

DEDICATION:

State of Texas:
County of Dallas:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **JOSE LUCIO SARINANA-DELGADO**, do hereby adopt this plat dedicating the herein described property as **LOT 1 AND LOT 2, BLOCK 1, SARINANA ADDITION** to the City of Grand Prairie, Texas, and does hereby certify that the same are for public use, to-wit: for the streets, alleys and other public purposes shown thereon. This easement shown thereon is hereby dedicated and reserved for the purposes of the City of Grand Prairie, Texas, and the same shall be subject to the public use and enjoyment of the City of Grand Prairie, Texas, for each particular use. The maintenance of saving on the part of the City of Grand Prairie, Texas, of the property shall be permitted in an erosion hazard easement. No buildings or other improvements or growths, over or across the easements as shown except as permitted by City Ordinance. No improvements that may be constructed by the City of Grand Prairie, Texas, in drainage easements. Any public utility shall have the right to remove and keep removed all or parts of the easement or for the construction, maintenance, or repair of its respective system on the easements, and of public utilities shall at all times have the full right of ingress and egress, and the right to install, maintain, and repair for the purpose of constructing, reconstructing, inspecting, maintaining, and adding to or removing all or parts of its respective systems without the necessity of obtaining any permission from the owner of the property. The utility shall have the right of ingress and egress to private property for the purpose of reading meters and any other utility work. This plat was duly and lawfully performed by the undersigned authority, a Notary Public, on this day of May, 2017. This plat is subject to the ordinances, rules, regulations and resolutions of the City of Grand Prairie, Texas.

Witness my hand at _____ County Texas this _____ day of _____, 2017.

JOSE LUCIO SARINANA-DELGADO
(Owner)

ACKNOWLEDGMENTS:

STATE OF TEXAS:
COUNTY OF DALLAS:

Before me the undersigned authority, a Notary Public, on this day of May, 2017, personally appeared **JOSE LUCIO SARINANA-DELGADO**, 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 _____, 2017.

Notary Public
My Commission Expires: _____

ACKNOWLEDGMENTS:

STATE OF TEXAS:
COUNTY OF DALLAS:

Before me the undersigned authority, a Notary Public, on this day of May, 2017, personally appeared **JOSE LUCIO SARINANA-DELGADO**, 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 stated.

Given under my hand and seal of office on the _____ day of _____, 2017.

Notary Public
My Commission Expires: _____

Planning Department

MAY 31 2017

Received

OWNERS CERTIFICATE:

State of Texas:
County of Dallas:

WHEREAS, **JOSE LUCIO SARINANA-DELGADO**, is the sole owner of Lot 1 and Lot 2 situated in the James Ferguson Survey, Abstract No. 454, County of Dallas, City of Grand Prairie, Texas, and the same are recorded in the Public Records of the County of Dallas, Texas, as follows:

BEGINNING at a 1/2" inch iron rod found at the southeast intersection of Corn Valley Rd. (65' Right-Of-Way) and Racquet Club Dr. (50' Right-Of-Way) also being the northwest corner of the herein described tract;

THENCE N. 89°10'57" E., (deed N. 89°45'30" E.) with the south line said Racquet Club Dr., a distance of 138.63 feet to the southeast corner of Lot 20, Block 1, Country Club Park Section No. 1, on addition to the City of Grand Prairie, Texas, as recorded in Volume 70360 of the Public Records of Dallas County, Texas;

THENCE S. 01°17'37" E., (deed S. 00°14'30" E.) with the west line of said Lot 20, a distance of 138.93 feet to a 1/2" inch iron rod found;

THENCE S. 89°17'08" W., (deed S. 89°45'30" E.) with the north line of Block "B", Country Club No. 1, an addition to the City of Grand Prairie, Dallas County, Texas, as recorded in Volume 30248, Page 3398, of the Public Records of Dallas County, Texas, to the line of said Block "B" a distance of 170.00 feet to a 1/2" inch iron rod with cap stamped "SC2617" set in the east Right-Of-Way line of said Corn Valley Rd.

THENCE N. 00°14'30" W., (deed N. 00°14'30" W.) with the west line of said Corn Valley Rd., a distance of 138.63 feet (deed 138.74) feet to the POINT OF BEGINNING and containing 23.498 square feet or 0.539 acres of land, more or less.

SURVEYORS CERTIFICATE:

Know All Men By These Presents:

M. L. Mitchell, a Registered Professional Land Surveyor, State of Texas, do hereby certify that I have prepared this plat from an actual survey of the land, and the monuments shown hereon were found and/or placed under my personal supervision, and that the same conform to the rules and regulations of the City of Grand Prairie, Texas.

"PRELIMINARY NOT TO BE RECORDED FOR ANY PURPOSES"

M. L. Mitchell
Registered Professional Land Surveyor
Texas Registration No. 2617

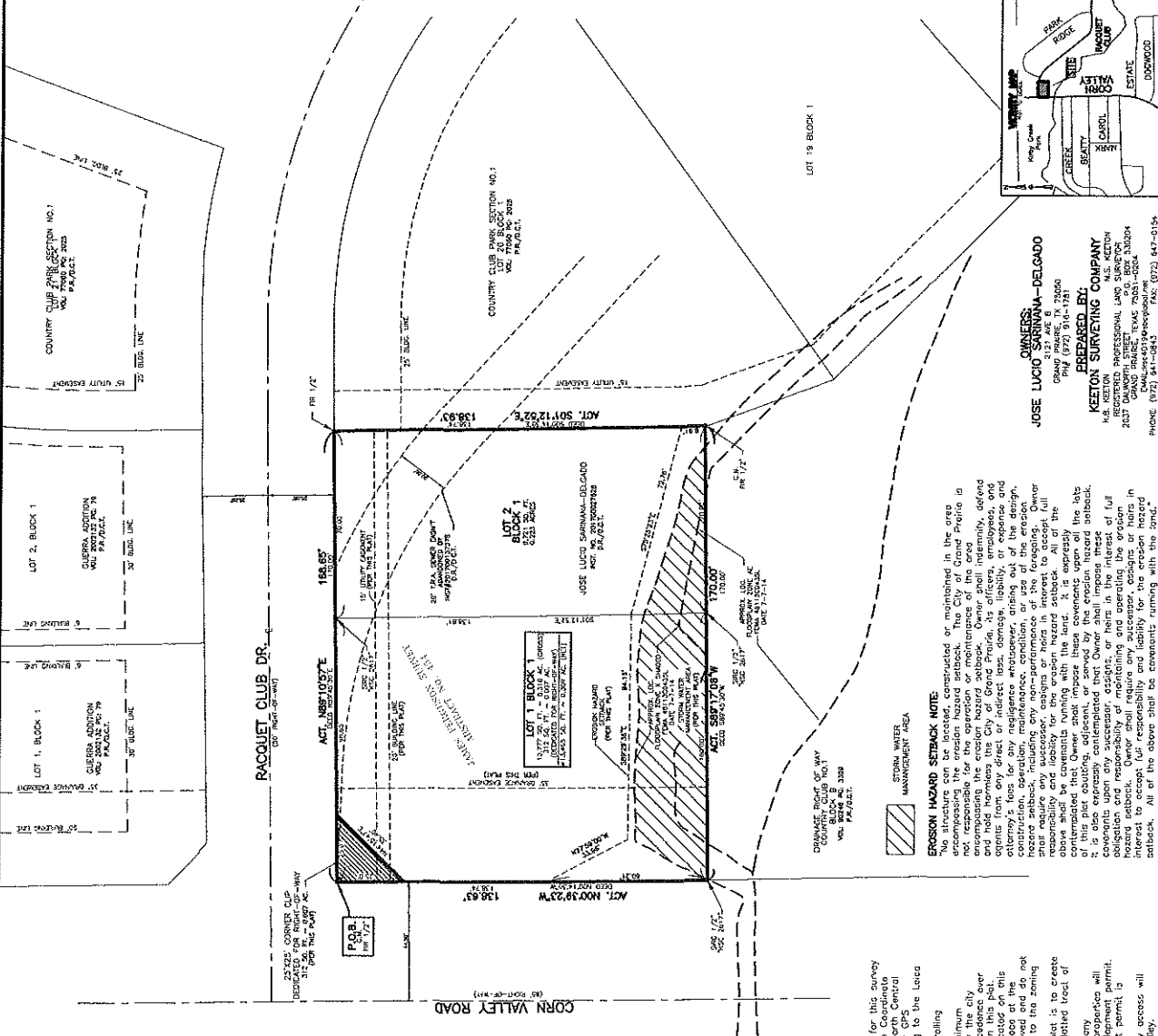
**FINAL PLAT
LOT 1 AND LOT 2, BLOCK 1
SARINANA ADDITION**

CONTAINING 23.498 SQ. FT. OR 0.539 ACRES

AN ADDITION TO
THE CITY OF GRAND PRAIRIE,
DALLAS COUNTY, TEXAS

BEING A PLAT OF
A 0.539 ACRE TRACT OF LAND IN THE
JAMES FERGUSON SURVEY, ABSTRACT NO. 454
AN ADDITION TO THE CITY OF GRAND PRAIRIE,
DALLAS COUNTY, TEXAS

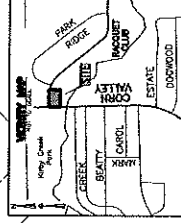
DATE: APRIL 24, 2017
CASE NO. P-170568



EROSION HAZARD SETBACK NOTE:

No structure can be located, constructed or maintained in the area encompassing the erosion hazard setback. The City of Grand Prairie is responsible for the operation or maintenance of the area encompassing the erosion hazard setback. The City of Grand Prairie, its officers, employees, and agents from any direct or indirect loss, damage, liability, or expense and contractors fees for any negligence whatsoever, arising out of the design, construction, or maintenance of the erosion hazard setback, including any non-performance of the foregoing. Owner shall require any successor, assignee or heirs in interest to accept full responsibility for the maintenance and repair of the erosion hazard setback. All of the above shall be covenants running with the land and shall be deemed to be part of this plat. The City of Grand Prairie, its officers, employees, and agents shall have no obligation or responsibility for maintaining and operating the erosion hazard setback. Owner shall require any successor, assignee or heirs in interest to accept full responsibility for the maintenance and repair of the erosion hazard setback. All of the above shall be covenants running with the land.

- NOTES:**
1. The basis of bearing for this survey is the Texas State Plane Coordinate System, Zone 14N, Texas North Central Zone, 4302, using NAD 83 measurements, according to the Texas Reference Network.
 2. Monument markers are shown as follows: a. Existing or future minimum set-backs established by the city of Grand Prairie, Texas, are shown as building lines indicated on this plat.
 3. Zoning classification indicated on this plat reflects zoning in place at the time this plat was recorded and does not represent a vested right to the zoning indicated.
 4. The purpose of this plat is to create two lots out of one unsplit tract of land as shown.
 5. For future reference, any structure located on this plat will require a floodplain development permit.
 6. Floodplain development permit is required for any structure located on this plat. The floodplain development permit shall be drawn onto Corn Valley.



OWNERS:
JOSE LUCIO SARINANA-DELGADO
Grand Prairie, TX 75040
2127 AVE B
PHONE (972) 94-0803 FAX (972) 943-0154

PREPARED BY:
KEETON SURVEYING COMPANY
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