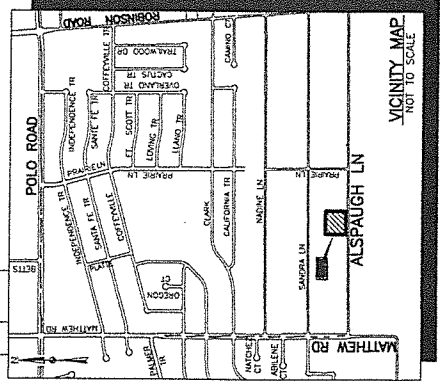
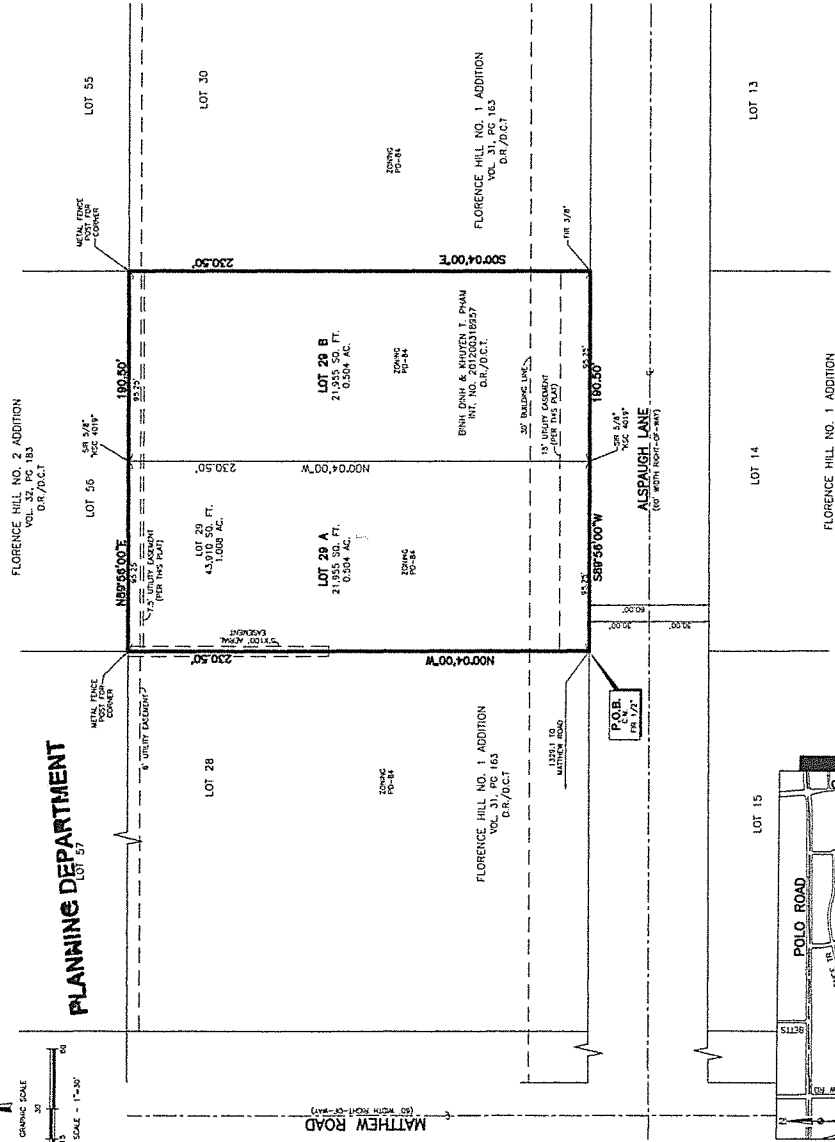


RECEIVED

JUL 01 2014

PLANNING DEPARTMENT



DEDICATION:
 State of Texas:
 County of Dallas:
 NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
 THAT BINH DINH AND KHUEN T. PHAM, do hereby agree to dedicate to the City of Grand Prairie, Texas, the following: LOT 29 A AND 29 B, FLORENCE HILL NO. 1 ADDITION, an addition to the City of Grand Prairie, Texas, and does hereby dedicate to the City of Grand Prairie, Texas, the following: stormwater easements shown thereon are hereby dedicated and reserved for the purposes as indicated. The utility, access and fire fighting abilities for each particular lot. The easements is the responsibility of the property owner. No buildings or other improvements, structures, trees, vegetation, utility lines, ditches, ditches, and sidewalks shall be constructed or placed upon, over or across the easements as shown except as permitted by City Ordinances. No utility shall have the right to remove or keep removed all or parts of the easements allowed above which in any way interfere with the construction, maintenance or efficiency of its respective utility system, and the ingress and egress to or from and upon the said easements for the purpose of installing, reconstructing, inspecting, maintaining and repairing the utility system, or for the purpose of the permission or anyone. Any public utility shall have the right to cross the easements to provide property for the purpose of reading meters, or for the purpose of 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.

Whereas my hand at _____ County Texas this _____ day of _____, 2014.

BNH DINH
 Owner
 KRUIEN T. PHAM
 Owner

ACKNOWLEDGMENT:
 State of Texas
 County of Dallas:
 Before me the undersigned authority, a Notary Public, on this day personally appeared BINH DINH, known to me to be the persons 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.
 Day of _____, 2014.

Notary Public
 My Commission Expires: _____

ACKNOWLEDGMENT:
 State of Texas
 County of Dallas:
 Before me the undersigned authority, a Notary Public, on this day personally appeared KHUEN T. PHAM, known to me to be the persons 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.
 Day of _____, 2014.

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. Keaton, known to me to be the persons 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.
 Day of _____, 2014.

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 BINH DINH & KHUEN T. PHAM, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the capacity therein stated.
 Day of _____, 2014.

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. Keaton, known to me to be the persons 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.
 Day of _____, 2014.

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. Keaton, known to me to be the persons 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.
 Day of _____, 2014.

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. Keaton, known to me to be the persons 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.
 Day of _____, 2014.

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. Keaton, known to me to be the persons 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.
 Day of _____, 2014.

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. Keaton, known to me to be the persons 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.
 Day of _____, 2014.

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. Keaton, known to me to be the persons 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.
 Day of _____, 2014.

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. Keaton, known to me to be the persons 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.
 Day of _____, 2014.

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. Keaton, known to me to be the persons 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.
 Day of _____, 2014.

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. Keaton, known to me to be the persons 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.
 Day of _____, 2014.

Notary Public
 My Commission Expires: _____

OWNER'S CERTIFICATE

STATE OF TEXAS
 COUNTY OF DALLAS
 WHEREAS, BINH DINH AND KHUEN T. PHAM, are the sole owners of a tract of land located in the Thomas J. Tone Dallas County, Texas, and being all of Lot 29, Florence Hill No. 1 Addition, and addition to the City of Grand Prairie, according to the map or plat thereof recorded in Volume 31, Dallas County Deeds, at Dallas, Texas, and being more particularly described as follows:

BEGINNING at 1/2 inch iron rod found at the southwest corner of said Lot 29, the southeast corner of Lot 28, and in the north line of Mississippi Lane (60' wide public right-of-way);

THENCE N 00°04'00" W, with the common east line of said Lot 28 and the west line of said Lot 29, for a distance of 190.50 feet to a found metal fence post found for corner at the northeast corner of said Lot 29, Florence Hill No. 1 Addition, at the City of Grand Prairie, according to the plat or map thereof recorded in Volume 32, Page 183, Map or Plat records of Dallas County, Texas;

THENCE N 89°56'00" E, with the north line of said Lot 29 and the south line of said Lot 56 for a distance of 190.50 feet to the north line of said Lot 29, Florence Hill No. 1 Addition, at the northeast corner of said Lot 29 and the northwest corner of said Lot 56;

THENCE S 00°04'00" E, with the common east line of said Lot 29 and the west line of said Lot 30, for a distance of 230.50 feet to a 3/8 inch iron rod found for corner in the north line of said Mississippi Lane;

THENCE S 89°56'00" W, with the south line of said Lot 29 and the north line of said Along Lane for a distance of 190.50 feet to the **POINT OF BEGINNING** and containing 43,910 square feet or 1,000 acres of land more or less.

NOTE:
 1. I, M.S. Keaton, Controller of Records, Basis of Block, according to the Plat of recorded in Volume 31, Page 163, P.R./D.C.T.
 2. I have examined the Flood Insurance Rate Map for the City of Grand Prairie, Texas, Commissioned Flood Panel No. 48113C0445, Suffix, II, Map Effective Date 8-23-01, Zone "X", and it appears that no part of the subject property lies in any special flood hazard area.
 3. The plat shown hereon shall take form set-backs established by the City Ordinance, shall take form set-backs established by the plat indicated on this plat. Zoning classification indicated on this plat reflects zoning in place at the time this plat was indicated and do not represent a vested right to the zoning indicated.

REPLAT
 LOTS 29 A & 29 B
 FLORENCE HILL NO. 1 ADDITION
 AN ADDITION TO THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS
 BEING A REPLAT OF LOT 29 FLORENCE HILL NO. 1 ADDITION DALLAS COUNTY, TEXAS

DATE: MAY 20, 2014
 REISED: JUNE 16, 2014
 COUNTY OF DALLAS
 REC'D: JUNE 16, 2014
 REGISTERED PROFESSIONAL LAND SURVEYOR
 PHONE: (972) 411-9543 FAX: (972) 411-9544
 E-MAIL: keaton@texasnotary.com

DATE: MAY 20, 2014
 REISED: JUNE 16, 2014
 COUNTY OF DALLAS
 REC'D: JUNE 16, 2014
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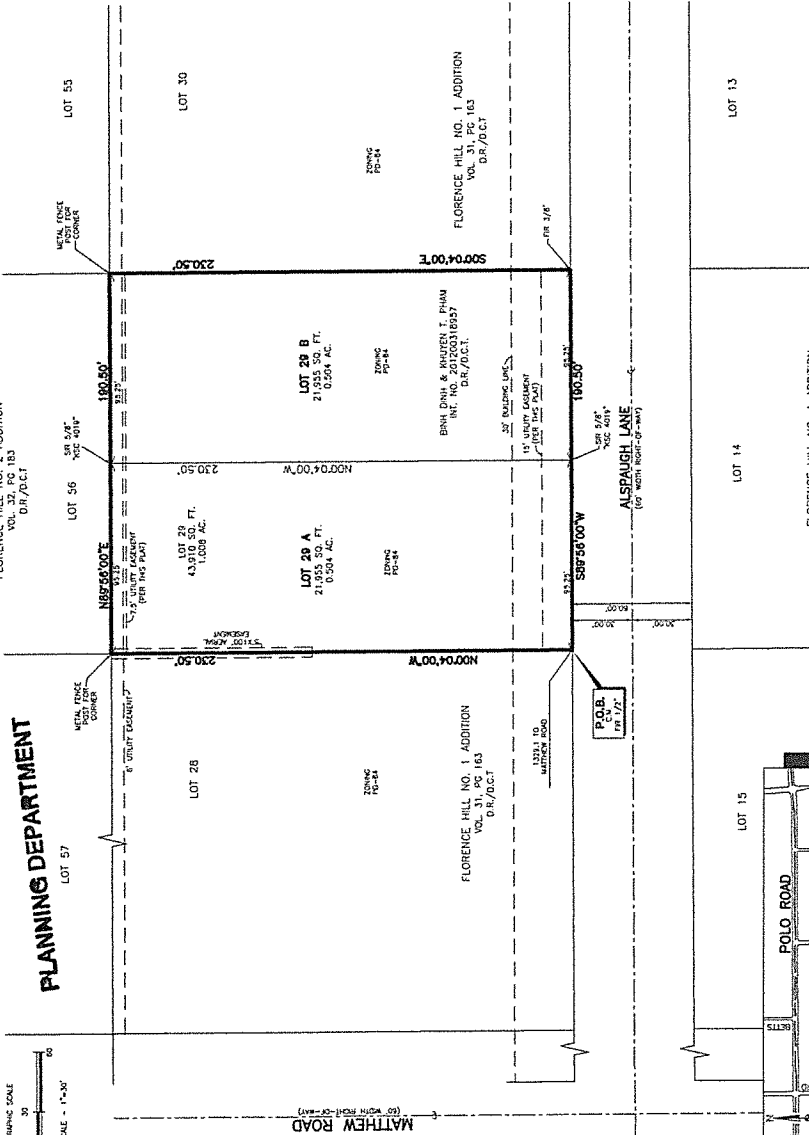
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RECEIVED

JUL 01 2014

PLANNING DEPARTMENT



DEDICATION:

State of Texas: County of Dallas:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That BINH DINH AND KHUYEN T. PHAM, do hereby adopt this plat and dedicate to the City of Grand Prairie, Texas, the following: **LOT 29 A AND 29 B, FLORENCE HILL NO. 1 ADDITION, on addition to the City of Grand Prairie, Texas, and does hereby dedicate to the City of Grand Prairie, Texas, the following: the easements shown thereon are hereby dedicated and reserved for the purposes as indicated. The utility, access and fire line easements shall be open to the public and private improvements of the property owner. No buildings or other improvements or pavements, except fences, vegetation, or other structures, 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 placed on the easements. No 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 use of the easements. No public utility shall have the right to ingress and egress to or from upon the said easements for the purpose of constructing, reconstructing, inspecting, repairing, maintaining, or otherwise using the same. The easements of its respective systems without the necessity of any time of its respective systems or anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of performing the 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 _____, 2014.

OWNER/DEVELOPER:
BINH DINH AND KHUYEN T. PHAM
Owner

ACKNOWLEDGEMENT:

State of Texas: County of Dallas:

Before me the undersigned authority, a Notary Public, on this day personally appeared BINH DINH, known to me to be the persons 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 _____, 2014.

ACKNOWLEDGEMENT:
Notary Public
My Commission Expires: _____
State of Texas

ACKNOWLEDGEMENT:

State of Texas: County of Dallas:

Before me the undersigned authority, a Notary Public, on this day personally appeared BINH DINH AND KHUYEN T. PHAM, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that they 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 _____, 2014.

ACKNOWLEDGEMENT:

State of Texas: County of Dallas:

Before me the undersigned authority, a Notary Public, on this day personally appeared I, M.S. Keeton, known to me to be the persons 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 _____, 2014.

ACKNOWLEDGEMENT:
Notary Public
My Commission Expires: _____
State of Texas

OWNER'S CERTIFICATE:

STATE OF TEXAS: COUNTY OF DALLAS:

WHEREAS, BINH DINH AND KHUYEN T. PHAM, are the sole owners of a tract of land located in the Thomas J. Iona Addition, Dallas County, Texas, and being all of Lot 29, Florence Hill No. 1 Addition, and addition to the City of Grand Prairie, Texas, according to the map or plat thereof recorded in Volume 31, Page 163 of the Dallas County Deed Records, and the plat being conveyed to said Pham by deed recorded in instrument 201200318927, of the Deed records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at 1/2 inch iron rod found at the southwest corner of said Lot 29, the southeast corner of Lot 28, and the north line of Alsbaugh Lane (60' wide public right-of-way).

THENCE N 00°04'00" W, with the common east line of said Lot 28 and the west line of said Lot 29, for a distance of 190.50 feet to a found iron rod post found for corner of Lot 29, then S 89°56'00" W, with the common east line of the City of Grand Prairie, according to the plat or map thereof recorded in Volume 32, Page 183, Map or Plat records of Dallas County, Texas.

THENCE N 89°56'00" E, with the north line of said Lot 29 and the south line of said Lot 56 for a distance of 190.50 feet to the southeast corner of Lot 29, and the northwest corner of Lot 30, then S 00°04'00" E, with the common east line of said Lot 29 and the west line of said Lot 30, for a distance of 230.50 feet to a 3/8 inch iron rod found for corner in the north line of said Alsbaugh Lane;

THENCE S 00°04'00" E, with the common east line of said Lot 29 and the west line of said Lot 30, for a distance of 230.50 feet to a 3/8 inch iron rod found for corner in the north line of said Alsbaugh Lane;

THENCE S 89°56'00" W, with the south line of said Lot 29 and the north line of said Alsbaugh Lane for a distance of 190.50 feet to the **POINT OF BEGINNING**, and containing 43,010 square feet or 1,028 acres of land more or less.

NOTE: I have examined the Flood Insurance Rate Map for the City of Dallas, Texas, and the subject property is in Flood Zone "X", and it appears that no part of the subject property lies in any special flood hazard area.

It is noted that the plat of said property is subject to the city ordinance shall take precedence over building lines indicated on this plat. Zoning classification, indicated on this plat, reflects zoning in place of the time this plat was indicated and does not represent a vested right to the zoning indicated.

REPLAT

LOTS 29 A & 29 B

FLORENCE HILL NO. 1 ADDITION

CONTRAC# 4310 SQ. FT. OR 100 ACRES

DALLAS COUNTY, TEXAS

AN ADDITION TO THE CITY OF GRAND PRAIRIE, FLORENCE HILL NO. 1 ADDITION

FLORENCE HILL NO. 1 ADDITION

DALLAS COUNTY, TEXAS

DATE: MAY 20, 2014

REISED: JUNE 16, 2014

REPLAT NO. 1470702

OWNER'S CERTIFICATE