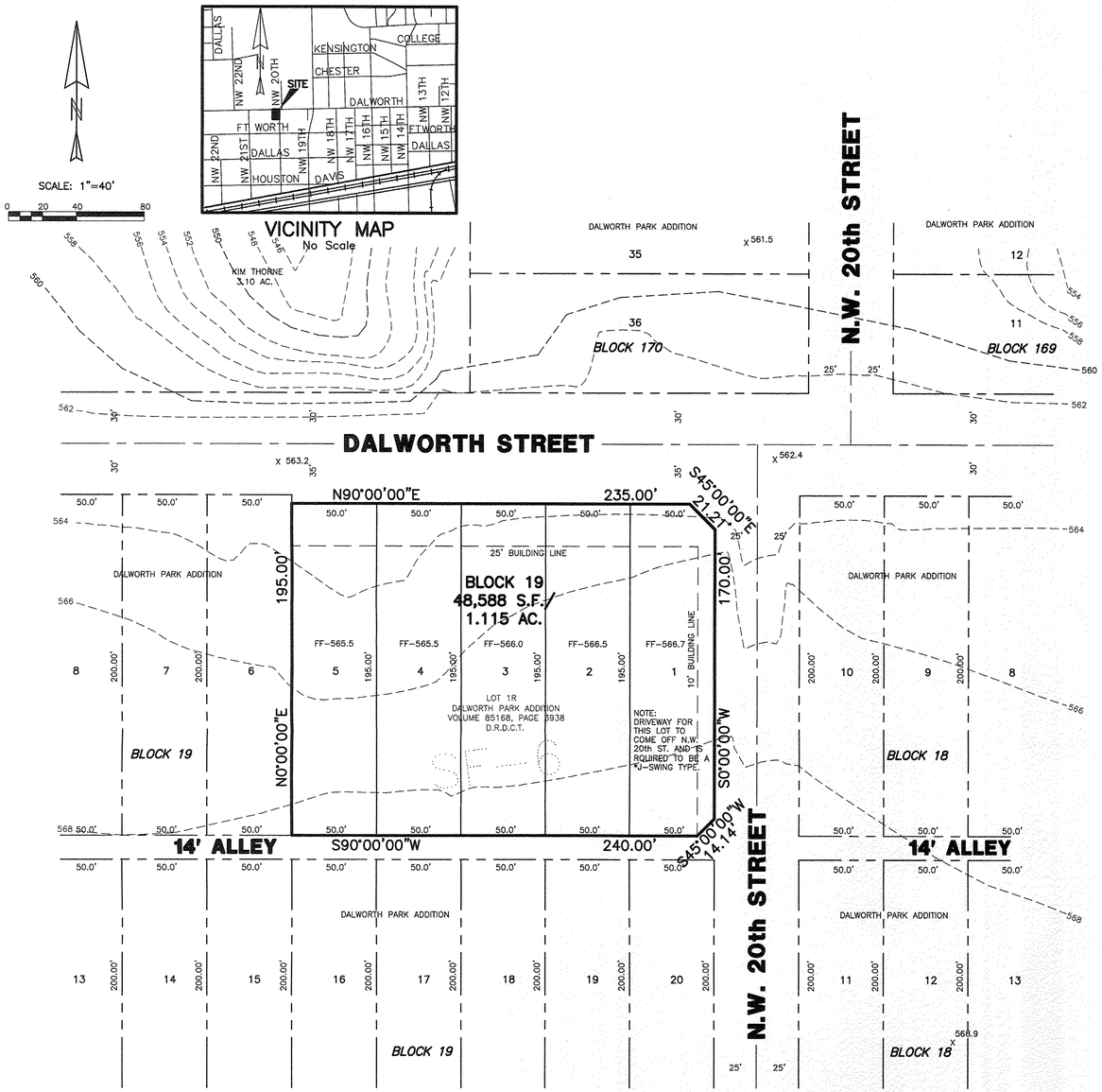

SURVEYOR'S CERTIFICATION

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. 5668

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 _____, 2017.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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.

The property lies in Zone X which is areas outside the 500 year Flood Plain per F.E.M.A. Community Panel # 48113C0435 L dated July 7, 2014 Dallas County.

NOTE:
The purpose of this replat is to create 5 Single Family Lots (SF-6) in keeping with the area.

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.

DALWORTH PARK ADDITION
LICENSE TYPE: ENGINEERING
TITLE: E.D. HILL & ASSOCIATES

SIGNATURE _____ DATE: _____
LICENSE NUMBER: TX, 23543

LEGAL DESCRIPTION

BEING LOT 1R, BLOCK 19 OF DALWORTH PARK ADDITION, ADDITION, AN ADDITION TO THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 85168, PAGE 3938, MAP RECORDS, DALLAS COUNTY, TEXAS.

DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I.B. SAMARITANO do hereby adopt this plat designating designating the hereon above, described property as **LOTS 1-5, BLOCK 19, DALWORTH PARK ADDITION,** 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

_____
I.B. SAMARITANO

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 I.B. SAMARITANO 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 _____, 2017.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

FINAL PLAT
LOTS 1 THRU 5, BLOCK 19
DALWORTH PARK ADDITION
SF-6 ZONING

BEING A REPLAT OF LOT 1R, BLOCK 19 OF DALWORTH PARK ADDITION, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS RECORDED IN VOLUME 85168, PAGE 3938, DEED RECORDS, DALLAS COUNTY, TEXAS

Planning Department
JAN 05 2017
Received

SURVEYOR:
KMR LAND SURVEYING
KEITH M. ROBERTSON, R.P.L.S.
3029 PECAN CIRCLE
BEDFORD, TX 76021
214-563-4353 OFFICE

OWNER:
I.B. SAMARITANO
2556 VARSITY LANE
GRAND PRAIRIE, TX 75051-5310

ENGINEER:
E.D. HILL & ASSOCIATES
209 SKYE LANE
MIDLOTHIAN, TEXAS 76065
(972) 571-5294 OFFICE
TX. REGISTERED ENG.
FIRM NO. F-2474

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