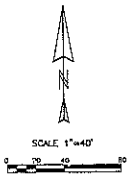
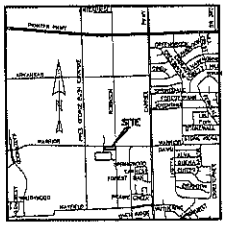
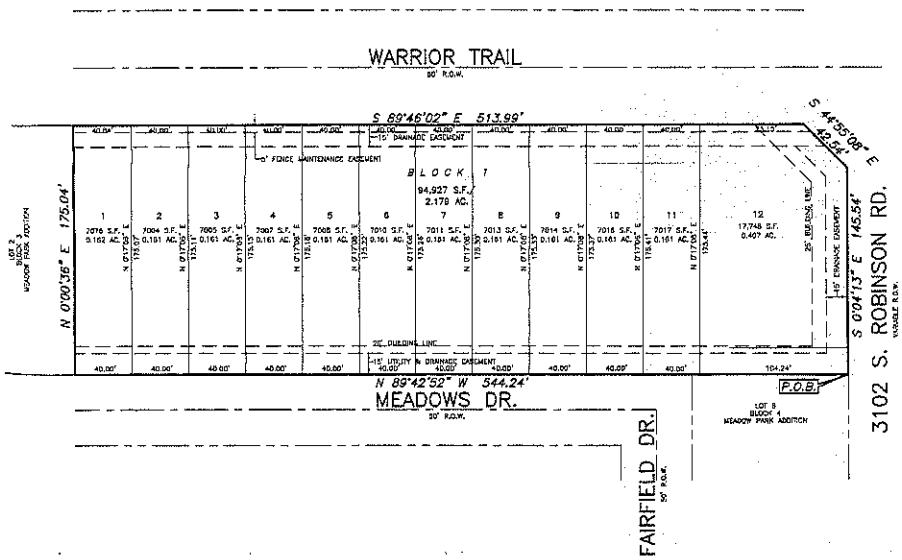




VICINITY MAP
No Scale



SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT I, WENDELL R. DAY, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS, ANGLE POINTS AND POINTS OF CURVE SHOWN THEREON WERE PROPERLY PLACED AND THAT THIS PLAT CORRECTLY REPRESENTS THE SURVEY MADE BY ME.

_____
WENDELL R. DAY, REGISTERED PROFESSIONAL SURVEYOR, TEXAS REGISTRATION NO. 4389

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED KEITH W. ROBERTSON KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY THEREIN STATED AND FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2015.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTE:

Existing or future minimum setbacks established by City Ordinance shall take precedence over building line indicated on this plat. Zoning classifications indicated on this plat reflect the zoning in place at the time the plat was approved and does not represent a vested right to the zoning indicated.

PURPOSE OF THIS PLAT IS
TO CREATE 12 LOTS

The property lies in Zone X which is areas outside the 500 year Flood Plain per F.E.M.A. Community Panel # 48439C0360K.

I, Edward Duane Hill, certify that the design for the aforementioned development is reasonably safe from flooding in accordance with the guidelines provided within FEMA's Technical Bulletin 10-01 related to ensuring that structures are reasonably safe from flooding and in accordance with accepted professional practices.

HILLSTONE 1 ADDITION SUBDIVISION
LICENSE TYPE: ENGINEERING
TITLE: E.D. HILL & ASSOCIATES

SIGNATURE _____ DATE: _____
LICENSE NUMBER: TX. 23543

LEGAL DESCRIPTION

BEING a tract of land out of the Charles J. Babcock Survey, Abstract No. 59, Dallas County, Texas, and being a portion of the 71.25 acre tract of land conveyed to Leo Spanling and wife, Ila Faye Spanling Reed, as recorded in Volume 2116, Page 268 and fully described as follows:

BEGINNING at a found ½ inch iron rod at the northeast corner of Lot 6, Block 4, Meadow Park Addition, an addition to the City of Grand Prairie, Dallas County, Texas as recorded in Volume 89099, Page 2401, said point being in the west right of way line of South Robinson Road as deeded to the City of Grand Prairie in Volume 95184, Page 2732;

THENCE N 89°42'52" W along the north line of said Meadow Park Addition, 544.24 feet to a set ½ inch iron rod at the southwest corner of Lot 2, BLOCK 1 of same addition;

THENCE N 0°00'36" E along the East line of said Lot 2, 175.04 feet to a found ½ inch iron rod;

THENCE S 89°46'02" E along the north line of said 71.25 acre tract and the south line of Warrior Trail, 513.99 feet to a found ½ inch iron rod;

THENCE along the west right of way line of South Robinson Road as deeded in Volume 95184, Page 2732 as follows:

THENCE S 45°04'12" E 28.28 feet to a nail "X";

THENCE S 0°04'13" E, 145.54 feet to the Point of Beginning and containing 94,927 square feet or 2.179 acres of land.

DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT N. D. HOPKINS ESTATE (through the Co-executors, Ronald Lynn and Veronica D. Hopkins, does hereby adopt this plat designating the tracts above, described property as **LOTS 1 THRU 12, BLOCK 1, HILLSTONE 1 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, GPC monumentals 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 emslon record easement. No buildings or other improvements of gravity, exclusive 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 improvements placed upon within 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

_____ _____
RONALD LYNN HOPKINS VERONICA D. HOPKINS

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED RONALD LYNN HOPKINS KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY THEREIN STATED AND FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2015.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED VERONICA D. HOPKINS KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY THEREIN STATED AND FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2015.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

RECEIVED
SEP 29 2015
PLANNING DEPARTMENT

FINAL PLAT
2.179 ACRES
LOTS 1 THRU 12, BLOCK 1
HILLSTONE 1 ADDITION
CHARLES J. BABCOCK SURVEY, ABSTRACT NO. 59
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS

SURVEYOR:
DAG SURVEYING
WENDELL R. DAY, R.P.S.
801 APACHE
GRAND PRAIRIE, TEXAS 75081
(972) 262-3686 OFFICE

OWNER:
N. D. HOPKINS ESTATE
332 FT. WORTH ST.
GRAND PRAIRIE, TEXAS 75050

ENGINEER:
E.D. HILL & ASSOCIATES
1910 PLUM CREEK
MIDLOTHIAN, TEXAS 76065
(972) 571-3364 OFFICE
TX. REGISTERED ENG.
FIRM NO. F-2474

P151003