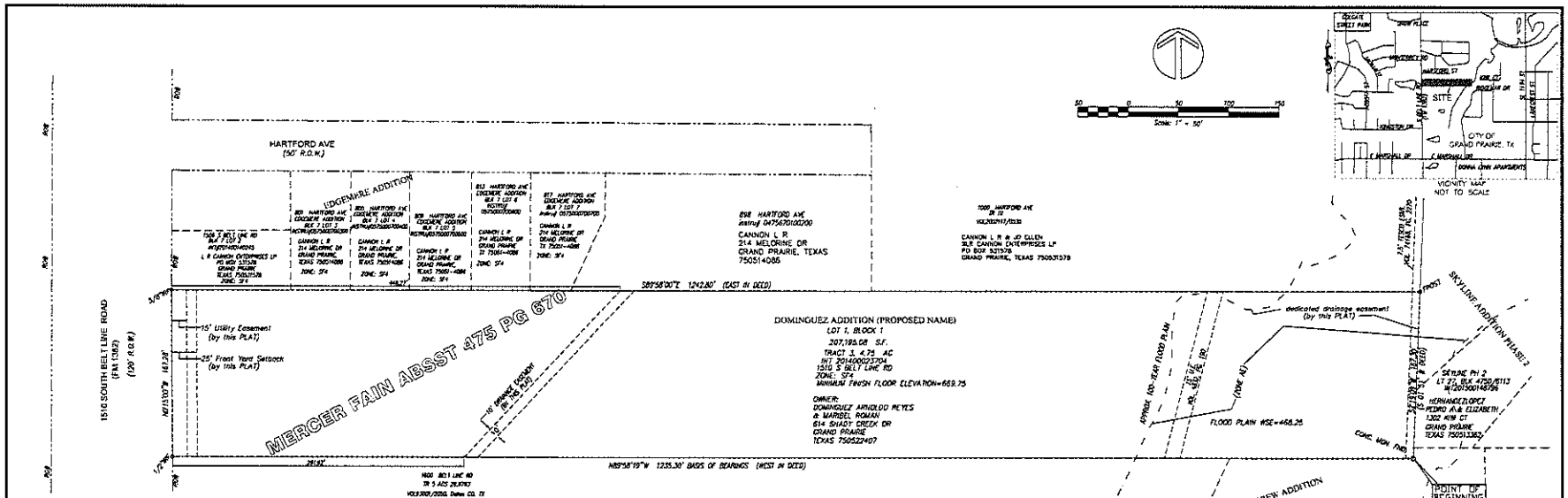

OWNER'S CERTIFICATE

STATE OF TEXAS

COUNTY OF DALLAS

BEING 4.75 ACRES IN THE MERCER FAIN SURVEY, ABSTRACT NO. 475 OFF THE SOUTH END OF A CERTAIN 35.251 ACRE TRACT IN A DEED FROM T.G. COLLINS TO ANNA V. COLLINS, FILED JULY 1, 1915 AND RECORDED IN VOLUME 653, PAGE 197, DEED RECORDS, DALLAS COUNTY, TEXAS, SAID 4.75 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID 35.251 ACRE TRACT IN THE MERCER FAIN SURVEY, ABSTRACT NO. 475 OF DALLAS COUNTY, TEXAS A FOUND CONCRETE MONUMENT;

THENCE NORTH 89 DEGREES 58 MINUTES 19 SECONDS WEST (WEST IN DEED) BASIS OF BEARINGS ALONG THE SOUTH LINE OF SAID 35.251 ACRE TRACT, A DISTANCE OF 1235.30 FEET TO A FOUND 1/2 INCH IRON ROD IN THE EAST LINE OF SOUTH BELT LINE ROAD, 120.00 FOOT RIGHT OF WAY;

THENCE NORTH 0 DEGREES 15 MINUTES 00 SECONDS WEST ALONG THE EAST LINE OF SAID ROAD, 167.28 FEET TO A FOUND 5/8 INCH IRON ROD FOR CORNER;

THENCE SOUTH 89 DEGREES 58 MINUTES 00 SECONDS EAST (EAST IN DEED), 1242.80 FEET TO A FENCE POST IN THE EAST LINE OF SAID 35.251 ACRE TRACT FOR CORNER;

THENCE SOUTH 2 DEGREES 19 MINUTES 09 SECONDS WEST SOUTH 01 DEGREE 51 MINUTES WEST IN DEED), 167.38 FEET TO THE PLACE OF BEGINNING AND CONTAINING 207195.08 SQUARE FEET OR 4.75 ACRES OF LAND.

NOTES

1. Parkway improvements such as curb and gutter pavement, turf, drive approaches, sidewalk and drainage inlets may be required at time of building permit issuance via a parkway permit.

2. The City of Grand Prairie shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation areas, open spaces and drainage facilities, and said owners agree to indemnify and save harmless the City of Grand Prairie, Texas, from claims, damages and losses arising out of or from performance of the obligations of said owners set forth in this paragraph.

3. No permanent building or structure shall be constructed over any existing or platted over water, sanitary sewer, drainage, gas, electric, cable, or other utility easement of any type.

4. C.M. = Controlling Monument.

5. IRF = Iron Rebar Found

6. IRS = Iron Rebar Set

CERTIFICATION

The plat shown hereon is a true and accurate representation of the survey done by me upon the ground, and there are no apparent encroachments, conflicts or protrusions. A portion of the property shown hereon is in a flood-prone area (zone AE, as defined by the Federal Emergency Management Agency (FEMA) Map No. 13CO, Panel No. 455L with an effective date of July 7, 2014.

OWNER:
DOMINGUEZ ARNOLDO REYES & MARIBEL ROMAN
614 SHADY CREEK DR
GRAND PRAIRIE, TEXAS 750522407

PLAT DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That DOMINGUEZ ARNOLDO REYES & MARIBEL ROMAN does hereby adopt this plat designating the hereon above described property as LOT 1, BLOCK 1, DOMINGUEZ ADDITION, 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 storm water management areas shown thereon. The easements shown thereon are hereby dedicated and reserved 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 shall 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 and any maintenance and service 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.

ACKNOWLEDGMENT

State of Texas
County of Dallas

BEFORE ME, the undersigned authority, a Notary Public, in and for said County, this day personally appeared DOMINGUEZ ARNOLDO REYES & MARIBEL ROMAN , Owner, and acknowledged to me that this instrument is a free and voluntary act for the uses and purposes therein stated.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PRINTED NAME _____

MY COMMISSION EXPIRES : _____

ACKNOWLEDGMENT

State of Texas
County of Dallas

BEFORE ME, the undersigned authority, a Notary Public, in and for said County, this day personally appeared DOMINGUEZ ARNOLDO REYES & MARIBEL ROMAN , Owner, and acknowledged to me that this instrument is a free and voluntary act for the uses and purposes therein stated.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PRINTED NAME _____

MY COMMISSION EXPIRES : _____

DISCLAIMER FOR PLATS (REGARDING ZONING AND SETBACKS):
EXISTING OR FUTURE MINIMUM SET-BACKS ESTABLISHED BY CITY ORDINANCE SHALL TAKE PRECEDENCE OVER BUILDING LINES INDICATED ON THIS PLAT. 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.

Streams are to remain natural and maintenance of ponds and streams are solely the responsibility of the property owner of Home Owners Association (HOA).

Zoning Disclaimer:
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

SURVEYORS CERTIFICATE

NOW, Therefore, Know All Men By These Presents

THAT, I, Larry A. Probeck, a Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual and accurate survey of the land made on the ground and that the corner monuments shown thereon were properly found or placed under my personal supervision in accordance with the platting rules and regulations of the City of Grand Prairie, Tarrant County, Texas.

_____
Larry A. Probeck, RPLS
Registered Professional Land Surveyor
State Registration No. 5187
TBPLS Surveying Firm No. 10064200

ACKNOWLEDGMENT

State of Texas
County of Tarrant

BEFORE ME, the undersigned authority, a Notary Public, in and for said County, this day personally appeared Larry Probeck, RPLS, and acknowledged to me that this instrument is a free and voluntary act for the uses and purposes therein stated.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PRINTED NAME _____

MY COMMISSION EXPIRES : _____

OWNER:
DOMINGUEZ ARNOLDO REYES &
MARIBEL ROMAN
614 SHADY CREEK DR
GRAND PRAIRIE, TEXAS
750522407

ENGINEER:
CIVIL URBAN ASSOCIATES, INC.
FIRM REG. NO. F-3795
940 I-30 / PKWY #305
DALLAS, TEX 75243/ 469-226-5965
MMI.ENGINEERS@CUAINC.COM

SURVEYOR
PROBECK LAND SURVEYORS
PO BOX 550695
DALLAS, TEXAS 75355-0695
TBPLS SURVEYING FIRM NO. 10064200

FINAL PLAT
DOMINGUEZ ADDITION
LOT 1, BLOCK 1
BEING A PLAT OF 4.75 ACRES
AS SHOWN ON THE DEED RECORDED IN
INSTRUMENT NO. 201400023704, D.R.D.C.T., LOCATED IN THE
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS
TOTAL LOT=1

DATE OF SUBMITTAL: 8-26-15

CASE#P150906

RECEIVED

AUG 26 2015

PLANNING DEPARTMENT

BOUNDARY ~ COMMERCIAL
HOME BUILDING ~ PLATTING
TITLES ~ CONSTRUCTION

PROBECK LAND SURVEYORS
P.O. BOX 550695 ~ DALLAS, TEXAS 75355-0695
OFFICE (214) 549-5349 ~ FAX (972) 303-0098

DOMINGUEZ ADDITION
LOT 1, BLOCK 1
MERCER FAIN ABSST 475 PG 670
GRAND PRAIRIE, TARRANT COUNTY, TEXAS

DATE: 04-11-2015	
FIELD DATE: 03-05-15	
JOB NO.: XXXXX	
DWG# WISDOM.DWG	
PARTY CHIEF: RD	
SCALE: 1"=50'	
OF #: N/A	
TITLE CO.:	
LENDER: N/A	
PURCHASER: N/A	
REVISIONS: N/A	
SHEET 1 OF 1	

PDF processed with CutePDF evaluation edition www.CutePDF.com