

STATE OF TEXAS
COUNTY OF DALLAS

BEGINNING at a 1/2 inch iron rod set with cap marked (KSC 2617) at the southeast corner of said Lot 12, Block 3, and being in the east line of Avenue E (80 feet wide right-of-way) from which a found 1/2 inch iron rod bears N81°57'37"E for a distance of 0.91 feet;

THENCE N. 00°10'00" W., with the east line of said Avenue E, and the west line of said Lot 12, at 60.00 feet and continuing a 5/8 inch rich iron rod found at the northwest corner of said Lot 12, Block 3, and continuing along the west line of said Lot 11, 360.00 feet to the intersection of the west line of said Lot 11 with the east line of said Lot 11, Block 3, and continuing along the east line of said Lot 11, Block 3, a distance of 398.81 feet to a 1/2 inch iron rod set with as marked (CSC 26817) for the northwest corner of said Lot 11, Block 3, said point being in a north City Limit line of the City of Grand Prairie, from which a found 5/8 inch rich iron rod bears S25°33'49" W. for a distance of 0.40 feet;

THENCE N. 69°35'00" E., along the North line of said Lot 11, Block 3, and the south line of a 85 acre tract of land owned by the City of Dallas (no deed info), for a distance of 155.71 feet to a 5/8 inch iron rod found for corner, said point being the northeast corner of said Lot 11, Block 3;

THENCE S. 00°01'08" W., with the east line of said Lots 11, and 12, Block 3, and the east line of Lot 9B, Block 3 Lake Crest Unit No.2, and Addition to the City of Grand Prairie, according to the plat thereof recorded in lot# 20120155153 of the Plat records of Dallas County, Texas, a distance of 99.58 feet (Gatted S. 00°10'00" E., 99.61 feet) to a found 1/2 inch iron pipe found at the southeast corner of said Lot 12, Block 3;

TWENTY S. 89°29'48" W., with the common south line of said Lot 12, and the north line of Lot 13, said Block 5, for a distance of 155.39 feet (platted S. 89°45'00" W., 125.71 feet) to the POINT OF BEGINNING and containing 15,567 square feet or 0.356 acres, more or less.

Know Us Well

I, **M. L. Mitchell**, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plot from an actual on the ground survey of the land, and the monuments shown hereon were found one/ 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 ONLY
NOT TO BE RECORDED FOR
ANY PURPOSE
M. L. Mitchell
Registered Professional Land Surveyor
Texas Registration No. 2617

CONTAINING 1.25 AC. OF LAND
AN ADDITION TO
THE CITY OF GRAND PRAIRIE
DALLAS COUNTY, TEXAS
BEING A REPLAT OF
ALL OF LOTS 11, AND 12, BLOCK
LAKE CREST ADDITION, UNIT NO.
CITY OF GRAND PRAIRIE
DALLAS COUNTY, TEXAS

LAKE CREST ADDITION, UNIT
CITY OF GRAND PRAIRIE
COUNTY DALLAS COUNTY, TEXAS

DATE: MAY 13, 2016
REV: JUNE 22, 2015
CASE NO. RP160703

JUN 29 2016

Planning Department

STATE OF TEXAS
COUNTY OF DALLAS

THAT FIDEL GUTIERREZ, does hereby adopt this plat designating the hereon-above described property as **LOT 12R, BLOCK 3, LAKE CREST ADDITION, UNIT NO. 2**, on addition to the City of Grand Prairie, Texas, and does hereby dedicate to the City of Grand

Profit 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 visitors to the particular use. The maintenance of paving on the sidewalks and the maintenance of the responsibility of 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, growths, except fences, vegetation, driveways, and sidewalks less than 6 feet in width shall be constructed or placed upon, over or across the

Improvements or alterations to existing sewerage works or sewerage systems shall be subject to the approval of the City Engineer. 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 abated above while in any way obstruct 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 and from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to, or removing oil 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 service required or arduously performed by that utility.

Witness my hand at _____ County Texas this _____ day
of _____ 2016.

STATE OF TEXAS;
COUNTY OF DALLAS;

Before me the undersigned authority, a Notary Public, on this day personally appeared **Fidel Guaderraz Munoz**, 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 thereunto expressed.

Given under my hand and seal of office on the
20th day of
March 2016.

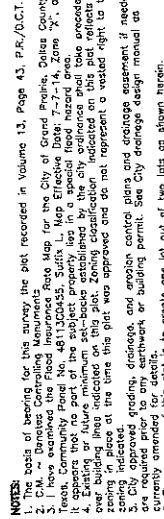
NOTARY PUBLIC
New Commission Expires

STATE OF TEXAS:
COUNTY OF DALLAS:

Before me the undersigned authority, a Notary Public, on this day personally appeared **M. L. Mitchell**, 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
of _____, 2016.

NOTARY PUBLIC
My Commission Expires _____



PREPARED BY:
KEETON SURVEYING COMPANY
 N.B. KEETON M.S. KEETON
 REGISTERED PROFESSIONAL LAND SURVEYOR P.O. BOX 530
 2037 CALWORTH STREET GRAND PRAIRIE, TEXAS 75051-0204
 EMAIL: kea01@earthlink.net
 PHONE: (972) 841-0843 FAX: (972) 647

OWNERS:
FIDEL GUTIERREZ MUNOZ
2537 AVENUE A
GRAND PRAIRIE, TEXAS 75051
PH# (214) 548-5045

