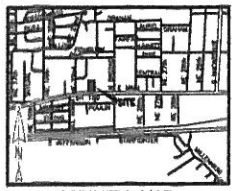
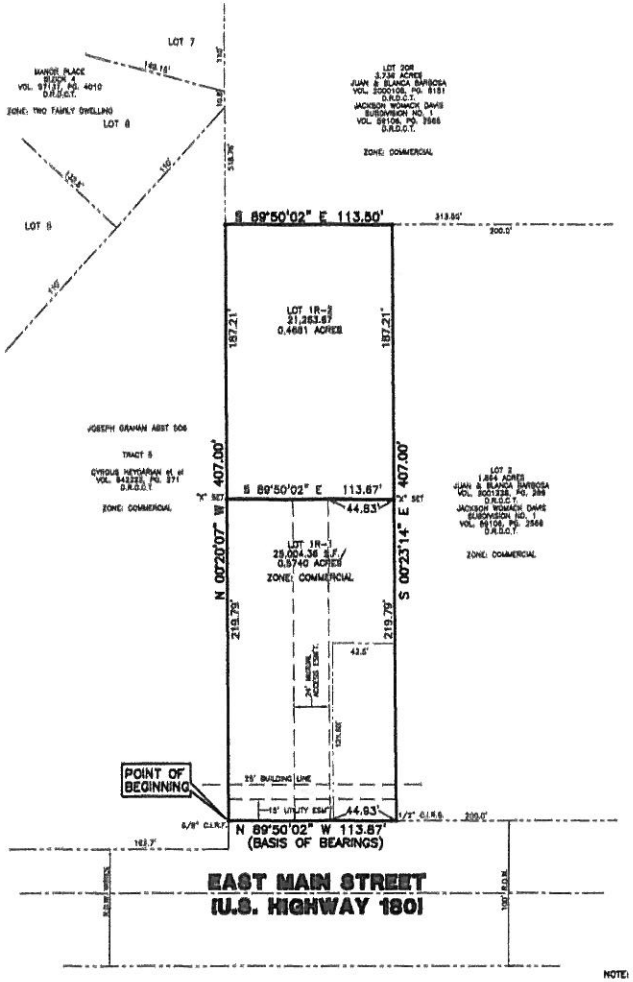
SCALE 1" = 40'



VICINITY MAP
No Scale



SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT I, KEITH M. ROBERTSON, 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.

KEITH M. ROBERTSON, REGISTERED PROFESSIONAL LAND SURVEYOR, TEXAS REGISTRATION NO. 5868

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 M. 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 _____, 2010.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS

COUNTY OF DALLAS

BEING PART OF LOT 1R AND THE REMAINDER OF LOT 1, REPLAT OF A PORTION OF LOT 1, JACKSON WOMACK DAVIS SUBDIVISION, A SUBDIVISION IN THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, ACCORDING TO THE REPLAT THEREOF RECORDED IN VOLUME 98106, PAGE 2566, DEED RECORDS, DALLAS COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A 5/8 INCH CAPPED IRON ROD FOUND IN THE NORTH RIGHT OF WAY LINE OF EAST MAIN STREET (U.S. HIGHWAY 180), SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 1R, REPLAT JACKSON WOMACK DAVIS SUBDIVISION, RECORDED IN VOLUME 98106, PAGE 2566, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE NORTH 00° 20' 07" WEST A DISTANCE OF 407.00 FEET TO A 5/8 INCH CAPPED IRON ROD;

THENCE SOUTH 89°50'02" EAST A DISTANCE OF 113.50 FEET TO A POINT FOR A CORNER;

THENCE SOUTH 00°23'14" EAST A DISTANCE OF 407.00 FEET TO A 1/2 INCH CAPPED IRON ROD SET FOR A CORNER IN THE NORTH RIGHT OF WAY LINE OF EAST MAIN STREET (U.S. HIGHWAY 180);

THENCE NORTH 89°50'02" WEST A DISTANCE OF 113.87 FEET TO THE POINT OF BEGINNING AND CONTAINING 46,268 SQUARE FEET OR 1.062 ACRES OF LAND.

DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT JUAN & BLANCA BARBOSA, do hereby adopt this plat designating the herein above described property as **LOTS 1R-1 & 1R-2, JACKSON, WOMACK & DAVIS SUBDIVISION**, 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 8 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 placed 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 zoning ordinances, rules, regulations and resolutions of the City of Grand Prairie

_____
JUAN BARBOSA

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 JUAN BARBOSA 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 _____, 2010

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

_____
BLANCA BARBOSA

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 BLANCA BARBOSA 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 _____, 2010

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

The property lies in Zone X which is areas outside the 500 year Flood Plain per F.E.M.A. Community Panel #4854720455 K.

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.

I, Edward Duane Hill, certify that the design for the aforementioned development is reasonably safe from flooding in accordance with the guidance 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.

JACKSON, WOMACK & DAVIS SUBDIVISION
LICENSE TYPE: ENGINEERING
TITLE: OWNER

SIGNATURE _____ DATE: _____
LICENSE NUMBER: TX. 23543

FINAL PLAT OF
LOT 1R-1 & LOT 1R-2
JACKSON, WOMACK & DAVIS SUBDIVISION

BEING A REPLAT OF LOT 1R & PART OF LOT 1
JACKSON, WOMACK & DAVIS SUBDIVISION
GRAND PRAIRIE, DALLAS COUNTY, TEXAS

OWNER
JUAN & BLANCA BARBOSA
422 PARK RIDGE DR
GRAND PRAIRIE, TX 75062

SURVEYOR
KMR LAND SURVEYING
KEITH M. ROBERTSON, R.P.L.S.
3025 PECAN CIRCLE
BEDFORD, TX 76021
214-863-4353 OFFICE
972-263-9991 FAX

ENGINEER
E.D. HILL, & ASSOCIATES
1810 PLUM CREEK
MIDLOTHIAN, TEXAS 76065
972-731-3070 OFFICE
972-731-8540 FAX

RP 101101

RECEIVED
OCT 27 2010
PLANNING DEPARTMENT