

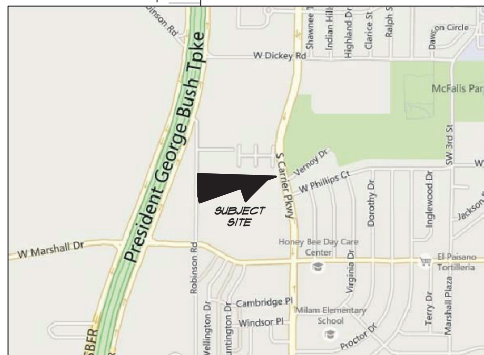
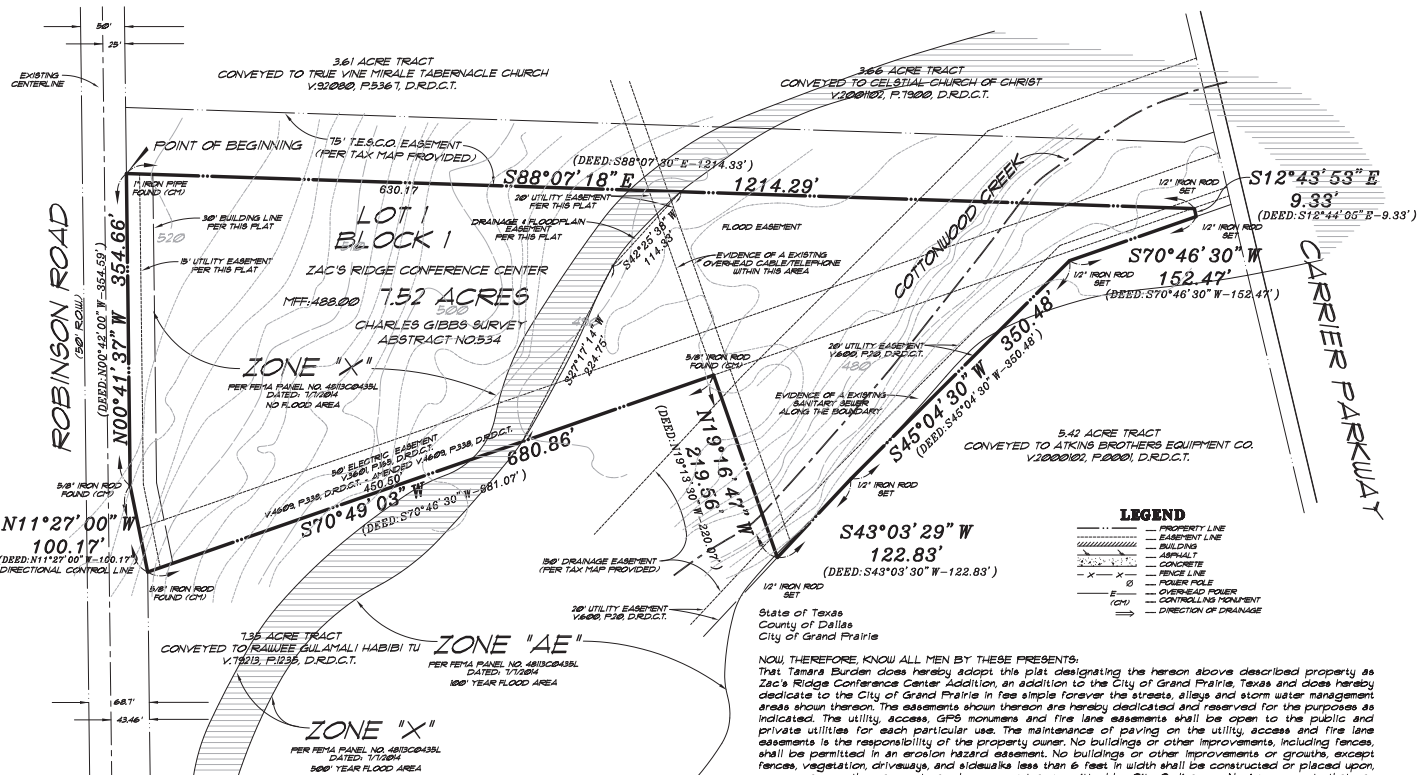


CASE LOCATION MAP  
Case Number: SU150603A/S150607A  
Zac's Ridge



City of Grand Prairie  
Planning and Development  
(972) 237-8257 www.gptx.org





### General Notes

NOTE: BEARINGS BASED PER DEED RECORDED IN V.10573, P.325, D.R.T.C.T.  
 NOTE: MONUMENTS HELD FOR CONTROL ARE AS SHOWN.  
 NOTE: ALL BEARINGS AND DISTANCES ARE MEASURED.  
 NOTE: THERE IS NO FINISH FLOOR ELEVATION REQUIRED PER DEEDS.  
 NOTE: PROPERTY SUBJECT TO ALL SETBACK AND EASEMENTS PER CITY OF GRAND PRAIRIE ORDINANCES AND ZONING ORDINANCES.  
 NOTE: PROPERTY IS ZONED LI - LIGHT INDUSTRIAL

NOTE: The purpose of this final plat is to consolidate three existing tracts into a one (1) lot final plat to accommodate future development.  
 NOTE: Existing and future minimum set-backs established by city ordinance shall take precedence over building lines indicated on this plat.  
 NOTE: The zoning classification indicated on this plat reflects zoning in place at the time this plat was approved and does not represent a vested right to the zoning indicated.  
 NOTE: Streams are to remain natural and maintenance of ponds and streams are solely the responsibility of the property owner or Home Owners Association (HOA).  
 NOTE: There are no water wells on this property.

### Flood Statement

According to the Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, Community Panel No.4813C0435L, effective date July 1, 2014, this property is located in Zone "X". (Areas determined to be outside 500-year floodplain.) and in Zone "AE" (Base Flood elevations determined.)

State of Texas  
 County of Dallas  
 City of Grand Prairie

### Owners Certificate

Whereas Tamara Burden is the owner of a tract or parcel of land situated in the Charles Gibbs Survey, Abstract No.534, City of Grand Prairie, Dallas County, Texas, being the same 7.49 acre tract conveyed to R. L. Goodard by deed recorded in Volume 72236, Page 97, Deed Records, Dallas County, Texas, being more particularly described as follows:  
 Beginning at a 1" iron pipe found for corner in the east line of Robinson Road (undefined right-of-way), being the northwest corner of said 7.49 acre tract and being in the south line of a 75' right-of-way conveyed to Texas Electric Service Co., by deed recorded in Volume 67158, Page 1639, Deed Records, Dallas County, Texas;  
 Thence South 88°07'18" East with the common line between said 7.49 acre tract and said Texas Electric Service Co. right-of-way a distance of 1214.29 feet to a 1/2" iron rod set with orange plastic cap stamped "Texas Surveyors" for corner in the south line of said Texas Electric Service Co. right-of-way, being the northeast corner of said 7.49 acre tract;  
 Thence South 12°43'53" East with the east line of said 7.49 acre tract a distance of 9.33 feet to a 1/2" iron rod with orange plastic cap stamped "Texas Surveyors" set for corner, being the southeast corner of said 7.49 acre tract and the north line of a 5.42 acre tract conveyed to Atkins Brothers Equipment Co., by deed recorded in Volume 20000102, Page 0001, Deed Records, Dallas County, Texas;  
 Thence South 70°46'30" West with the common line between said 7.49 acre tract and said 5.42 acre tract a distance of 152.47 feet to a 1/2" iron rod with orange plastic cap stamped "Texas Surveyors" set for corner, being an angle corner of said 7.49 acre tract and said 5.42 acre tract;  
 Thence South 45°04'30" West with the common line between said 7.49 acre tract and said 5.42 acre tract a distance of 350.48 feet to a 1/2" iron rod with orange plastic cap stamped "Texas Surveyors" set for corner in the southwesterly line of said 5.42 acre tract, being the southwest corner of said 7.49 acre tract and the southeast corner of a 7.35 acre tract conveyed to Rawee Gulamali Habibi Tu, by deed recorded in Volume 78213, Page 1225, Deed Records, Dallas County, Texas;  
 Thence North 19°16'47" West with the common line between said 7.49 acre tract and said 7.35 acre tract a distance of 219.56 feet to a 5/8" iron rod found for corner, being an inside ell corner between said 7.49 acre tract and the northeast corner of said 7.35 acre tract;  
 Thence South 70°49'03" West with the common line between said 7.49 acre tract and said 7.35 acre tract a distance of 680.86 feet to a 5/8" iron rod found for corner in the east line of said Robinson Road, being the southwest corner of said 7.49 acre tract and the northwest corner of said 7.35 acre tract;  
 Thence North 11°27'00" West with a west line of said 7.49 acre tract and the east line of said Robinson Road a distance of 100.17 feet to a 5/8" iron rod found for corner in the east line of said Robinson Road, being an angle point corner of said 7.49 acre tract;  
 Thence North 00°41'37" West with a west line of said 7.49 acre tract and the east line of said Robinson Road a distance of 354.66 feet to the POINT OF BEGINNING and containing 7.52 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT Tamara Burden does hereby adopt this plat designating the herein above described property as Lot 1, Block 1, Zac's Ridge Conference Center 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, Texas.

I further dedicate to the public use forever all parks, squares, parkways, and all other public uses and dedication shown on the face of this plat.

All lots in the subdivision shall be sold subject to the building lines shown on this plat and the minimum building lines in all City of Grand Prairie Ordinances.

WITNESS OUR HANDS AT DALLAS COUNTY, TEXAS, this the \_\_\_\_ day of \_\_\_\_ 2015.

Tamara Burden

State of Texas  
 County of Dallas

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Tamara Burden, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same purposes and consideration therein express and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_ day of \_\_\_\_ 2015.

Notary Public

State of Texas  
 County of Johnson

THAT, I, Donnie L. Tucker, do hereby certify that I prepared this reprint from actual survey on the land and that the corner monuments shown thereon were properly placed under my personal supervision.

Donnie L. Tucker, RPLS #144

State of Texas

County of Tarrant

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Donnie L. Tucker, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same purposes and consideration therein express and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_ day of \_\_\_\_ 2014.

Notary Public



P.O. Box 1035  
 Burleson, Texas 76097  
 Office: 817-295-2999  
 Fax: 817-295-3311  
 Job No. 21508008

OWNER:  
 Tamara Burden  
 email: tamara\_burden@hotmail.com  
 PHONE: 312-378-2664

FINAL PLAT  
 OF  
 "ZAC'S RIDGE CONFERENCE CENTER ADDITION"  
 LOT 1, BLOCK 1  
 BEING 7.52 ACRES IN THE  
 Charles Gibbs Survey, Abstract No.534  
 CITY OF GRAND PRAIRIE  
 DALLAS COUNTY, TEXAS  
 F151004