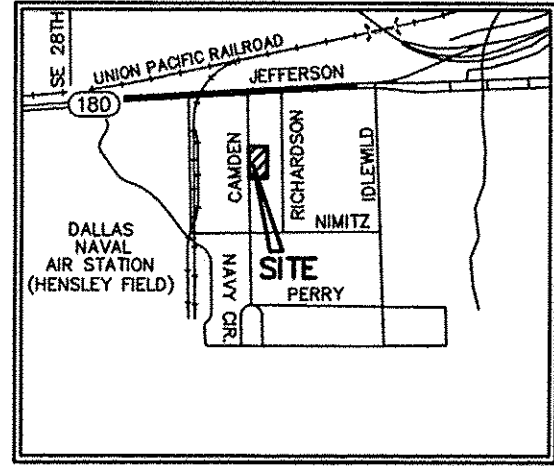


VICINITY MAP  
NOT TO SCALE



LOT 1R, BLOCK 4  
IDLEWOOD HEIGHTS ADDITION  
VOL. 84049, PG. 846

LOT 6

LOT 50

LOT 7

LOT 49

LOT 8

LOT 48

HASSAN ALIZAZA  
INST. NO. 201300024053

LOT 9

TIGER AUTO ADDITION  
LOT 1, BLOCK 4  
14,248 SQ. FT. OR 0.327 ACRES

TIGER AUTO ADDITION  
OVERALL AREA  
21,372 SQ. FT. OR 0.491 ACRE  
ZONED: HI - HEAVY INDUSTRIAL DISTRICT  
HASSAN ALIZAZA  
INST. NO. 201300024035

LOT 10

N89°48'50"E 137.00'

LOT 46  
TIGER AUTO ADDITION  
LOT 2, BLOCK 4  
(DRAINAGE EASEMENT)  
7,124 SQ. FT. OR 0.164 ACRE  
HASSAN ALIZAZA  
INST. NO. 201300024048

LOT 11

S89°48'50"W 137.00'

LOT 45

LOT 12

LOT 44

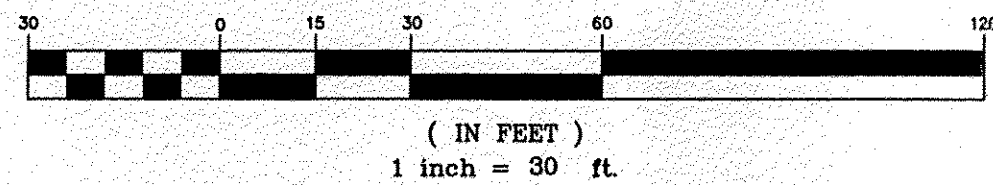
LOT 13

NOTES:

1. IRF - Iron Rod Found
2. IRS - Iron Rod Set with "Peiser & Mankin Surv" red plastic cap
3. Basis of Bearing - Based on the west line (North) of Lot 46, Block 4, of Idlewood Heights Addition, an addition to the City of Grand Prairie, Dallas County, Texas, according to the plat thereof recorded in Volume 34, Page 153, Plat Records, Dallas County, Texas.
4. Existing or future minimum set-backs established by City Ordinance shall take precedence over building lines indicated on this plat.
5. 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.
6. Contours were derived from online maps, and are not the result of an actual on-the-ground topographic survey. They are intended for pictorial purposes only.
7. Minimum finish floor elevation is 451.8'.



GRAPHIC SCALE



OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF DALLAS

BEING a tract of land situated in the William C. May Survey, Abstract No. 891, City of Grand Prairie, Dallas County, Texas, and being all of those tracts of land as described in deeds to Hassan Alizaza, as recorded in Instrument Numbers 201300024053, 201300024035 and 201300024048, Official Public Records, Dallas County, Texas, and being all of Lots 46, 47 and 48, Block 4, of Idlewood Heights Addition, an addition to the City of Grand Prairie, Texas, according to the plat thereof recorded in Volume 34, Page 153, Plat Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the northwest corner of said Lot 48, same being the southwest corner of Lot 49, Block 4, of said Idlewood Heights Addition, same being in the east right-of-way line of Camden Drive (a 100' public right-of-way);

THENCE North 89 deg. 48 min. 50 sec. East, along the common line of said Lot 48, and said Lot 49, a distance of 137.00 feet to a 1/2 inch iron rod found for the common east corner of said Lot 48 and said Lot 49, same being the common west corner of Lot 8 and Lot 9, Block 4, of said Idlewood Heights Addition;

THENCE South, along the common line of said Lot 48, said Lot 9, and aforesaid Lots 47 and 46, and Lots 10 and 11, Block 4, of said Idlewood Heights Addition, a distance of 156.00 feet to a 1/2 inch iron rod set with "PEISER & MANKIN SURV." red plastic cap set (hereinafter referred to as 1/2 inch iron rod set) for the common south corner of said Lot 46 and said Lot 11, same being the common north corner of Lot 45 and Lot 12, Block 4, of said Idlewood Heights Addition;

THENCE South 89 deg. 48 min. 50 sec. West, along the common line of said Lot 46, and said Lot 45, a distance of 137.00 feet to a 1/2 inch iron rod set for the common west corner of said Lot 46 and said Lot 45, same being in the east right-of-way line of aforesaid Camden Drive;

THENCE North, along the common line of said Lot 46, aforesaid Lots 47 and 48, and along the east right-of-way line of said Camden Drive, a distance of 156.00 feet to the POINT OF BEGINNING and containing 21,372 square feet or 0.491 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 Dallas 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 \_\_\_\_\_, 2015.

NOTARY PUBLIC in and for TARRANT COUNTY, TEXAS

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **HASSAN ALIZAZA** does hereby adopt this plat designating the heron above described property as **TIGER AUTO 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 stormwater management areas shown thereon. The easements shown thereon are hereby dedicated and reserved for the purpose as indicated. The utility, access and fire lane easements shall be open to the public and private utilities for each particular use. The maintenance of the utility, access and fire lane easements is the responsibility of the property owner. 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 the City Ordinance 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 of 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.

WITNESS, my hand at \_\_\_\_\_, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

HASSAN ALIZAZA, OWNER

STATE OF TEXAS:  
COUNTY OF \_\_\_\_\_:

BEFORE me, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared HASSAN ALIZAZA, 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 \_\_\_\_\_, 2015.

NOTARY PUBLIC in and for \_\_\_\_\_ County, Texas

RECEIVED

MAR 30 2015

PLANNING DEPARTMENT

FINAL PLAT  
TIGER AUTO ADDITION  
LOTS 1 AND 2, BLOCK 4  
BEING A REPLAT OF LOTS 46, 47 & 48, BLOCK 4,  
OF IDLEWOOD HEIGHTS ADDITION,  
AN ADDITION TO THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS,  
AS RECORDED IN VOLUME 34, PAGE 153  
AND BEING 0.491 ACRES OF LAND OUT OF THE  
WILLIAM C. MAY SURVEY, ABSTRACT NO. 891  
CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS  
CITY PLAN FILE NO. RP140403  
THIS PLAT FILED IN INSTRUMENT NO. \_\_\_\_\_

ENGINEER:

JOE EZZELL  
EZZELL & ASSOCIATES  
2211 TEXAS DRIVE  
IRVING, TEXAS 75062  
PHONE: 972-768-0781

OWNER/DEVELOPER:

HASSAN ALIZAZA  
1705 HATHENLY DRIVE  
PLANO, TEXAS 75050  
PHONE: 469-939-4444

JOB NO.: 13-1002	PEISER & MANKIN SURVEYING, LLC	SHEET
DATE: 12/15/2013	www.peisersurveying.com	
REV: 03/17/2014		
06/26/2014		
02/11/2015		
SCALE: 1" = 20'	623 E. DALLAS ROAD GRAPEVINE, TEXAS 76051 817-481-1806 (O) 817-481-1809 (F)	1
DRAWN BY: J.L.B.	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE	OF
CHECKED BY: T.R.M.		1