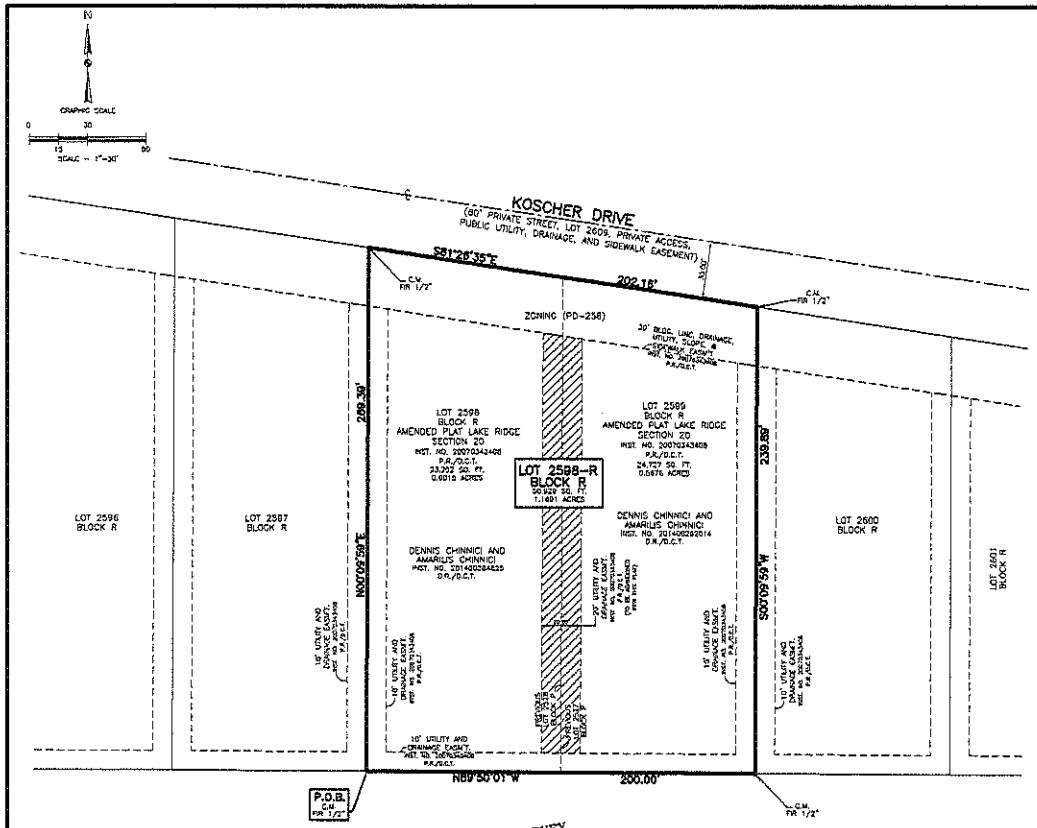

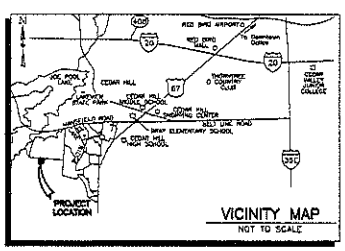

NOTES:

1. Basis of Bearings from plat recorded in instrument No. 20070343408, P.R./D.C.T.
2. C.M. ~ Denotes Controlling Monuments
3. Existing or future minimum set-backs established by the city ordinance shall take precedence over building lines indicated on this plat. Zoning classification indicated on this plat reflects zoning in place at the time this plat was approved and do not represent a vested right to the zoning indicated.
4. The purpose of this replat is to remove the lot line between Lot 2598 and Lot 2599 as shown to create one lot.
5. All previous general notes recorded on Amended plat Lake Ridge Section 20, as recorded in instrument No. 20070343408, Plat Records, Dallas County Texas, still affect subject property except as shown.
6. The subject property appears not to be located in the 100 year floodplain per FIRM Panel #48113C0595, Suffix K, Dated: 7-7-14.
7. City approved grading, drainage, and erosion control plans and drainage easement if needed are required prior to approval of final plat, earthwork or building permit. See City drainage design manual as currently amended for details.

OWNERS:
DENNIS CHINNICI AND AMARILIS CHINNICI
611 ARBOR GLEN COURT
MANSFIELD, TEXAS 76063
PH# (609) 364-2531

PREPARED BY:
KEETON SURVEYING COMPANY
H.B. KEETON M.S. "STEVE" KEETON
REGISTERED PROFESSIONAL LAND SURVEYOR
2037 DALWORTH STREET P.O. BOX 530284
GRAND PRAIRIE, TEXAS 75051-0284
EMAIL:kec4010@sbcglobal.net
PHONE: (972) 647-0843 FAX: (972) 647-0154

DEDICATION:

State of Texas:

County of Dallas:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **DENNIS CHINNICI AND AMARILIS CHINNICI**, do hereby adopt this plat designating the hereon above described property as **LOT 2598-R, BLOCK R, LAKE RIDGE SECTION 20,** 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 stormwater management areas shown thereon. The easements shown thereon are hereby dedicated and reserve 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 all 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 on any maintenance and services 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 _____ County Texas this ____ day of _____, 2015.

_____ _____
DENNIS CHINNICI AMARILIS CHINNICI
(Owner) (Owner)

ACKNOWLEDGMENTS:

STATE OF TEXAS:
COUNTY OF DALLAS:

Before me the undersigned authority, a Notary Public, on this day personally appeared **Dennis Chinnici**, 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.

Given under my hand and seal of office on the _____day of _____, 2015.

_____
NOTARY PUBLIC
My Commission Expires_____

STATE OF TEXAS:
COUNTY OF DALLAS:

Before me the undersigned authority, a Notary Public, on this day personally appeared **Amarilis Chinnici**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office on the _____day of _____, 2015.

_____
NOTARY PUBLIC
My Commission Expires_____

ACKNOWLEDGMENTS:

STATE OF TEXAS:
COUNTY OF DALLAS:

Before me the undersigned authority, a Notary Public, on this day personally appeared **M.S. (Steve) Keeton**, 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.

Given under my hand and seal of office on the _____day of _____, 2015.

_____
NOTARY PUBLIC
My Commission Expires_____

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, **Dennis Chinnici and Amarilis Chinnici**, are the sole owners of a tract of land located in the Felix Huston Survey, Abstract No. 1721, in the City of Grand Prairie, Dallas County, Texas, according to the deed recorded in Instrument No. 201400262014 and Instrument No. 201400264625, of the Deed Records of Dallas County, Texas, and described as all of Lot 2598 and Lot 2599, Block R, Amended Plat Lake Ridge Section 20, an addition to the City of Grand Prairie, Dallas County, Texas, according to the Plat thereof recorded in Instrument No. 20070343408, of the Plat or Map Records of Dallas County, Texas, and being more particularly described as follows;

BEGINNING at a 1/2 inch iron rod found at the southwest corner of said Lot 2598 and the southeast corner of Lot 2597 of said Block R, and in the north line of a 108.383 acre tract of land conveyed to William Y. Harvey by deed recorded in Volume 95021, Page 1207, Deed Records of Dallas County, Texas

THENCE N. 00°09'59" E., with the common west line of said Lot 2598 and the east line of said Lot 2597 for a distance of 299.39 feet to a 1/2 inch iron rod found at the south line of Koscher Drive (private street Lot 2509);

THENCE S. 81°26'35" E., with the north line of said Lot 2598 and Lot 2599, and the south line of said Koscher Drive for a distance of 202.16 fee to a found 1/2 inch iron rod at the northeast corner of said Lot 2599 and the northwest corner of Lot 2600 said Block R;

THENCE S. 00°09'59" W., with the east line of said Lot 2599 and the west line of said Lot 2600 for a distance of 239.89 feet to a 1/2 inch iron rod found in the north line of said 108.383 acre tract;

THENCE N. 89°50'01" W., with the south line of said Lot 2599 and Lot 2598 and the north line of said 108.383 acre tract for a distance of 200.00 feet to the POINT OF BEGINNING and containing 50,929 square feet or 1.1692 acres of land more or less.

SURVEYORS CERTIFICATE:

Know All Men By These Presents:

I, **M.S. (Steve) Keeton**, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and the monuments shown hereon were found and/or placed under my personal supervision in accordance with the rules and regulations of the City Plan Commission of the City of Grand Prairie, Texas.

"PRELIMINARY, NOT TO BE RECORDED FOR ANY PURPOSES"

_____
M.S. (Steve) Keeton
Registered Professional Land Surveyor
Texas Registration No. 4019

RECEIVED

SEP 29 2015

PLANNING DEPARTMENT

LAKE RIDGE

FINAL PLAT
LOT 2598-R, BLOCK R
LAKE RIDGE SECTION 20
CONTAINING 50,929 SQ. FT. OR 1.1691 ACRES
AN ADDITION TO
THE CITY OF GRAND PRAIRIE,
DALLAS COUNTY, TEXAS
BEING A REPLAT OF
LOT 2598 AND LOT 2599, BLOCK R
AMENDED PLAT LAKE RIDGE SECTION 20
AN ADDITION TO THE CITY OF GRAND PRAIRIE
DALLAS COUNTY, TEXAS

DATE: AUGUST 17, 2015
REV: SEPTEMBER 23, 2015

CASE NO. RP151001