

OWNER'S CERTIFICATE

STATE OF TEXAS: COUNTY OF DALLAS:

WHEREAS Douglas Edward Brown and LaKedra Lonet Parker are the owners of the all of Lots 2474 and 2475, Block N of LAKE RIDGE, SECTION 20, an addition to the City of Grand Prairie, Texas, recorded in Instrument No. 20070343408 of the Official Public Records of Dallas County, Texas, and being situated in the J. G. Garrett Survey, Abstract No. 496, and being the all of that same tract of land described in Warranty Deed with Vendor's Lien to Douglas Edward Brown and LaKedra L. Brown, recorded in Instrument No. 201700117695 and that same tract of land described in Warranty Deed with Vendor's Lien to LaKedra Lonet Parker, recorded in Instrument No. 201400089287 of the Official Public Records of Dallas County, Texas, and said tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the south line of Koscher Drive (a 60' Private Street - Lot 2609); said point being the common northwest corner of Lot 2473 and the northeast corner of Lot 2474, Block N of said Lake Ridge, Section 20 addition:

THENCE S 00°09'59" W, 271.66' along the common line of said Lots 2473 and 2474 to a 1/2" iron rod found for corner in the north line of that same tract of land described in deed to A&M Residential Holdings, LP, recorded in Volume 2005151, Page 11818 of the Official Public Records of Dallas County, Texas;

THENCE N 89°50'01" W, 291.00' along the north line of said A&M Residential Holdings, LP property to a 1/2" iron rod found at the common southwest corner of Lot 2475 and the southeast corner of Lot 2476, Block N of the aforementioned Lake Ridge, Section 20 addition:

THENCE N 00°09'59" E, 316.34' along the common line of said Lots 2475 and 2476 to a 1/2" iron rod found for corner in the south line of Koscher Drive; said point being the beginning of a curve to the right having a central angle of 06°48'31" and a radius of 320.00' (Chord Bearing N 86°45'43" E. 38.00'):

THENCE along the south line of Koscher Drive and around said curve to the right, a distance of 38.03' to a 1/2" iron rod found for corner:

THENCE S 89°50'01" E, 61.67' along the south line of Koscher Drive to a 1/2" iron rod found for corner at the beginning of a curve to the right having a central angle of 18°42'00" and a radius of 320.00' (Chord Bearing S 80°29'01" E, 103.98');

THENCE along the south line of Koscher Drive and around said curve to the right, a distance of 104.44 to a 1/2" iron rod found for corner;

THENCE S 71°08'01" E, 89.96' along the south line of Koscher Drive to a 1/2" iron rod found for corner at the beginning of a curve to the left having a central angle of 00°34'11" and a radius of 380.00' (Chord Bearing S 71°25'06" E, 3.78');

THENCE around said curve to the left, a distance of 3.78' to the Point of Beginning and containing 89,275.94 square feet or 2.0495 acres of land.

NOTES

1. Existing or future minimum setbacks established by City Ordinance shall take precedence over building lines indicated on this plat.

2. 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.

3. The subject property is not located within the 100 year floodplain per FIRM Panel # 48113C0595K, dated 7/7/14.

4. Grid Coordinates shown hereon are NAD83 tied to the Texas Coordinate System of 1983, North Central Zone (4202) using City of Grand Prairie Geodetic Control Monument 72 (2011 datum);

GPS 72- N=6891074.27 E=2427503.95 Z=634.17

5. Bearing source is the Texas Coordinate System of 1983, North Central Zone (4202) using City of Grand Prairie Geodetic Control Monument 72 (2011 datum).

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Douglas Edward Brown and LaKedra Lonet Parker do hereby adopt this plat designating the hereon above described property as LOT 2474R, BLOCK N, LAKE RIDGE. SECTION 20, 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, Texas.

| NESS, | my | har | nd, t | this | the | | _ day | of | | , 2019 |). |
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STATE OF TEXAS: COUNTY OF DALLAS:

LaKedra Lonet Parker, Owner

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Douglas Edward Brown, 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 purposes and considerations therein expressed.

GIVEN under my hand and seal of office, this the ____ day of ____, 2019.

Notary Public in and for the State of Texas.

STATE OF TEXAS: COUNTY OF DALLAS:

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared LaKedra Lonet Parker, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed.

GIVEN under my hand and seal of office, this the ____ day of ____, 2019.

Notary Public in and for the State of Texas.

SURVEYOR'S STATEMENT:

I, SCOTT DAVIS, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either found or placed in compliance with the City of Grand Prairie Development

RELEASED FOR PRELIMINARY REVIEW ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

SCOTT DAVIS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5111

STATE OF TEXAS: COUNTY OF DALLAS:

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Scott Davis, 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 purposes and considerations therein expressed.

GIVEN under my hand and seal of office, this the ____ day of ____, 2019.

Notary Public in and for the State of Texas.

FINAL PLAT

LAKE RIDGE, SECTION 20

LOT 2474R, BLOCK N

A REPLAT OF LOTS 2474 & 2475, BLOCK N OF LAKE RIDGE, SECTION 20, AND BEING 2.0495 ACRES SITUATED IN THE J. G. GARRETT SURVEY, ABSTRACT NO. 496, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS.

CASE NO. P190803

OWNER

DOUGLAS EDWARD BROWN & LAKEDRA L BROWN 2106 RIVERFRONT COURT ARLINGTON, TX 76017

REVISED: 07/11/19

DAVIS LAND SURVEYING CO., INC.
9777 FERGUSON ROAD, SUITE 105 disci@sbcglobal.net
DALLAS, TEXAS 75228 214-321-0569

DATE: 05/31/19
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JOB NO. 19022