

OWNER'S CERTIFICATE

STATE OF TEXAS §
 COUNTY OF TARRANT §

WHEREAS, CONCETTA MARIE NOLAN is the sole owner of a tract of land situated in the Jose A. Gill Survey, Abstract No. 567, City of Grand Prairie, Tarrant County, Texas; and being all of a called 7.1699 acre tract and called 7.175 acre of land described in Special Warranty Deeds to Concetta Marie Nolan recorded in Instrument Nos. D207125702 and D207160632 of the Official Public Records of Tarrant County, Texas; and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod found in the east right-of-way line of Great Southwest Parkway (a 100-foot wide right-of-way) and being the southwest corner of a called 10,000 acre tract of land described in Special Warranty Deed with Vendor's Lien to W. R. Rose Investments, Inc. recorded in Instrument No. D195083692 of said Official Public Records;

THENCE South 89°19'35" East, a distance of a distance of 667.30 feet to a 1/2-inch iron rod with "LANDERS & ASSOC." cap found for the northwest corner of a called 15,298 acre tract of land described in Special Warranty Deed to Fresh Advantage, Inc. recorded in Instrument No. D2002320474 of said Official Public Records;

THENCE with the west line of said 15,298 acre tract, South 0°23'39" East, passing at a distance of 460.97 feet a 5/8-inch iron rod found for the southeast corner of said 7.1699 acre tract, continuing in all a total distance of 931.84 feet to a 1-inch iron rod found for the northeast corner of a 10,5045 acre tract described in the TRC Texas Special Warranty Deed to Theresa Jordan Khammash and Ahmad Vasir Khammash recorded in Instrument No. D192237359 of said Official Public Records;

THENCE departing said west line of the 15,298 acre tract and with said north line of the 10,5045 acre tract, South 89°17'22" West, a distance of 661.96 feet to a point for the northwest corner of said 10,5045 acre tract and being in said east right-of-way line of Great Southwest Parkway; from said point a 5/8-inch iron rod bears South 47°45'37" West, a distance of 0.33 feet;

THENCE with said east right-of-way line of Great Southwest Parkway, North 0°42'38" West, a distance of 947.94 feet to the **POINT OF BEGINNING** and containing 14.3389 acres or 624,604 square feet of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **CONCETTA MARIE NOLAN** does hereby adopt this plat designating the hereon above described property as **DAVIS GREEN ADDITION, LOT 1, BLOCK 1** 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.

WITNESS MY HAND at _____, this the _____ day of _____, 2017.

CONCETTA MARIE NOLAN

BY: _____
 Concetta Marie Nolan

STATE OF _____ §
 COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Concetta Marie Nolan, 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 purpose and consideration therein expressed.

Given under my hand and seal of office this the _____ day of _____, 2017.

Notary Public in and for the State of _____

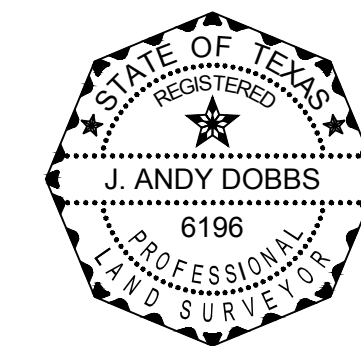
SURVEYOR'S CERTIFICATE

That I, J. Andy Dobbs, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the City of Grand Prairie, Texas.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

J. Andy Dobbs
 Registered Professional Land Surveyor No. 6196
 Kimley-Horn and Associates, Inc.
 13455 Noel Road, Two Galleria Office
 Tower, Suite 700 Dallas, Texas 75240
 Ph. 972-770-1300
 andy.dobbs@kimley-horn.com



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 J. Andy Dobbs, 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 purpose and consideration therein expressed.

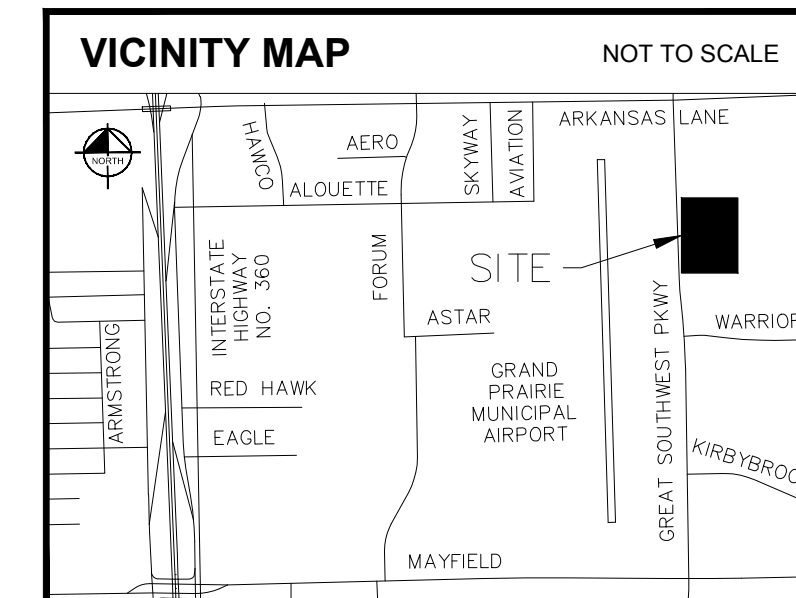
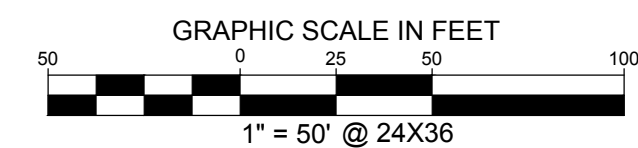
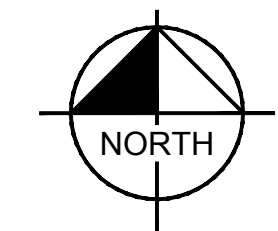
Given under my hand and seal of office this the _____ day of _____, 2017.

Notary Public in and for the State of Texas

OWNER:
 CONCETTA MARIE NOLAN
 1801 WEDGEWOOD DRIVE
 GRAND PRAIRIE, TEXAS 75050
 PHONE:
 CONTACT: CONCETTA NOLAN

ENGINEER:
 KIMLEY-HORN AND ASSOCIATES, INC.
 13455 NOEL ROAD, TWO GALLERIA OFFICE
 TOWER, SUITE 700 DALLAS, TEXAS 75240
 PHONE: 972-770-1300
 CONTACT: DAN GALLAGHER, P.E.

SURVEYOR:
 KIMLEY-HORN AND ASSOCIATES, INC.
 13455 NOEL ROAD, TWO GALLERIA OFFICE
 TOWER, SUITE 700 DALLAS, TEXAS 75240
 PHONE: 972-770-1300
 CONTACT: ANDY DOBBS, R.P.L.S.



- LEGEND**
- Δ = CENTRAL ANGLE
 - P.O.B. = POINT OF BEGINNING
 - INST. NO. = INSTRUMENT NUMBER
 - XF = "X" CUT IN CONCRETE FOUND
 - IRSC = 5/8" IRON ROD W/ CAP STAMPED "KHA" SET
 - IRFC = IRON ROD W/ CAP FOUND
 - IRF = IRON ROD FOUND
 - D.R.T.C.T. = DEED RECORDS OF TARRANT COUNTY, TEXAS
 - O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS

- NOTES:**
1. Zoning classifications indicated on this plat reflects the zoning in place at the time this plat was approved and does not represent a vested right to the zoning indicated.
 2. Existing or future minimum setbacks established by City Ordinance shall take precedence over building lines indicated on this plat.
 3. Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).
 4. According to Community Panel No. 48439C0370K, dated September 25, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Tarrant County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is located within Zone X (unshaded).

CERTIFICATE OF APPROVAL

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAND PRAIRIE, TEXAS, ON THE _____ DAY OF _____, 2017.

ATTEST:
 _____ ZONING SECRETARY
 CHAIRPERSON,
 PLANNING AND ZONING COMMISSION

**PRELIMINARY PLAT
 DAVIS GREEN ADDITION
 LOT 1, BLOCK 1
 14.3389 ACRES
 JOSE GILL SURVEY, ABSTRACT NO. 567
 CITY OF GRAND PRAIRIE,
 TARRANT COUNTY, TEXAS
 CASE NO. P17**

Kimley»Horn
 13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3620

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	JBH	JAD	SEP. 2017	068213052	1 OF 1

DWG NAME: TCDL_SURVEY088213052 GRAND PRAIRIE 2011 GWS PROJ/DWG/088213052 STREAM GRAND PRAIRIE 2011 GWS PROJ/DWG/088213052 PLOTTED BY: HOPPER BRADON 9/25/2017 4:39 PM LAST SAVED: 9/25/2017 4:29 PM