corner of the Lift Station site to Grand Prairie as recorded in Volume 96042, Page 2900 of the said deed records;

THENCE along the common line of the said 91.113 acre tract and the said lift station site the following courses and distances;

South 57 degrees 29 minutes 32 seconds West a distance of 83.05 feet to a set capped 1/2 inch iron rod stamped "RPLS 3047"; North 85 degrees 39 minutes 34 seconds West a distance of 191.66 feet to a set capped 1/2 inch iron rod stamped "RPLS 3047"; South 05 degrees 17 minutes 27 seconds West a distance of 190.00 feet to a set capped 1/2 inch iron rod stamped "RPLS 3047";

THENCE North 57 degrees 25 minutes 02 seconds East a distance of 325.00 feet to a set capped 1/2 inch iron rod stamped "RPLS 3047" in the west line of said Lake Ridge Parkway;

THENCE South 06 degrees 12 minutes 26 seconds West along the common line of the said 91.113 acre tract and the said west line of Lake Ridge Parkway, a distance of 286.96 feet to a 1/2 inch iron rod found in the north line of the said United States of America tract;

THENCE South 58 degrees 32 minutes 52 seconds West along the south line of the said 91.113 acre tract and the said United States of America tract, a distance of 724.72 feet to the POINT OF BEGINNING and containing 3,968,891 square feet of 91.113 acres of computed land.

Exhibit B - Legal Description  
Page 4 of 12

**Tract 1A - Single Family Detached - 24.474 Acres**

BEING a 24.474 acre tract of land situated in the William Linn Survey, Abstract No. 926, Tarrant County, and being part of a tract of land conveyed by deed to Waddle Partners, LTD as recorded in Instrument No. D198077662, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at the most southern corner of said Waddle Tract, said point being in the north line of a tract of land conveyed by deed to the United States of America under Volume 83071, Page 5038, Deed Records, Dallas County, Texas.

THENCE North 00 degrees 48 minutes 11 seconds East, a distance of 1623.87 feet to the POINT OF BEGINNING;

THENCE South 56 degrees 30 minutes 29 seconds East, a distance of 190.84 feet to a point for corner;

THENCE Southwesterly, along a circular tangent curve to the left, having a radius of 810.00 feet, a central angle of 15 degrees 04 minutes 52 seconds, an arc distance of 213.20 feet, a tangent of 107.22 feet and a chord which bears South 48 degrees 58 minutes 03 seconds West a distance of 212.59 feet to the point of tangency;

THENCE South 41 degrees 25 minutes 37 seconds West, a distance of 118.00 feet to a point for corner;

THENCE Southwesterly, along a circular tangent curve to the right, having a radius of 740.00 feet, a central angle of 18 degrees 00 minutes 43 seconds, an arc distance of 232.63 feet, a tangent of 117.28 feet and a chord which bears South 50 degrees 25 minutes 58 seconds West, a distance of 231.68 feet to the point of tangency;

THENCE South 59 degrees 26 minutes 20 seconds West, a distance of 35.04 feet to a point for corner;

THENCE North 75 degrees 38 minutes 01 seconds West, a distance of 20.99 feet to a point for corner;

THENCE North 30 degrees 42 minutes 22 seconds West, a distance of 1140.26 feet to a point for corner;

THENCE Northeasterly, along a circular curve to the right, having a radius of 174.63 feet, a central angle of 37 degrees 43 minutes 12 seconds, an arc distance of 114.97 feet, a tangent of 59.65 feet and a chord which bears North 15 degrees 52 minutes 12 seconds East a distance of 112.90 feet to a point for corner;

THENCE North 59 degrees 12 minutes 23 seconds East, a distance of 846.41 feet to a point for corner;

THENCE South 30 degrees 47 minutes 37 seconds East, a distance of 40.00 feet to a point for corner;

THENCE South 31 degrees 46 minutes 40 seconds East, a distance of 817.54 feet to a point for corner;

THENCE South 00 degrees 00 minutes 16 seconds East, a distance of 299.43 feet to the POINT OF BEGINNING, containing 1,066,094 square feet or 24.474 acres of land, more or less.

**Tract 1B - Single Family Detached - 7.161 Acres**

BEING a 7.161 acre tract of land situated in the William Linn Survey, Abstract No. 926, Tarrant County, and being part of a tract of land conveyed by deed to Waddle Partners, LTD as recorded in Instrument No. D198077662, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at the most southern corner of said Waddle Tract, said point being in the north line of a tract of land conveyed by deed to the United States of America under Volume 83071, Page 5038, Deed Records, Dallas County, Texas.

THENCE North 29 degrees 22 minutes 04 seconds East, a distance of 1195.70 feet to the POINT OF BEGINNING;

THENCE North 59 degrees 26 minutes 20 seconds East, a distance of 79.62 feet to a point for corner;

THENCE Northeasterly, along a circular tangent curve to the left, having a radius of 810.00 feet, a central angle of 18 degrees 07 minutes 12 seconds, an arc distance of 254.64 feet, a tangent of 128.38 feet and a chord which bears North 50 degrees 25 minutes 58 seconds East a distance of 253.059 feet to the point of tangency;

THENCE North 41 degrees 25 minutes 37 seconds East, a distance of 118.00 feet to a point for corner;

THENCE Northeasterly, along a circular tangent curve to the right, having a radius of 740.00 feet, a central angle of 15 degrees 49 minutes 40 seconds, an arc distance of 194.78 feet, a tangent of 97.96 feet and a chord which bears North 48 degrees 58 minutes 03 seconds East a distance of 194.22 feet to the point of tangency;

THENCE North 56 degrees 30 minutes 29 seconds East, a distance of 144.51 feet to a point for corner;

THENCE South 00 degrees 00 minutes 16 seconds West, a distance of 750.31 feet to a point for corner;

THENCE Southwesterly, along a circular tangent curve to the left, having a radius of 300.35 feet, a central angle of 19 degrees 43 minutes 15 seconds, an arc distance of 103.38 feet, a tangent of 52.21 feet and a chord which bears South 84 degrees 23 minutes 03 seconds West a distance of 102.87 feet to the point of tangency;

THENCE South 73 degrees 52 minutes 35 seconds West, a distance of 31.05 feet to a point for corner;

THENCE Southwesterly, along a circular tangent curve to the left, having a radius of 300.00 feet, a central angle of 14 degrees 55 minutes 49 seconds, an arc distance of 78.17 feet, a tangent of 39.31 feet and a chord which bears South 67 degrees 03 minutes 31 seconds West a distance of 77.95 feet to the point of tangency;

THENCE South 59 degrees 35 minutes 37 seconds West, a distance of 197.12 feet to a point for corner;

THENCE North 30 degrees 21 minutes 16 seconds West, a distance of 465.19 feet to the POINT OF BEGINNING, containing 311,935 square feet or 7.161 acres of land, more or less.

Exhibit B - Legal Description  
Page 6 of 12

**Tract 2A - Single Family Townhouse - 7.482 Acres**

BEING a 7.482 acre tract of land situated in the William Linn Survey, Abstract No. 1725, Dallas County, and being part of a tract of land conveyed by deed to Waddle Partners, LTD as recorded in Instrument No. D198077662, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at the most southern corner of said Waddle Tract, said point being in the north line of a tract of land conveyed by deed to the United States of America under Volume 83071, Page 5038, Deed Records, Dallas County, Texas.

THENCE North 00 degrees 48 minutes 11 seconds East, a distance of 1623.87 feet to the POINT OF BEGINNING;

THENCE North 00 degrees 00 minutes 16 seconds East, a distance of 299.43 feet to a point for corner;

THENCE North 31 degrees 46 minutes 40 seconds West, a distance of 232.29 feet to a point for corner;

THENCE North 59 degrees 38 minutes 02 seconds East, a distance of 546.40 feet to a point for corner;

THENCE South 83 degrees 12 minutes 26 seconds East, a distance of 222.49 feet to a point for corner;

THENCE South 00 degrees 00 minutes 16 seconds West, a distance of 484.16 feet to a point for corner;

THENCE Southwesterly along a circular curve to the left, having a radius of 810.00 feet, a central angle of 28 degrees 06 minutes 20 seconds, an arc length of 397.33 feet, a tangent of 202.75 feet and a chord which bears South 70 degrees 33 minutes 39 seconds West a distance of 393.36 feet to the point of tangency;

THENCE South 56 degrees 30 minutes 29 seconds West, a distance of 238.72 feet to the POINT OF BEGINNING, containing 325,916 square feet or 7.482 acres of land, more or less.

Exhibit B - Legal Description  
Page 7 of 12

**Tract 2B - Single Family Townhouse - 8.457 Acres**

BEING a 8.457 acre tract of land situated in the William Linn Survey, Abstract No. 1725, Dallas County, and being part of a tract of land conveyed by deed to Waddle Partners, LTD as recorded in Instrument No. D198077662, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at the most southern corner of said Waddle Tract, said point being in the north line of a tract of land conveyed by deed to the United States of America under Volume 83071, Page 5038, Deed Records, Dallas County, Texas.

THENCE North 30 degrees 28 minutes 22 seconds East, a distance of 864.29 feet to the POINT OF BEGINNING;

THENCE North 89 degrees 59 minutes 44 seconds West, a distance of 415.62 feet to a point for corner;

THENCE North 00 degrees 00 minutes 16 seconds East, a distance of 794.83 feet to a point for corner;

THENCE North 56 degrees 30 minutes 29 seconds East, a distance of 285.05 feet to a point for corner;

THENCE Northeasterly along a circular curve to the right, having a radius of 740.00 feet, a central angle of 04 degrees 53 minutes 37 seconds, an arc length of 63.20 feet, a tangent of 31.62 feet, and a chord which bears North 58 degrees 57 minutes 17 seconds East a length of 63.18 feet to a point for corner;

THENCE South 29 degrees 23 minutes 24 seconds East, a distance of 252.20 feet to a point for corner;

THENCE South 00 degrees 00 minutes 16 seconds West, a distance of 765.00 feet to the POINT OF BEGINNING, containing 368,374 square feet or 8.457 acres of land, more or less.

Exhibit B - Legal Description  
Page 8 of 12

**Tract 3A - Mixed Use - 2.063 Acres**

BEING a 2.063 acre tract of land situated in the William Linn Survey, Abstract No. 1725, Dallas County and being part of a tract of land conveyed by deed to Waddle Partners, LTD as recorded in Instrument No. D198077662, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at the most southern corner of said Waddle Tract, said point being in the north line of a tract of land conveyed by deed to the United States of America under Volume 83071, Page 5038, Deed Records, Dallas County, Texas.

THENCE North 22 degrees 18 minutes 09 seconds East, a distance of 2061.85 feet to the POINT OF BEGINNING, said point being in the northwest line of Lakeridge Parkway (a variable width right-of-way);

THENCE South 50 degrees 56 minutes 57 seconds West, a distance of 35.36 feet to a point for corner;

THENCE Northwesterly along a circular curve to the left, having a radius of 810.00 feet, a central angle of 11 degrees 31 minutes 17 seconds, an arc length of 162.88 feet, a tangent of 81.71 feet and a chord which bears North 89 degrees 39 minutes 10 seconds West a distance of 162.60 feet to a point for corner;

THENCE North 00 degrees 00 minutes 19 seconds East, a distance of 483.90 feet to a point for corner;

THENCE South 83 degrees 12 minutes 26 seconds East, a distance of 21.96 feet to a point for corner;

THENCE South 61 degrees 34 minutes 25 seconds East, a distance of 228.80 feet to a point for corner, said corner being in the northwest line of said Lakeridge Parkway;

THENCE along the northwest line of said Lakeridge Parkway for the following three (3) calls:

-South 00 degrees 19 minutes 26 seconds East, a distance of 1.56 feet to a point for corner.

-Southwesterly along a circular curve to the right, having a radius of 5669.58 feet, a central angle of 03 degrees 13 minutes 00 seconds, an arc distance of 318.29 feet, a tangent of 159.19 feet and a chord which bears South 05 degrees 22 minutes 11 seconds West a distance of 318.25 feet to a point for corner;

-South 05 degrees 38 minutes 28 seconds West, a distance of 32.84 feet to the POINT OF BEGINNING, containing 89,808 square feet or 2.063 acres of land, more or less.

Exhibit B - Legal Description  
Page 9 of 12

**Tract 3B - Mixed Use - 7.186 Acres**

BEING a 7.186 acre tract of land situated in the William Linn Survey, Abstract No. 1725, Dallas County, and the A.B.F. Kerr Survey, Abstract No. 717, Dallas County and being part of a tract of land conveyed by deed to Waddle Partners, LTD as recorded in Instrument No. D198077662, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at the most southern corner of said Waddle Tract, said point being in the north line of a tract of land conveyed by deed to the United States of America under Volume 83071, Page 5038, Deed Records, Dallas County, Texas.

THENCE North 42 degrees 01 minutes 25 seconds East, a distance of 980.43 feet to the POINT OF BEGINNING, said point being in the northwest line of Lakeridge Parkway (a variable width right-of-way);

THENCE North 87 degrees 04 minutes 40 seconds West, a distance of 217.97 feet to a point for corner;

THENCE North 00 degrees 00 minutes 16 seconds East, a distance of 770.45 feet to a point for corner;

THENCE North 29 degrees 23 minutes 24 seconds West, a distance of 252.20 feet to a point for corner;

THENCE Northeasterly along a circular tangent curve to the right having a radius of 740.00 feet, a central angle of 34 degrees 32 minutes 52 seconds, an arc length of 446.20 feet, a tangent of 230.11 feet, and a chord which bears North 78 degrees 40 minutes 31 seconds East a length of 439.47 feet to the point of tangency;

THENCE South 84 degrees 03 minutes 03 seconds East, a distance of 2.25 feet to a point for corner;

THENCE South 39 degrees 03 minutes 03 seconds East, a distance of 36.76 feet to a point for corner, said corner being in the northwest line of said Lake Ridge Parkway;

THENCE along the northwest line of said Lake Ridge Parkway for the following six (6) calls:

-South 05 degrees 38 minutes 00 seconds West, a distance of 135.98 feet to a point for corner;

-South 08 degrees 52 minutes 35 seconds West, a distance of 100.16 feet to a point for corner;

-South 06 degrees 12 minutes 50 seconds West, a distance of 138.15 feet to a point for corner;

-South 06 degrees 30 minutes 12 seconds West, a distance of 262.36 feet to a point for corner;

-South 03 degrees 22 minutes 15 seconds West, a distance of 99.82 feet to a point for corner;

-South 06 degrees 12 minutes 26 seconds West, a distance of 328.81 feet to the POINT OF BEGINNING, containing 313,030 square feet or 7.186 acres of land, more or less.

Exhibit B - Legal Description  
Page 10 of 12

**Tract 4A - Open Space/Floodplain - 20.147 Acres**

BEING a 20.147 acre tract of land situated in the William Linn Survey, Abstract No. 1725, Dallas County and being part of a tract of land conveyed by deed to Waddle Partners, LTD as recorded in Instrument No. D198077662, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at the northeast corner of said Waddle Partners tract, said point being in the northwest line of Lakeridge Parkway (a variable width right-of-way), said point being in the south line of Hanger-Lowe Road;

THENCE along the northwest line of said Lakeridge Parkway for the following five (5) calls:

- South 00 degrees 02 minutes 06 seconds West, a distance of 289.01 feet to a point for corner;
- South 03 degrees 25 minutes 35 seconds West, a distance of 251.45 feet to a point for corner;
- South 09 degrees 13 minutes 16 seconds West, a distance of 202.63 feet to a point for corner;
- South 09 degrees 56 minutes 18 seconds East, a distance of 203.04 feet to a point for corner;
- South 00 degrees 19 minutes 26 seconds East, a distance of 182.053 feet to a point for corner;

THENCE over and across said Waddle Partners tract for the following five (5) calls:

- North 61 degrees 34 minutes 25 seconds West, a distance of 229.115 feet to a point for corner;
- North 83 degrees 12 minutes 26 seconds West, a distance of 244.45 feet to a point for corner;
- South 59 degrees 38 minutes 02 seconds West, a distance of 546.40 feet to a point for corner;

???-North 31 degrees 46 minutes 40 seconds West, a distance of 585.25 feet to a point for corner;

- North 30 degrees 47 minutes 37 seconds West, a distance of 51.67 feet to a point for corner, said corner being in the south line of said Hanger-Lowe Road, said corner being in the north line of said Waddle Partners tract;

THENCE along the south line of said Hanger-Lowe Road for the following five (5) calls:

- North 59 degrees 21 minutes 57 seconds East, a distance of 157.76 feet to a point for corner;
- North 59 degrees 31 minutes 06 seconds East, a distance of 173.69 feet to a point for corner;
- North 59 degrees 25 minutes 02 seconds East, a distance of 870.94 feet to a point for corner;
- North 59 degrees 26 minutes 02 seconds East, a distance of 209.16 feet to a point for corner;
- North 89 degrees 29 minutes 02 seconds East, a distance of 46.62 feet to the POINT OF BEGINNING, containing 877,601 square feet or 20.147 acres of land, more or less.



**Tract 4B - Open Space/Floodplain - 10.726 Acres**

BEING a 10.726 acre tract of land situated in the William Linn Survey, Abstract No. 1725, Dallas County, and being part of a tract of land conveyed by deed to Waddle Partners, LTD as recorded in Instrument No. D198077662, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at the southeast corner of said Waddle Partners tract, same being in the northwest line of Lakeridge Parkway (a variable width right-of-way);

THENCE South 58 degrees 32 minutes 52 seconds West, along the south line of said Waddle Partners tract a distance of 724.73 feet to a point for corner;

THENCE over and across said Waddle Partners tract for the following eleven (11) calls:

- North 30 degrees 14 minutes 15 seconds West, a distance of 289.77 feet to a point for corner;
- North 59 degrees 46 minutes 08 seconds East, a distance of 20.00 feet to a point for corner;
- North 30 degrees 21 minutes 16 seconds West, a distance of 440.61 feet to a point for corner;
- North 59 degrees 35 minutes 37 seconds East, a distance of 197.12 feet to a point for corner;
- Northeasterly along a circular tangent curve to the right having a radius of 300.00 feet, a central angle of 14 degrees 55 minutes 49 seconds, an arc length of 78.17 feet, a tangent of 39.31 feet, and a chord which bears North 67 degrees 03 minutes 31 seconds East a length of 77.95 feet to the point of tangency;
- North 73 degrees 53 minutes 35 seconds East, a distance of 31.05 feet to a point for corner;
- Northeasterly along a circular tangent curve to the right having a radius of 300.35 feet, a central angle of 19 degrees 43 minutes 15 seconds, an arc length of 103.38 feet, a tangent of 52.21 feet, and a chord which bears North 84 degrees 23 minutes 03 seconds East a length of 102.87 feet to the point of tangency;
- South 00 degrees 00 minutes 16 seconds West, a distance of 44.52 feet to a point for corner;
- South 89 degrees 59 minutes 44 seconds East, a distance of 415.62 feet to a point for corner;
- South 00 degrees 00 minutes 16 seconds West, a distance of 5.45 feet to a point for corner;
- South 87 degrees 04 minutes 40 seconds East, a distance of 218.31 feet to a point for corner, said corner being in the northwest line of said Lakeridge Parkway;

THENCE South 06 degrees 12 minutes 26 seconds West, a distance of 20.72 feet to a point for corner, said corner being the northeast corner of a tract of land conveyed to the City of Grand Prairie as recorded under Volume 96042, page 2900, Deed Records, Dallas County, Texas;

THENCE departing the northwest line of said Lakeridge Parkway and along the common line between said Grand Prairie tract and said Waddle Partners tract for the following four (4) calls:

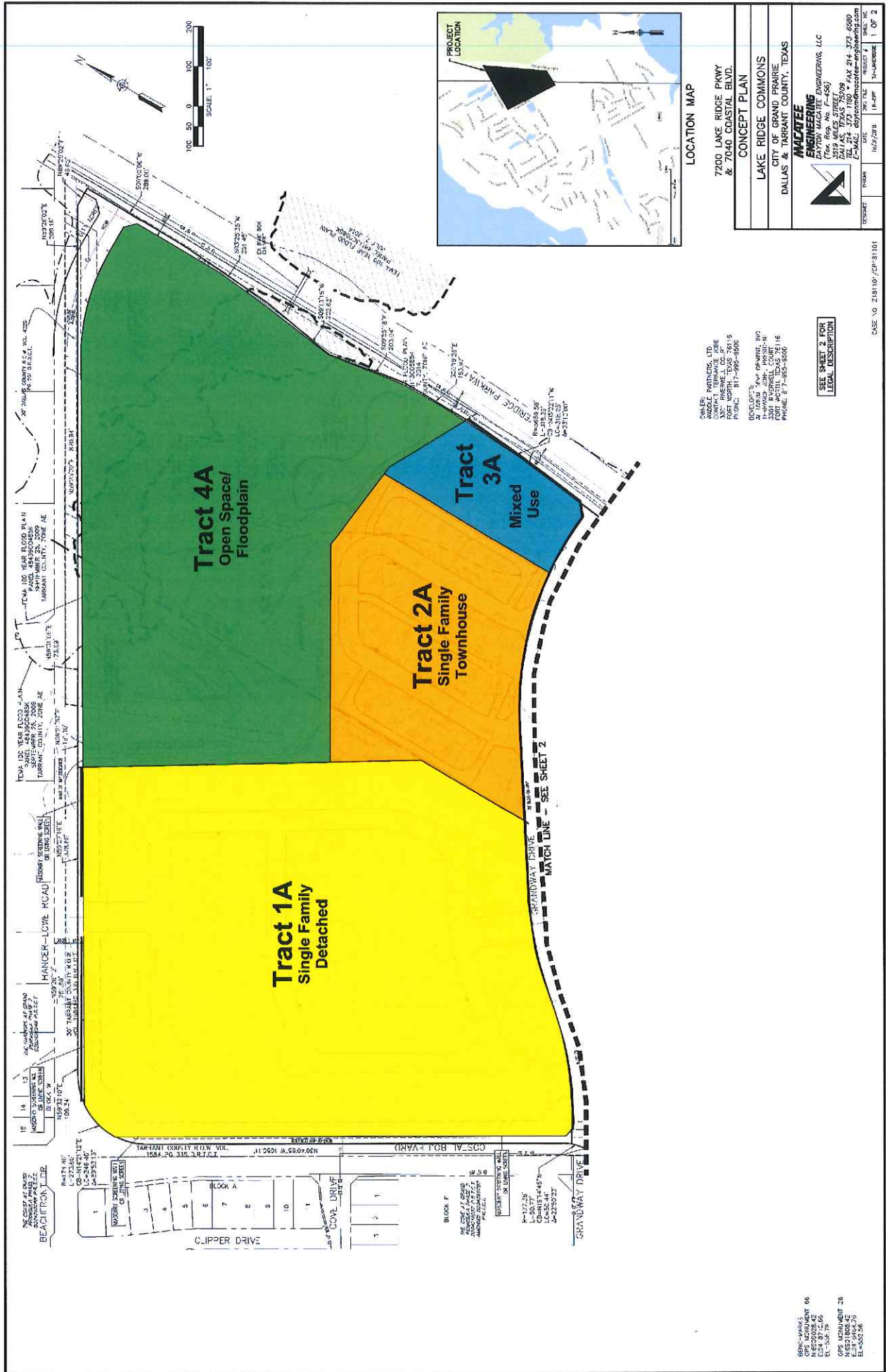
- South 57 degrees 29 minutes 32 seconds West, a distance of 83.05 feet to a point for corner;
- North 85 degrees 39 minutes 34 seconds West, a distance of 191.66 feet to a point for corner;
- South 05 degrees 17 minutes 27 seconds West, a distance of 190.00 feet to a point for corner;

Exhibit B - Legal Description  
Page 12 of 12

-North 57 degrees 25 minutes 02 seconds East, a distance of 325.00 feet to a point for corner,  
said corner being in the northwest line of said Lakeridge Parkway;

THENCE South 06 degrees 12 minutes 26 seconds West, along the northwest line of said Lakeridge  
Parkway a distance of 286.96 feet to the POINT OF BEGINNING, containing 467,223 square feet or  
10.726 acres of land, more or less.

Exhibit C - Land Use  
Page 1 of 2



DAVID R. PROFFERS, LTD.  
CONTRACT TERRACE JURE  
PO BOX 1000  
FORT WORTH, TEXAS 76115  
PHONE: 817-985-8500

DOUGLOTT  
217019 7th Street, INC  
3501 BARNWELL COURT  
DALLAS, TEXAS 75246  
PHONE: 972-825-8246

SEE SHEET 2 FOR  
LEGAL DESCRIPTION

CASE NO. 218110/SP3101



LOCATION MAP

7200 LAKE RIDGE PKWY  
& 7040 COASTAL BLVD.  
LAKE RIDGE COMMONS  
CITY OF GRAND PRAIRIE  
DALLAS & TARRANT COUNTY, TEXAS

CONCEPT PLAN

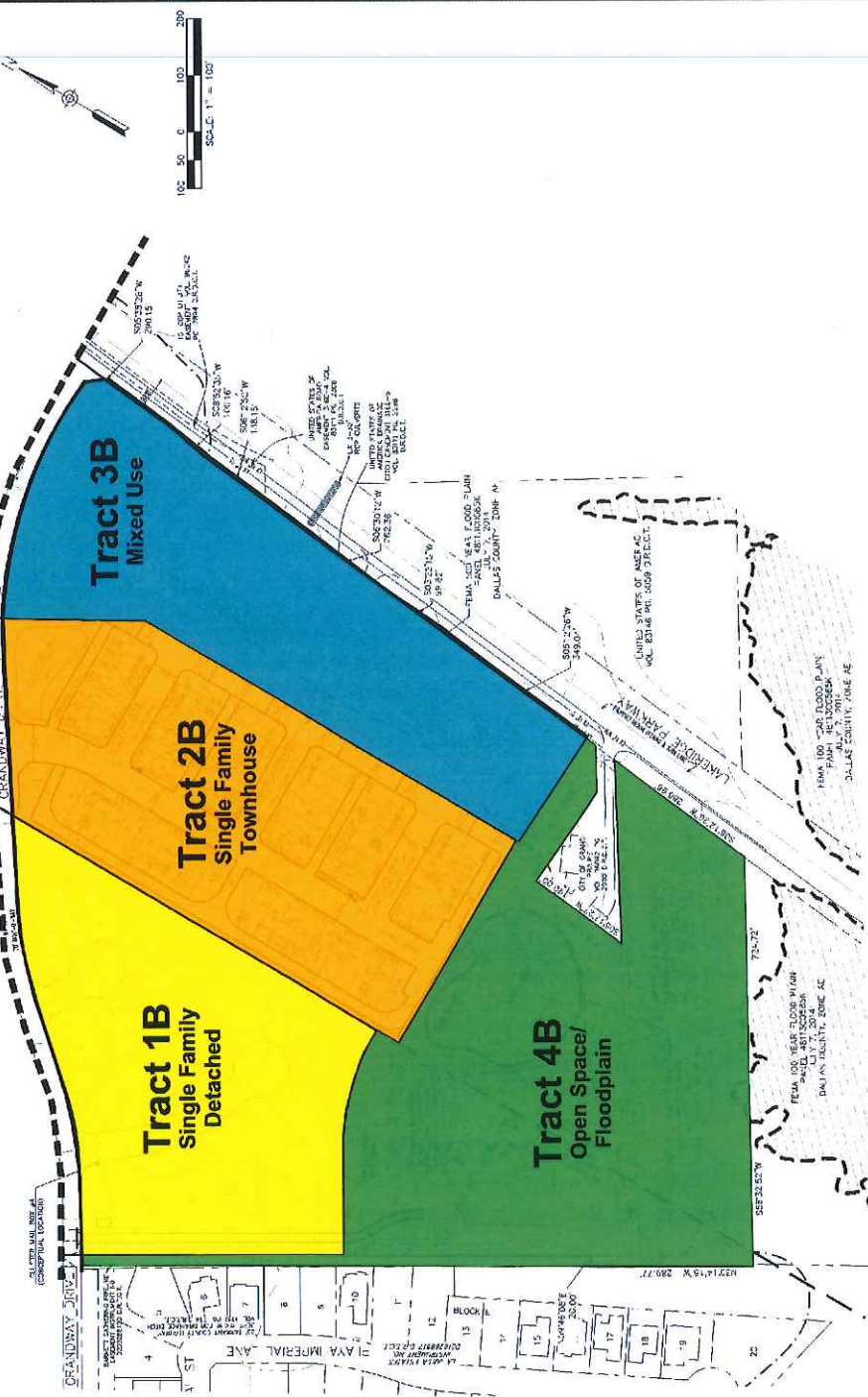
**MALCOLM**  
ENGINEERS  
CANTON MALCOLM ENGINEERING, LLC  
(Tex Reg. No. F-456)  
1000 WEST WINDYBROOK DRIVE  
DALLAS, TEXAS 75209  
TEL: 214-373-1800 • FAX: 214-373-6500  
WWW.MALCOLMENGINEERS.COM

DRAWN: [Name] DATE: 05/11/2011  
CHECKED: [Name] DATE: 05/11/2011  
SCALE: 1" = 100'

8000-10002  
OPS MONUMENT 66  
E-501002-02  
E-501002-04  
E-501002-06  
E-501002-08  
E-501002-10  
E-501002-12  
E-501002-14  
E-501002-16  
E-501002-18  
E-501002-20  
E-501002-22  
E-501002-24  
E-501002-26  
E-501002-28  
E-501002-30  
E-501002-32  
E-501002-34  
E-501002-36  
E-501002-38  
E-501002-40  
E-501002-42  
E-501002-44  
E-501002-46  
E-501002-48  
E-501002-50

Exhibit C - Land Use  
Page 2 of 2

MATCH LINE - SEE SHEET 1



TRACT 1B: Single Family Detached. This tract is located on the east side of Ocala Avenue, south of Lillian Avenue. It contains 15 lots, each 1/4 acre in area. The lots are to be developed with single-family detached dwellings. The minimum lot width is 120 feet, and the minimum lot depth is 120 feet. The maximum height of any structure is 35 feet. The minimum setback from the front property line is 10 feet, and the minimum setback from the side and rear property lines is 5 feet. The minimum setback from the street frontage line is 10 feet. The minimum setback from the street frontage line is 10 feet. The minimum setback from the street frontage line is 10 feet.

TRACT 2B: Single Family Townhouse. This tract is located on the east side of Ocala Avenue, south of Lillian Avenue. It contains 15 lots, each 1/4 acre in area. The lots are to be developed with single-family townhouses. The minimum lot width is 120 feet, and the minimum lot depth is 120 feet. The maximum height of any structure is 35 feet. The minimum setback from the front property line is 10 feet, and the minimum setback from the side and rear property lines is 5 feet. The minimum setback from the street frontage line is 10 feet. The minimum setback from the street frontage line is 10 feet. The minimum setback from the street frontage line is 10 feet.

TRACT 3B: Mixed Use. This tract is located on the east side of Ocala Avenue, south of Lillian Avenue. It contains 15 lots, each 1/4 acre in area. The lots are to be developed with mixed-use residential and commercial buildings. The minimum lot width is 120 feet, and the minimum lot depth is 120 feet. The maximum height of any structure is 35 feet. The minimum setback from the front property line is 10 feet, and the minimum setback from the side and rear property lines is 5 feet. The minimum setback from the street frontage line is 10 feet. The minimum setback from the street frontage line is 10 feet. The minimum setback from the street frontage line is 10 feet.

TRACT 4B: Open Space/Floodplain. This tract is located on the east side of Ocala Avenue, south of Lillian Avenue. It contains 15 lots, each 1/4 acre in area. The lots are to be developed with open space and floodplain. The minimum lot width is 120 feet, and the minimum lot depth is 120 feet. The maximum height of any structure is 35 feet. The minimum setback from the front property line is 10 feet, and the minimum setback from the side and rear property lines is 5 feet. The minimum setback from the street frontage line is 10 feet. The minimum setback from the street frontage line is 10 feet. The minimum setback from the street frontage line is 10 feet.

7200 LAKE RIDGE PKWY  
& 7040 COASTAL BLVD.

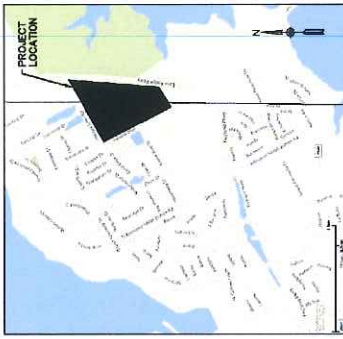
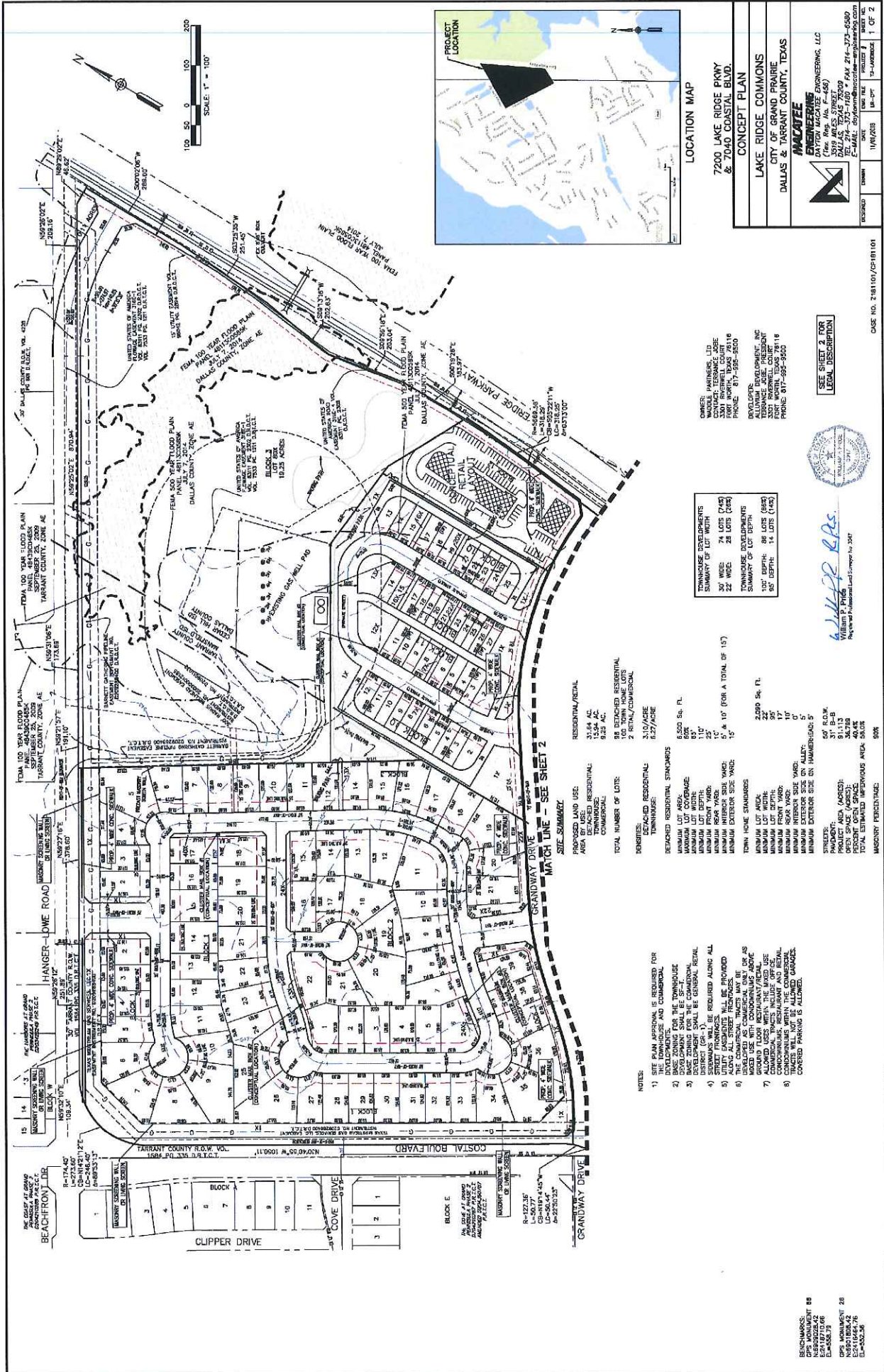
CONCEPT PLAN  
LAKE RIDGE COMMONS  
CITY OF GRAND PRAIRIE  
DALLAS & TARRANT COUNTY, TEXAS

**MACATEE ENGINEERING**  
DAYTON MACATEE ENGINEERING, LLC  
(Tex. Reg. No. F-456)  
1000 WEST WINDY HILL DRIVE, SUITE 100  
DALLAS, TEXAS 75209  
PHONE: 972-382-1888  
FAX: 972-382-1889  
WWW.MACATEEENGINEERING.COM

DATE: 10/25/2018  
SCALE: 1" = 100'  
SHEET NO. 2 OF 2

DATE: 10/25/2018  
SCALE: 1" = 100'  
SHEET NO. 2 OF 2

# Exhibit D - Concept Plan Page 1 of 2



**LOCATION MAP**  
7200 LAKE RIDGE PKWY  
& 7040 COASTAL BLVD.

**CONCEPT PLAN**  
LAKE RIDGE COMMONS  
CITY OF GRAND PRAIRIE  
DALLAS & TARRANT COUNTY, TEXAS

**ENGINEERS**  
DAYTON MACATEE ENGINEERING, LLC  
1905 RICHMOND AVE. SUITE 450  
DALLAS, TEXAS 75209  
PHONE: 972-382-7800  
FAX: 972-382-7801  
E-MAIL: dayton@macatee-engineering.com

DATE: 1/18/2018  
DRAWN: [Signature]  
CHECKED: [Signature]  
SCALE: 1" = 100'

DESIGN NO. 2181101/CP1B101  
SHEET NO. 1 OF 2

**TOWNHOUSE DEVELOPMENTS**  
SUMMARY OF LOT WIDTH

30' WIDE	74 LOTS (74%)
22' WIDE	22 LOTS (24%)

**TOWNHOUSE DEVELOPMENTS**  
SUMMARY OF LOT DEPTH

100' DEPTH	86 LOTS (84%)
65' DEPTH	14 LOTS (14%)

**RESIDENTIAL/RETAIL**

PACKAGED LAND USE	33.84 AC
DETACHED RESIDENTIAL	9.25 AC
COMMERCIAL	0.00 AC
<b>TOTAL NUMBER OF LOTS</b>	<b>100</b>

**DETACHED RESIDENTIAL**

MINIMUM LOT AREA (SQUARE FEET)	6,820 Sq. Ft.
MINIMUM LOT WIDTH	30'
MINIMUM LOT DEPTH	100'
MINIMUM REAR YARD	10' & 10" (FOR A TOTAL OF 15')
MINIMUM INTERIOR SIDE YARD	5'
MINIMUM EXTERIOR SIDE YARD	5'

**TOWNHOUSE DEVELOPMENTS**

MINIMUM LOT AREA (SQUARE FEET)	2,800 Sq. Ft.
MINIMUM LOT WIDTH	30'
MINIMUM LOT DEPTH	100'
MINIMUM REAR YARD	10'
MINIMUM INTERIOR SIDE YARD	0'
MINIMUM EXTERIOR SIDE YARD	0'

**PACKAGED LAND USE**

PROJECT AREA (ACRES)	81.113
PERCENT OPEN SPACE	40.4%
TOTAL ESTIMATED IMPERVIOUS AREA (SQ. FT.)	500K
MASSARY PERCENTAGE	50%

- NOTES:**
- THE PLAN AREA SHALL BE REQUIRED FOR THE TOWNHOUSE AND COMMERCIAL DEVELOPMENT FOR THE TOWNHOUSE DEVELOPMENT SHALL BE SE-1.
  - DEVELOPMENT SHALL BE GENERAL RETAIL DISTRICT (GR-1) IS REQUIRED ALONG ALL STREET FRONTS.
  - ALL LOT FRONT YARDS SHALL BE PROVIDED WITH LANDSCAPING.
  - THE COMMERCIAL TRACTS MAY BE USED FOR GROUND FLOOR RESTAURANT/RETAIL.
  - COMMERCIAL TRACTS INCLUDE OFFICE, COMMERCIAL, AND SERVICE USES.
  - COMMERCIAL TRACTS WITHIN THE COMMERCIAL DISTRICT WILL NOT BE ALLOWED GARAGES.
  - REQUIRE PARKING AS FOLLOWS:

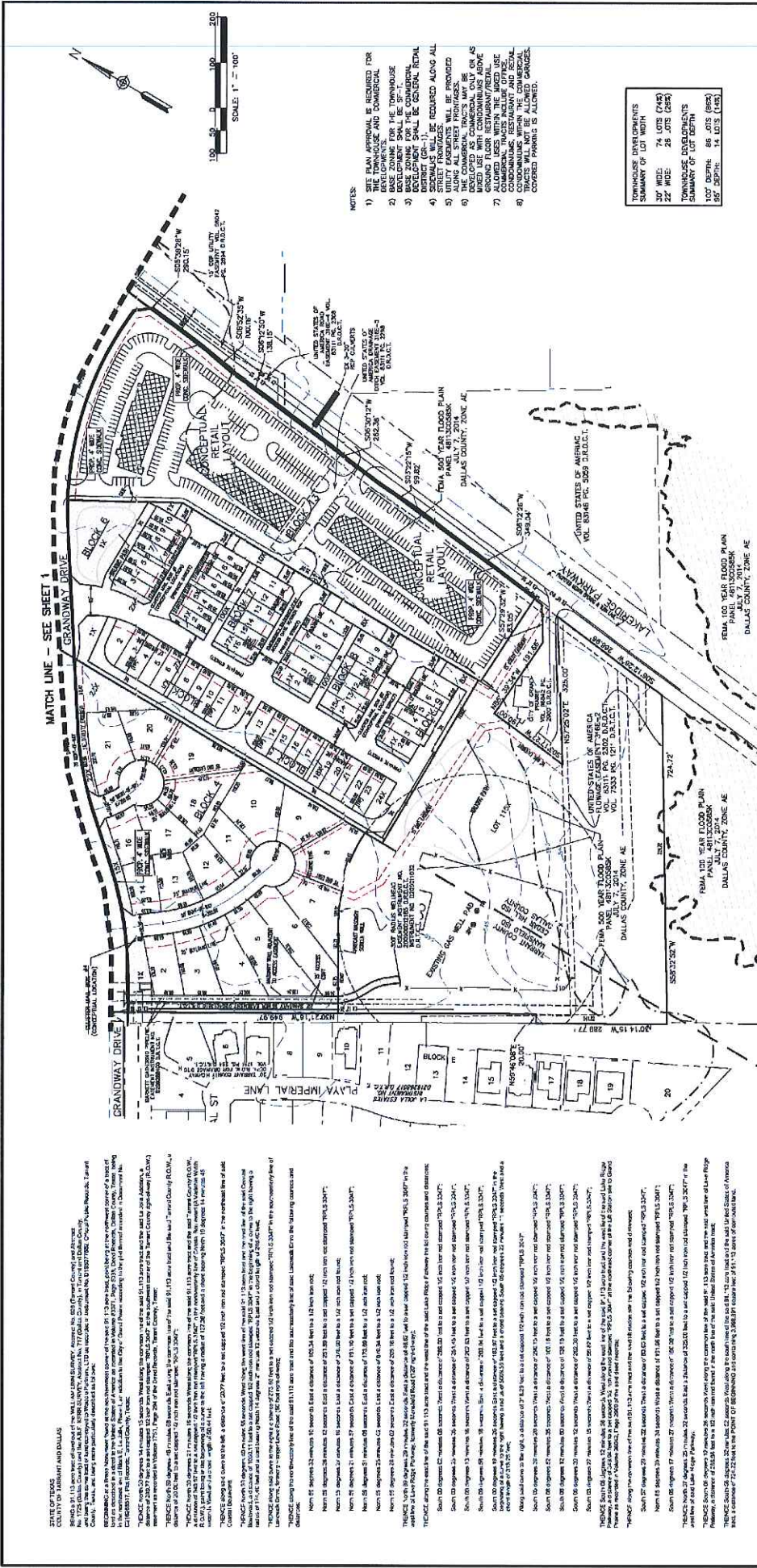
DESIGNER:  
CPS MONUMENT 28  
E-432.36

PROJECT AREA (ACRES): 81.113  
PERCENT OPEN SPACE: 40.4%  
TOTAL ESTIMATED IMPERVIOUS AREA (SQ. FT.): 500K  
MASSARY PERCENTAGE: 50%

**SEE SHEET 2 FOR LEGAL DESCRIPTION**

*William P. Price*  
Professional Land Surveyor No. 3947

# Exhibit D - Concept Plan Page 2 of 2



- NOTES:**
- 1) THE PLAN APPROVAL IS REQUIRED FOR DEVELOPMENTS AND TOWNHOUSE DEVELOPMENTS SHALL BE 5'-7".
  - 2) BASE ZONING FOR THE COMMERCIAL DISTRICT (C-1) SHALL BE COMMERCIAL RETAIL.
  - 3) STREET LIGHTS SHALL BE PROVIDED ALONG ALL UTILITY EXHAUSTS WILL BE PROVIDED.
  - 4) THE COMMERCIAL TRACTS MAY BE IDENTIFIED AS COMMERCIAL ONLY OR AS COMMERCIAL RESTAURANT/RETAIL.
  - 5) COMMERCIAL TRACTS SHALL INCLUDE GROUND FLOOR RESTAURANT/RETAIL.
  - 6) COMMERCIAL TRACTS SHALL INCLUDE CONDORNING, RESTAURANT AND RETAIL.
  - 7) TRACTS WILL NOT BE ALLOWED CHANGES.
  - 8) COVERED PARKING IS ALLOWED.

<b>TOWNHOUSE DEVELOPMENTS SUMMARY OF LOT WIDTH</b>	
30' WIDE	74 LOTS (74%)
22' WIDE	28 LOTS (28%)
<b>TOWNHOUSE DEVELOPMENTS SUMMARY OF LOT DEPTH</b>	
100' DEPTH	86 LOTS (86%)
85' DEPTH	14 LOTS (14%)

7200 LAKE RIDGE PKWY & 7040 COASTAL BLVD.

<b>CONCEPT PLAN</b>	
LAKE RIDGE COMMONS	
CITY OF GRAND PRairie	
DALLAS COUNTY, TEXAS	
MUCATTEE ENGINEERING, LLC (Tex. Reg. No. F-426) 3509 ALLEN STREET DALLAS, TEXAS 75219 TEL: 214-377-1100 • FAX: 214-377-0590 E-MAIL: info@mucatee.com www.mucatee.com	
DATE:	11/07/2018
DRAWN:	11-27
CHECKED:	11-27
SCALE:	AS SHOWN
2 OF 2	

OWNER: GRAND PRairie, TX  
 3301 RUSSELL COURT  
 GRAND PRairie, TX 75042  
 PHONE: 817-395-8000

DEVELOPER:  
 ALLIANCE DEVELOPMENT, INC  
 3301 RUSSELL COURT  
 GRAND PRairie, TX 75042  
 PHONE: 817-395-8000



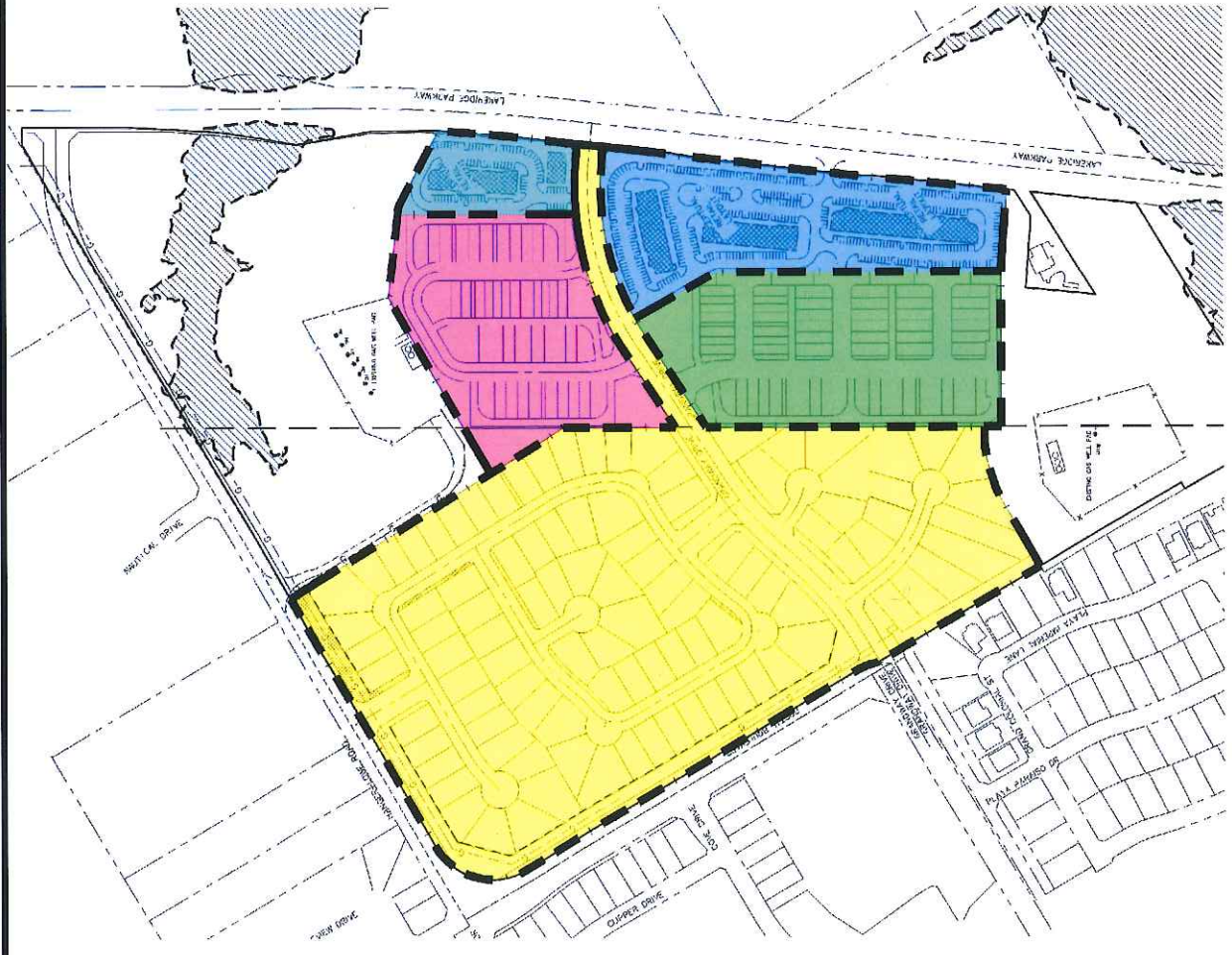
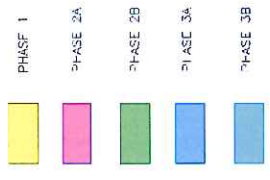
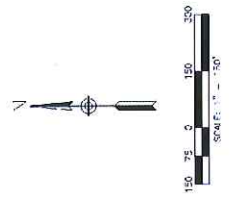
*William P. Price*  
 William P. Price  
 Registered Professional Land Surveyor No. 947

BENCHMARK:  
 GPS MONUMENT 66  
 E2413710.66  
 N1558.79

GPS MONUMENT 26  
 E2415424.76  
 N1559.55

CASE NO. 218101/CP18101

Exhibit E - Phasing Plan  
Page 1 of 1



7200 LAKE RIDGE PKWY  
& 7340 COASTAL BLVD.

PHASING PLAN

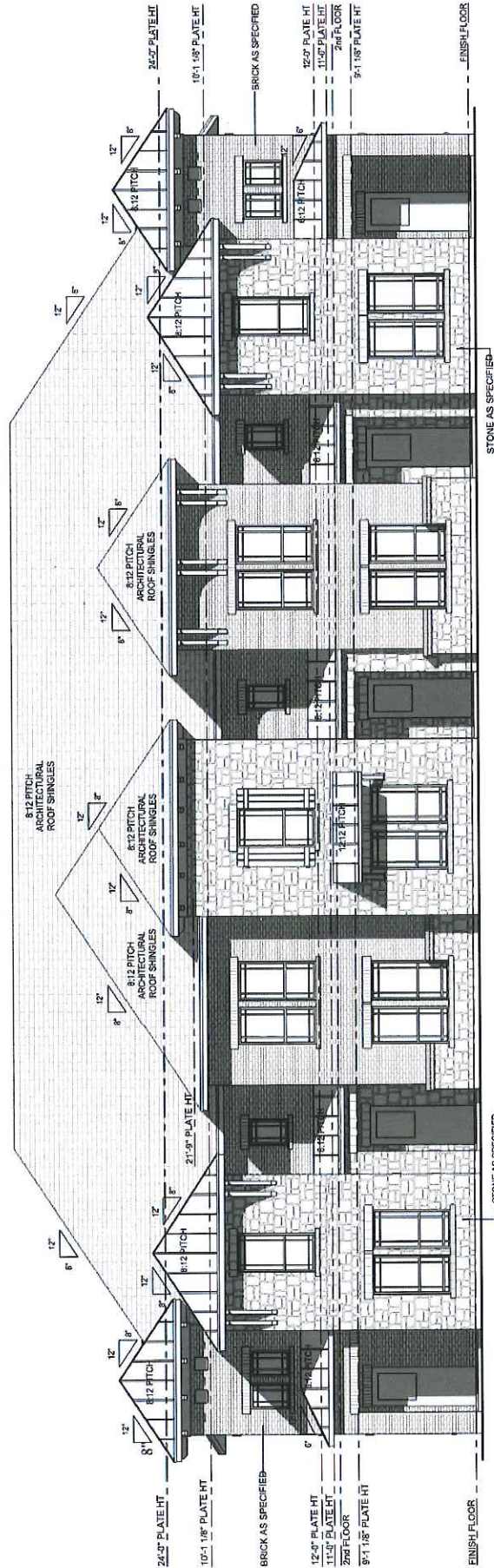
LAKE RIDGE COMMONS  
CITY OF GRAND PRAIRIE  
DALLAS & TARRANT COUNTY, TEXAS



DAVIDSON MACTEE ENGINEERING, LLC  
(Phs. No. 1-468)  
2200 N. WALTON BLVD. SUITE 200  
DALLAS, TEXAS 75208  
TEL: 214-354-1857 FAX: 214-374-0662  
E: davidson@dmee.com davidm@dmee.com  
DATE: 05/27/13 DRAWN BY: HSE/102  
CHECKED BY: HSE/102  
DESIGNED BY: HSE/102  
CASE NO. Z181101/07/8101

CASE NO. Z181101/07/8101

Tracts 2A and 2B - Single Family Townhouse



1 FRONT ELEVATION  
SCALE 3/8" = 1'-0"

MASONRY SQUARE FOOTAGE CHART	
STONE:	1,527 SQ FT 48 %
BRICK:	1,973 SQ FT 58 %
TOTAL % MASONRY:	1,527 SQ FT 48 %

MASONRY SQUARE FOOTAGE CHART	
STONE:	1,527 SQ FT 27 %
BRICK:	4,500 SQ FT 73 %
TOTAL MASONRY AREA:	6,127 SQ FT 100 %



CASE NO. Z181101/CP181101

**F2**  
FRANTON  
DESIGNS  
www.FrantonDesigns.com  
1350 E. Angelpo Rd #114  
Richardson, TX 75081  
409.274.2250

BUILDING FOR:

LAKEBRIDGE COMMONS  
CONCEPT ELEVATION

Client:	Franton Design
Contract No.:	
Issue Date:	
Revisions:	
J. Date:	Description:

Job Name:	XXXX
Client Name:	X
Sheet Name:	EXTERIOR ELEVATION
Sheet Number:	101



Exhibit F - Conceptual Elevations  
Page 2 of 3

Tracts 3A and 3B - Mixed Use



FRONT - TOWNHOMES  
GROUP



REAR - TOWNHOMES  
GROUP



REAR - ALT. VIEW - TOWNHOMES  
GROUP



REAR - ALT. VIEW - TOWNHOMES  
GROUP



183607 JOB# LRC

LAKE  
RIDGE  
COMMONS

ADDRESS  
LOT 107 BLOCK BLOCK  
WYOMING  
CITY, TENNESSEE  
COUNTY

DATE: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SHEET TITLE  
CONCEPT  
ELEVATIONS



REGISTERED ARCHITECTS  
STATE OF TENNESSEE  
SHEET NO. **A1-1.1** LRC

Exhibit F - Conceptual Elevations  
Page 3 of 3

Tracts 3A and 3B - Mixed Use



REAR - CONDO ABOVE RETAIL  
CONCEPT



SIDE - CONDO ABOVE RETAIL  
CONCEPT



189607 JOBE LRC

LAKE  
RIDGE  
COMMONS

ADDRESS  
LOT LOT B LOCK BLOCK  
SUBDIVISION  
CITY, TEXAS  
COUNTY

DATE: 8/14/18  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



FRONT - AL - VIEW - CONDO ABOVE RETAIL  
CONCEPT



REAR - CONDO ABOVE RETAIL  
CONCEPT

SHEET TITLE:  
CONCEPT  
ELEVATION



SHEET NO.  
A1-1 LRC