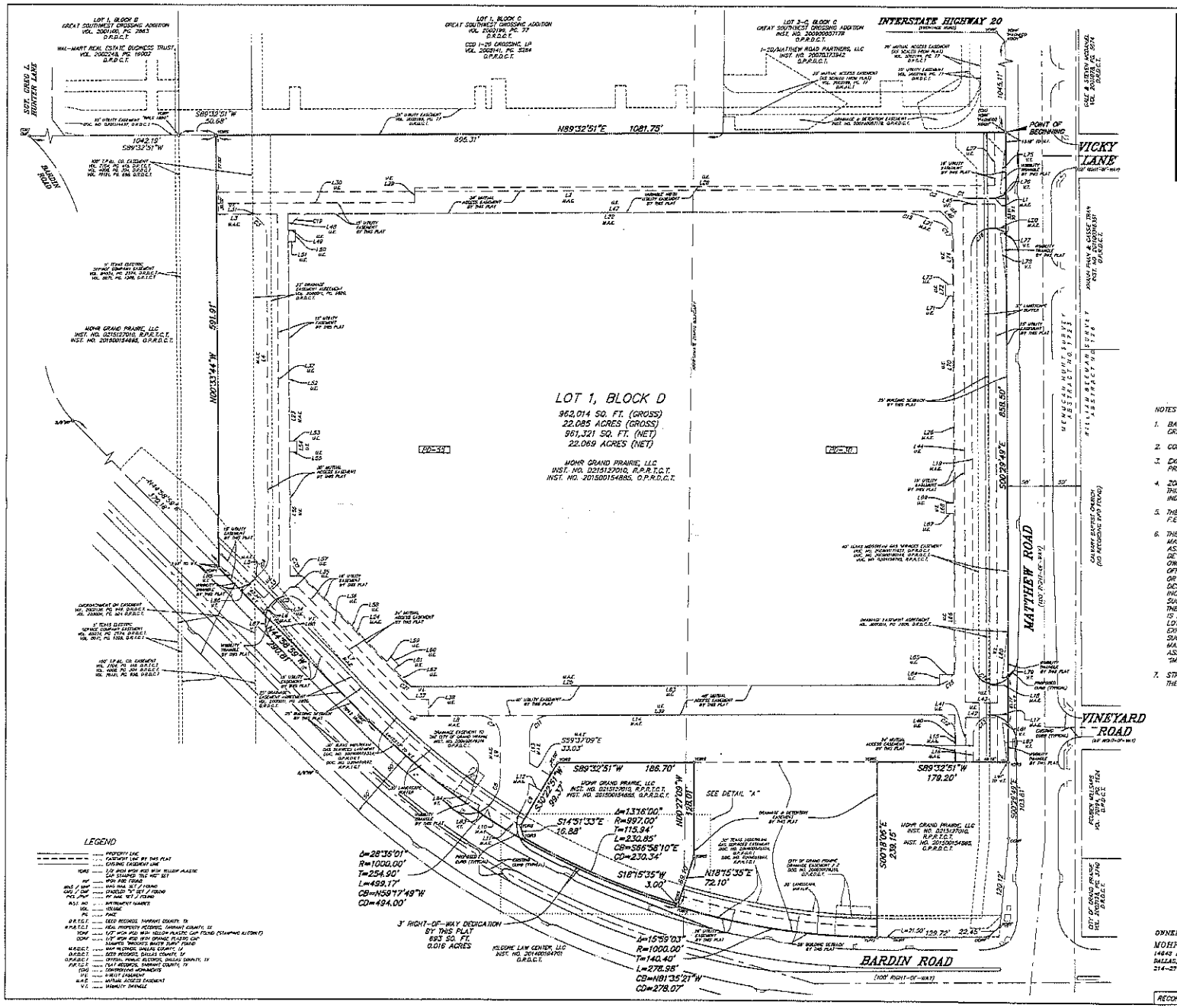
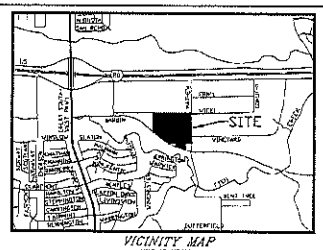
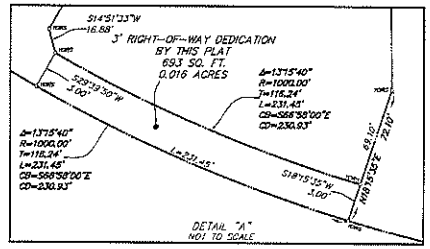




VICINITY MAP
NOT TO SCALE

0 30 60 120
(FEET)
1 inch = 60 ft.



DETAIL "A"
NOT TO SCALE

NOTES

1. BASIS OF BEARINGS: STATE PLANE, NAD83, TEXAS NORTH CENTRAL ZONE, BASED ON CITY OF GRAND PRAIRIE GPS MONUMENT NO. 16.
2. CONTROLLING MONUMENTS: AS SHOWN.
3. EXISTING OR FUTURE MINIMUM SETBACKS ESTABLISHED BY CITY ORDINANCE SHALL TAKE PRECEDENCE OVER BUILDING LINES INDICATED ON THIS PLAT.
4. ZONING CLASSIFICATIONS INDICATED ON THIS PLAT REFLECT THE ZONING IN PLACE AT THE TIME THIS PLAT WAS APPROVED AND DOES NOT REPRESENT A VESTED RIGHT TO THE ZONING INDICATED.
5. THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS SCALED ON F.E.M.A. FLOOD INSURANCE RATE MAP No. 48113C0445K DATED JULY 7, 2014.
6. THE CITY OF GRAND PRAIRIE IS NOT RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, OR USE OF ANY DETENTION POND OR UNDERGROUND DETENTION FACILITY AND ASSOCIATED DRAINAGE EASEMENTS, HEREINAFTER REFERRED TO AS "IMPROVEMENT," TO BE DEVELOPED, CONSTRUCTED OR USED BY OWNER OR HIS SUCCESSORS, ASSIGNS OR HEIRS. OWNER SHALL INDEMNIFY, DEFEND AND HOLD HARMLESS THE CITY OF GRAND PRAIRIE, ITS OFFICERS, EMPLOYEES, AND AGENTS FROM ANY DIRECT OR INDIRECT LOSS, DAMAGE, LIABILITY, OR EXPENSE AND ATTORNEYS' FEES FOR ANY NEGLIGENCE WHATSOEVER, ARISING OUT OF THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, CONDITION, OR USE OF THE "IMPROVEMENT," INCLUDING ANY NON-PERFORMANCE OF THE FOREGOING. OWNER SHALL REQUIRE ANY SUCCESSOR, ASSIGNS OR HEIRS IN INTEREST TO ACCEPT FULL RESPONSIBILITY AND LIABILITY FOR THE "IMPROVEMENT." ALL OF THE ABOVE SHALL BE COVENANTS RUNNING WITH THE LAND. IT IS EXPRESSLY CONTEMPLATED THAT THE OWNER SHALL IMPOSE THESE COVENANTS UPON ALL THE LOTS OF THIS PLAT ABUTTING, ADJACENT, OR SERVED BY THE "IMPROVEMENT." IT IS ALSO EXPRESSLY CONTEMPLATED THAT THE OWNER SHALL IMPOSE THESE COVENANTS UPON ANY SUCCESSOR, ASSIGNS OR HEIRS IN INTEREST THE FULL OBLIGATION AND RESPONSIBILITY OF MAINTAINING AND OPERATING SAID "IMPROVEMENT." OWNER SHALL REQUIRE ANY SUCCESSOR, ASSIGNS OR HEIRS IN INTEREST TO ACCEPT FULL RESPONSIBILITY AND LIABILITY FOR THE "IMPROVEMENT." ALL OF THE ABOVE SHALL BE COVENANTS RUNNING WITH THE LAND.
7. STREAMS ARE TO REMAIN NATURAL AND MAINTENANCE OF PONDS AND STREAMS ARE SOLELY THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOME OWNER'S ASSOCIATION.

LEGEND

.....	PROPERTY LINE
.....	EASEMENT LINE BY THIS PLAT
.....	EXISTING EASEMENT LINE
1/2"	1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RLG INC" SET
IRF	IRON ROD FOUND
MAG / MAG	MAG NAIL SET / FOUND
CAP / CAP	STAMPED "X" SET / FOUND
PK / PK	PK NAIL SET / FOUND
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
D.R.T.C.T.	DEED RECORDS, TARRANT COUNTY, TX
R.P.R.T.C.T.	REAL PROPERTY RECORDS, TARRANT COUNTY, TX
TCAP	1/2" IRON ROD WITH YELLOW PLASTIC CAP FOUND (STAMPING AS SHOWN)
CCAP	1/2" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "BROOKS WATER SUPPLY FOUND
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TX
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TX
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TX
P.R.T.C.T.	PLAT RECORDS, TARRANT COUNTY, TX
(DG)	DEPRESSED GUTTER
P.U.	PUBLIC UTILITY EASEMENT
M.A.E.	MUTUAL ACCESS EASEMENT
V.E.	VISIBILITY EASEMENT

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.

SHEET 1 OF 2

FINAL PLAT
OF
LOT 1, BLOCK D
BARDIN ROAD ADDITION
1 LOT, 22.085 ACRES
IN THE
M. HUNT SURVEY, ABSTRACT NO. 1723
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS

RECEIVED
AUG 26 2015
PLANNING DEPARTMENT

SCALE: 1" = 60'
DATE: 07-20-2015

CASE NUMBER: P150904

OWNER/DEVELOPER:
MOHR GRAND PRAIRIE, LLC
14643 DALLAS PARKWAY, STE 1000
DALLAS, TX 75254
214-273-8050

SURVEYOR:
RAYMOND L. GOODSON JR., INC.
6445 LA SIERRA, STE 300, LB 17
DALLAS, TX. 75231-4138
214-733-8100
rlg@rlginc.com
TX PE REG #F-483
TBPLS REG #10034100

RECORDED	INST#	-	JOB NO.	14394.10	E-FILE	14394.10FP	DWG NO.	26,114 W