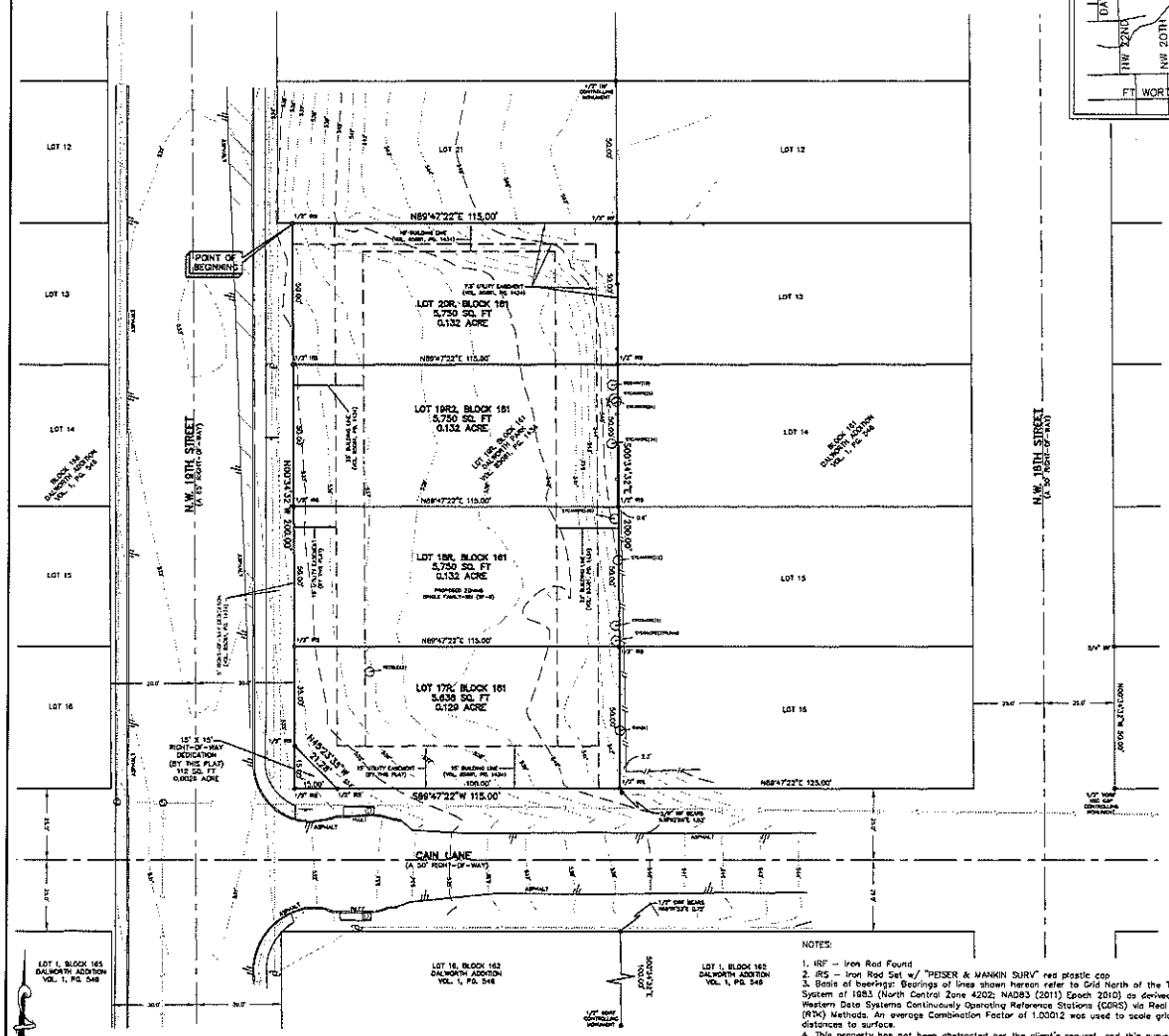
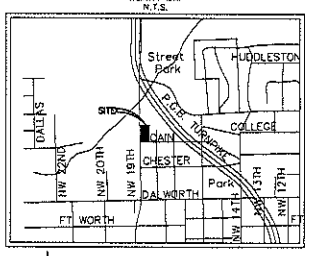


VICINITY MAP
N.T.S.



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS Joel B. Vallejo, is the sole owner of a 0.528 acre tract out of land situated in the City of Grand Prairie, Dallas County, Texas, and being Lot 19R, Block 161, Dalworth Park, an Addition to the City of Grand Prairie, Dallas County, Texas, according to the plat thereof recorded in Volume 85081, Page 1434, Map Records of Dallas County, Texas, same being that certain tract of land to Joel B. Vallejo, by Warranty Deed recorded in Instrument Number 201300386227, Official Public Records, Dallas County, Texas, and being particularly described as follows:

BEGINNING at a 1/2 inch iron rod set with "PEISER & MANKIN SURV" red plastic cap (hereinafter referred to as 1/2 inch iron rod set) for the northwest corner of said Lot 19R, same being in the south line of Lot 21, Block 161, Dalworth Park, an addition to the City of Grand Prairie, Dallas County, Texas, according to the plat thereof recorded in Volume 1, Page 546, aforesaid Map Records, same being in the east right-of-way line of said N.W. 19th Street (a 55 foot right-of-way at this point);

THENCE North 89 deg. 47 min. 22 sec. East, along the common line of said Lot 19R, and said Lot 21, a distance of 115.00 feet to a 1/2 inch iron rod found for the northeast corner of said Lot 19R, same being the southeast corner of said Lot 21, same being the northwest corner of Lot 13 and the southwest corner of Lot 12, said Block 161, said Dalworth Park (Volume 1, Page 546);

THENCE South 00 deg. 34 min. 32 sec. East, along the common line of said Lot 19R, and said Lot 13, and Lots 14, 15 and 16, said Block 161, said Dalworth Park (Volume 1, Page 546), a distance of 200.00 feet to a 1/2 inch iron rod set for the southeast corner of said Lot 19R, from which a 5/8 inch iron rod found bears South 30 deg. 52 min. 55 sec. East, 1.33 feet, said corner being the southeast corner of said Lot 16, same being in the north right-of-way line of Cain Lane (a 50' right-of-way);

THENCE South 89 deg. 47 min. 22 sec. West, along the common line of said Lot 19R, and the north right-of-way line of said Cain Lane, a distance of 115.00 feet a 1/2 inch iron rod set for the southwest corner of said Lot 19R, same being the northeast intersection of the east right-of-way line of aforesaid N.W. 19th Street with the north right-of-way line of said Cain Lane;

THENCE North 00 deg. 34 min. 32 sec. West, along the common line of said Lot 19R, and the east right-of-way line of said N.W. 19th Street, a distance of 200.00 feet to the POINT OF BEGINNING and containing 23,000 square feet or 0.528 acre of computed land, more or less.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS)(
COUNTY OF TARRANT)(

That I, Timothy R. Mankin, 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 platting rules and regulations of the City plan Commission of the City of Grand Prairie.

PRELIMINARY–FOR REVIEW ONLY
NOT TO BE RECORDED FOR ANY PURPOSE

TIMOTHY R. MANKIN, R.P.L.S. 6122

STATE OF TEXAS:
COUNTY OF TARRANT:

BEFORE me, the undersigned authority, a Notary Public in and for Tarrant County, Texas, on this day personally appeared Timothy R. Mankin, 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 considerations therein expressed.

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

NOTARY PUBLIC in and for TARRANT COUNTY, TEXAS

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **JOEL B. VALLEJO** does hereby adopt this plat designating the hereon above described property as **DALWORTH PARK** 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 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 this the ____ day of _____ 2017.

JOEL B. VALLEJO, OWNER

STATE OF TEXAS:
COUNTY OF DALLAS:

BEFORE me, the undersigned authority, a Notary Public in and for Tarrant County, Texas, on this day personally appeared Joel B. Vallejo, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledges to me that he executed the same for the purpose and considerations therein expressed.

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

NOTARY PUBLIC in and for Dallas County, Texas

REPLAT
DALWORTH PARK
LOTS 17R, 18R, 19R2 AND 20R, BLOCK 161

4 LOTS
BEING 0.528 ACRES
A REVISION OF LOT 19R, BLOCK 161
DALWORTH PARK
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS
CITY ZONING FILE NO. Z170502
THIS PLAT FILED IN INSTRUMENT NO. _____

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

FLOOD CERTIFICATE
As determined by the FLOOD INSURANCE RATE MAPS for the City of Grand Prairie, Dallas County, the subject property Does Not appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 7/7/14 Community Panel No. 48113C0435L subject lot is located in Zone X.
If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

NOTES:
1. IRF – Iron Rod Found
2. IRS – Iron Rod Set w/ "PEISER & MANKIN SURV" red plastic cap
3. Basis of bearings: Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202; NAD83 (2011) Epoch 2010) as derived locally from Western Data Systems Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods. An average Combination Factor of 1.00012 was used to scale grid coordinates and distances to surface.
4. This property has not been abstracted per the client's request, and this survey was performed without the benefit of a title commitment; all easements may not be shown.
5. Basis of Elevations: Elevations shown hereon refer to North American Vertical Datum of 1988 (NAVD88), as derived locally from Western Data Systems Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods.
6. ZONING: PD 112, Planned Development for Commercial
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.
Existing or future minimum set-backs established by City Ordinance shall take precedence over building lines indicated on this plat.
7. The purpose of this replat is to create 4 lots out of 1 lot.

OWNER:
JOEL B. VALLEJO
108 E. SHADY GROVE ROAD
GRAND PRAIRIE, TX 75050

ENGINEER:
SHOLA MOROHUNFOLA, P.E.
CIVIL GW
112 S. MADISON AVENUE
DALLAS, TX 75208
214-941-9442
214-941-9445 (FAX)

JOB NO.: 17-0226	PEISER & MANKIN SURVEYING, LLC		SHEET
DATE: 03/21/2017	www.peisersurveying.com		
REV: 04/20/2017			
SCALE: 1" = 20'	623 E. DALLAS ROAD GRAPEVINE, TEXAS 76051 817-481-1806 (O) 817-481-1809 (F) FIRM NO. 100999-00	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE	1
DRAWN BY: A.M.S.		Texas Society of Professional Surveyors Member Since 1979	OF
CHECKED BY: T.R.M.			1

Planning Department
APR 26 2017
Received