

[illegible]

WITNESS MY HAND at _____ Texas, this the _____ day of _____ 2016

Waymon Levell
PRESIDENT

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Waymon Level, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Notary Public In and for the State of Texas

KNOW ALL MEN BY THESE PRESENTS:

Gary Romatz, R.P.L.S. No. 5016
USA Professional Services Group, Inc.

WITNESS MY HAND at _____ Texas, this the _____ day of _____ 2016

Notary Public in and for the State of Texas

WHEREAS First Southwest Properties Management Company is the owner of a 19.268 acres of land situated in the City of Grand Prairie, Tarrant County, Texas and being part of the C.M. Adams Survey, Abstract Number 38 and being all that tract of land conveyed to Eduardo S. Verzosa and wife, Janet Verzosa as recorded in Volume 7172, Page 421, of the Deed Records of Tarrant County, Texas and being more particularly described as follows;

BEGINNING at a "PK" nail found for the Southwest corner of said Verzona tract of land, said point being in the East line of that tract of land conveyed to Doyle K. Lanford and wife, Tennie E. Lanford as recorded in Volume 8771, Page 971 of the Deed Records of Tarrant County, Texas, said point being the most Westerly Northwest corner of that tract of land conveyed to the United States of America as recorded in Volume 7178, Page 443, of the Deed Records of Tarrant County, Texas, and being in the center line of Section Four (a prescriptive use right of way) from which a U.S.A. concrete monument found for witness bears North 52 degrees 20 minutes 30 seconds East a distance of 32.19 feet

THENCE North 06 degrees 14 minutes E second Ties, along the approximate centerline of said Section Road a distance of #39.11 feet to a "X" set for the Northwest corner of said Vercosa tract of land and said point being in East line of that tract conveyed to Daniel Gonzales and sons, Sue Chen Gonzales as recorded in Volume 1153D, of the Deed Records of Tarrant County, Texas; thence South 87 degrees 52 minutes West along the East line of that tract conveyed to Daniel Gonzales and sons, Sue Chen Gonzales as recorded in Volume 1153D, of the Deed Records of Tarrant County, Texas; thence North 06 degrees 14 minutes E second Ties, along the approximate centerline of said Section Road a distance of 41.50 feet to the Northwest corner of said Daniel Gonzales Tract of land and being the intersection of said Section Road with said Survey Page and said Survey Page as recorded in Volume 1153D, of the Deed Records of Tarrant County, Texas.

THENCE North 36 degrees 38 minutes 13 seconds East, along the South line of said Carter 5 acre tract of land a distance of 84.3 feet to a 1/2" iron rod set along the Northern boundary of said Debra Merritt Carter tract of land and being along the Southern boundary of a 5.00 acre tract of land in a deed to Bradley Page and Darcy Page as recorded in Document No. D271095571 of the Deed Records of Tarrant County, Texas.

THENCE North 88 degrees 44 minutes 13 seconds East, along the Southernly line of said Bradley and wife Darcy tract of land a distance of 959.26 feet to a 1/2" iron rod found for southeast corner of said Bradley Page tract and said point being a Westernly Line of said United States of America tract of land.

THENCE South 03 degrees 35 minutes 10 seconds West a distance of 201.60 feet along a Westerly line of said United States of America tract to a USA concrete monument found for the Southeast corner of said Verzona tract of land.

THENCE South 89 degrees 45 minutes 51 seconds West a distance of 233.70 feet along a North line of said United States of America tract to a USA concrete monument found for the Northeast corner of said Verzon tract of land,

THENCE South 02 degrees 56 minutes 07 seconds East a distance of 605.32 feet to a USA concrete monument found for corner.

THENCE along the South line of said Veracruz tract of land and along the West line of said United States of America tract the following calls,

South 62 degrees 46 minutes 57 seconds West a distance of 293.27 feet to a USA concrete monument found for corner.

South 81 degrees 58 minutes 17 seconds West a distance of 470.05 feet to a USA concrete monument found for corner.

South 62 degrees 20 minutes 38 seconds West a distance of 149.98 feet to the POINT OF BEGINNING and containing 19.268 acres or 835,302 square feet of land more or less.

CASE NUMBER - P160903
FINAL PLAT
LAKEWAY ESTATES ADDITION
57 SF LOTS
LOCK A, LOTS 1 - 6, BLOCK B, LOTS 1 - 13
LOCK C, LOTS 1 - 28, BLOCK D, LOTS 1 - 14
9 OPEN AREA HOA LOT
19.268 ACRES
SITUATED IN THE
C.M. Adams Survey, Abstract Number 38
CITY OF GRAND PRAIRIE,
TARRANT COUNTY, TEXAS

USA PROFESSIONAL SERVICES GROUP, INC.
TEAMS BOARD OF PROFESSIONAL ENGINEERS REGISTERED ENGINEERS (PRA) 14141
TEAMS BOARD OF PROFESSIONAL LAND SURVEYORS AS NEEDED SURVEYING PRA 15142
CIVIL ENGINEERS • SURVEYORS • PLANNERS LANDSCAPE ARCHITECTS
1525 Victory Drive
Dallas, Texas 75235
(214) 634-3300 Fax (214) 634-3339

OWNER/DEVELOPER:
MR. WAYMON LEVELL
FIRST SOUTHWEST PROPERTIES MANAGEMENT COMPANY
2231 GUS THOMAS CN, SUITE 120
DALLAS, TEXAS 75220
(214) 321-4151

Planning Department

AUG 24 2016

Received