







# **DEDICATION:**

State of Texas:

County of Dallas:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **SRLL, LLC, a Texas Limited Liability Company**, do hereby adopt this plat designating the hereon above described property as **LOT 105-R BURBANK GARDENS ADDITION UNIT #1 REVISED**, on 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 line easements shall be open to the public and private utilities for each particular use. The maintenance of paving on the utility, access and fire line 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 plying ordinances, rules, regulations and resolutions of the City of Grand Prairie, Texas.

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

**Tobias Velasquez**  
(Owner)

# **ACKNOWLEDGMENTS:**

STATE OF TEXAS:  
COUNTY OF DALLAS:

Before me the undersigned authority, a Notary Public, on this day personally appeared **Tobias Velasquez**, 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 \_\_\_\_\_

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 and seal of office on the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

NOTARY PUBLIC  
My Commission Expires \_\_\_\_\_

# **SURVEYORS CERTIFICATE:**

Know All Men By These Presents:

I, **M. L. Mitchell**, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and the monuments shown hereon were found and/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 - FOR REVIEW ONLY. NOT TO BE RECORDED FOR ANY PURPOSE"

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

# **PREPARED BY:**

**KEETON SURVEYING COMPANY**  
H.B. KEETON U.S. STATE KEETON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
2037 DALWORTH STREET P.O. BOX 330204  
GRAND PRAIRIE, TEXAS 75051-0204  
EWAS LSC40198@sc.state.tx.us  
PHONE: (972) 641-0843 FAX: (972) 647-0154

**OWNER**  
**SRLL, LLC,**  
**A TEXAS LIMITED LIABILITY COMPANY**

6908 S.R.L. THORNTON FRKY.  
DALLAS, TEXAS 75232  
PHONE (214) 374-3707

Planning Department

MAY 31 2017

# **OWNERS CERTIFICATE**

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, **SRLL, LLC, a Texas Limited Liability Company**, is the sole owner of a tract of land located in the Joseph Graham Survey, Abstract No. 506, in the City of Grand Prairie, Dallas County, Texas, according to the deed recorded in instrument No. 20170008534, of the Deed Records of Dallas County, Texas, and described as Lot 105 and Lot 106, Burbank Gardens Addition Unit #1, an addition to the City of Grand Prairie, Dallas County, Texas, according to the Plat thereof recorded in Volume 5, Page 108, of the Plat or Map Records of Dallas County, Texas, together with a strip of land (30 feet by 120 feet) along and adjacent to the south line of said Lot 105 and Lot 106 (Designated Parkway) per the plat of said Burbank Gardens Addition and closed and abandoned by City Ordinance #1483-2014 and recorded in instrument No. 201400133112, of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

**BEGINNING** at a 1/2 inch iron rod found with cap marked "W" for corner found at the northwest corner of said Lot 105, the northeast corner of Lot 104, said Burbank Gardens Unit #1, and in the south line of Lot 100A, Burbank Gardens Addition, an addition to the City of Grand Prairie, according to the plat thereof recorded in Volume 84201, Page 2777, of the Plat Records of Dallas County, Texas;

**THENCE** N. 89°41'42" E., (plotted S.89°41'E.) with the north line of said Lot 105 and Lot 106, and the south line of said Lot 100A and Lot 110 of said Burbank Gardens Unit #1, for a distance of 120.00 feet to a 1/2 inch iron rod found with cap marked "W" at the northeast corner of Lot 106, said Burbank Gardens Unit #1 and the northeast corner of Lot 107, said Burbank Gardens Unit #1;

**THENCE** S. 02°04'48" W., (plotted S.02°50'00"W.) with the east line of said Lot 106 and the west line of said Lot 107, at called 170.00 feet passing the northeast corner of said "Designated Parkway" and continuing S. 02°04'48" W. in a total distance of 200.17 (plotted 200.00 feet) to a found X cut in concrete in the north line of East Main Street (U.S. Highway 180) (Right of way varies);

**THENCE** S. 89°41'42" W., (plotted N.89°42"W.) with the south line of said "Designated Parkway" and the north line of said East Main Street for a distance of 120.00 feet to a 1/2 inch iron rod found with cap marked "W" at the southeast corner of said "Designated Parkway" and in the north line of said East Main Street;

**THENCE** N. 02°04'48" E., (plotted N.02°50'E.) with the west line of said "Designated Parkway" strip at 30.00 feet passing the northeast corner of said "Designated Parkway" and the southwest corner of said Lot 105 and continuing N. 02°04'48" E., with the west line of said Lot 105 and the east line of said Lot 104 for a total distance of 200.17 feet (plotted 200.00 feet) to the **POINT OF BEGINNING** and CONTAINING 24,000 square feet or 0.5510 of an acre of land, more or less.

# **FINAL PLAT** **LOT 105-R** **BURBANK GARDENS ADDITION** **UNIT #1 REVISED**

CONTAINING 24,000 SQ. FT. OR 0.5510 OF AN ACRE  
AN ADDITION TO THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS  
BEING A REPLAT OF  
LOT 105 AND LOT 106 AND  
A 30' x 120' DESIGNATED PARKWAY  
BURBANK GARDENS ADDITION  
UNIT #1  
AN ADDITION TO THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS

DATE: APRIL 24, 2017  
REVISED: MAY 29, 2017  
CASE NO. KP170661

# **NOTE:**

1. Basis of Bearings from ALTA/NSPS Land Title survey dated 2/27/17, prepared by Leonard Jay Lusk R.P.L.S. 3714.
2. C.M. - Denotes Controlling Monuments
3. I have examined the Flood Insurance Rate Map for the City of Grand Prairie, Dallas County, Texas, Community Panel No. 4813C0455, Suffix K, Map Effective Date: 07/07/2014, and Panel No. 4813C0315, Suffix K, Map Effective Date: 07/07/2014, Zone "X", and it appears that no part of the subject property lies in any special flood hazard area.
4. The purpose of this plat is to create one lot out of two plotted lots as shown.
5. Existing or future minimum set-backs established by the city ordinance shall take precedence over building lines indicated on this plat. Zoning classification indicated on this plat reflects zoning in place at the time this plat was approved and do not represent a vested right to the zoning indicated.

