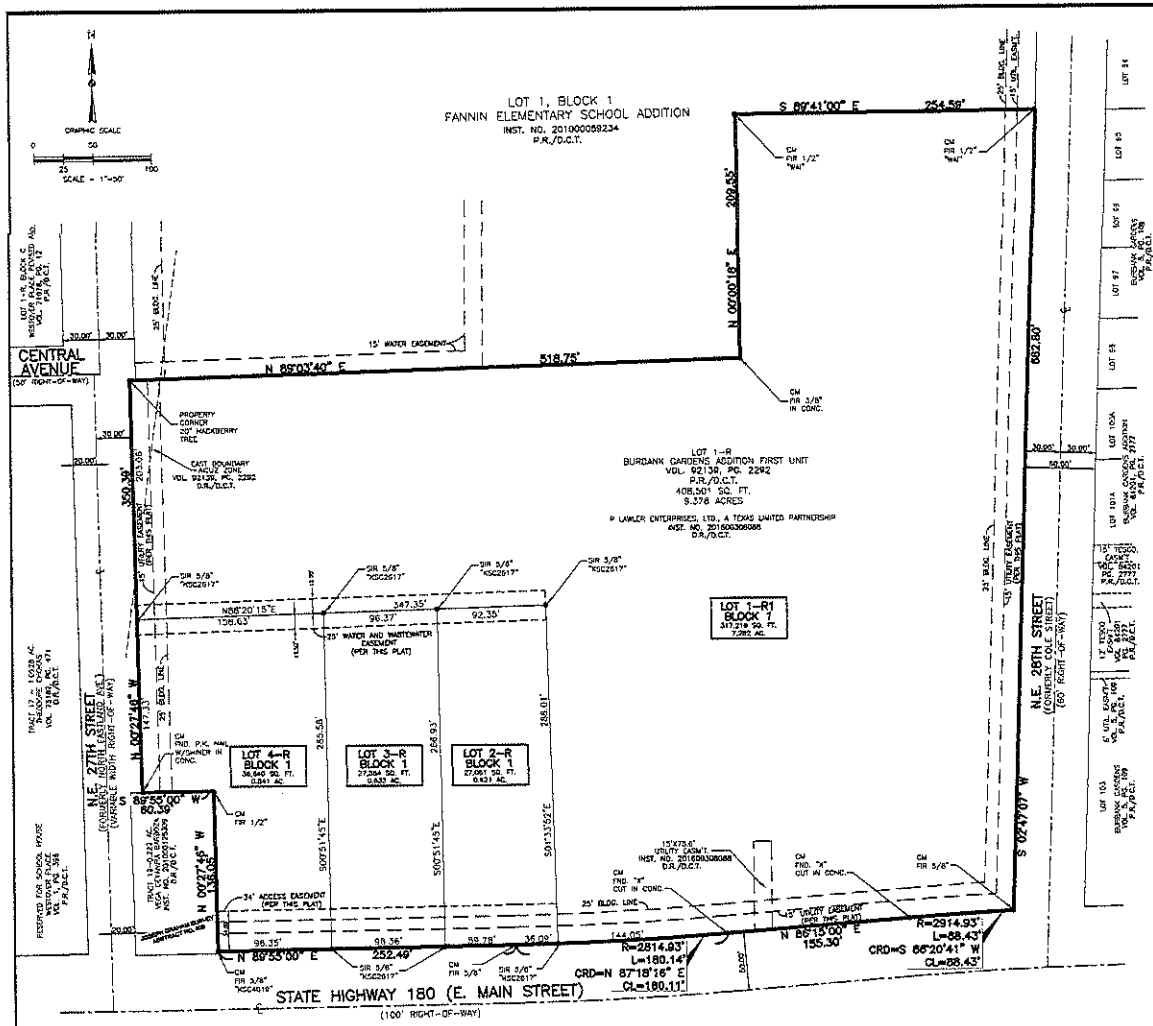

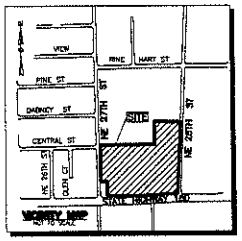

NOTE:
1. Basis of Bearings from plat recorded in Volume 92139, Page 2292, P.R./D.C.T.
2. C.M. ~ Denotes Controlling Monuments
3. Existing or future minimum set-backs established by the city ordinance shall take precedence over building lines indicated on this plat. Zoning classification indicated on this plat reflects zoning in place at the time this plat was approved and do not represent a vested right to the zoning indicated.
4. The purpose of this replat is to create four lots out of one lot as shown.
5. I have examined the Flood Insurance Rate Map for the City of Grand Prairie, Dallas County, Texas, Community Panel No. 48113C0315, Suffix K, and No. 48113C0455, Suffix L, Map Effective Date: 7-7-14, Zone "X", and it appears that no part of the subject property lies in a special flood hazard area.

DEDICATION:

State of Texas:
County of Dallas:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **P LAWLER ENTERPRISES, LTD., A TEXAS LIMITED PARTNERSHIP**, acting by and through the undersigned it's duly authorized agent, does hereby adopt this plat designating the hereon above described property as **LOTS 1-R1, 2-R, 3-R, AND 4-R, BLOCK 1, BURBANK GARDENS ADDITION, FIRST UNIT REVISED**, 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 reserve for the purposes 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 paving on 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 City Ordinances. No improvements that may abstruct 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 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 on any maintenance and services required or ordinarily performed by that utility.

Witness my hand at _____ County Texas this _____ day of _____, 2017.

_____
PATRICK LAWLER
(Owner)

ACKNOWLEDGMENTS:

STATE OF TEXAS:
COUNTY OF DALLAS:

Before me the undersigned authority, a Notary Public, on this day personally appeared **Patrick Lawler**, 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 consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office on the _____day of _____, 2017.

_____
NOTARY PUBLIC
My Commission Expires_____

OWNERS CERTIFICATE:

State of Texas:

County of Dallas:

WHEREAS, **P LAWLER ENTERPRISES, LTD., A TEXAS LIMITED PARTNERSHIP**, acting by and through the undersigned, its duly authorized agent, is the sole owner of a tract of land situated in the Joseph Graham Survey, Abstract No. 506, County of Dallas, City of Grand Prairie, according to the deed recorded in Instrument No. 201600308088, of the Deed Records of Dallas County, Texas, and more particularly described as follows:

LEGAL DESCRIPTION:

BEING a 9.378 acre tract of land being known as all of Lot 1-R, Burbank Gardens Addition, First Unit, an Addition to the City of Grand Prairie, Dallas County, Texas, according to the Plat thereof recorded in Volume 92139, Page 2292, of the Plat Records of Dallas County, Texas.

SURVEYORS CERTIFICATE:

Know All Men By These Presents:

I, **M. L. Mitchell**, a 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 rules and regulations of the City Plan Commission of the City of Grand Prairie, Texas.

"PRELIMINARY, NOT TO BE RECORDED FOR ANY PURPOSES"

_____
M. L. Mitchell
Registered Professional Land Surveyor
Texas Registration No. 2617

ACKNOWLEDGMENTS:

STATE OF TEXAS:
COUNTY OF DALLAS:

Before me the undersigned authority, a Notary Public, on this day personally appeared **M. L. Mitchell**, 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 consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office on the _____day of _____, 2017.

_____
NOTARY PUBLIC
My Commission Expires_____

Planning Department

MAR 29 2017

Received

OWNERS:
P LAWLER ENTERPRISES, LTD.
A TEXAS LIMITED PARTNERSHIP
PATRICK LAWLER
2801 E. MAIN STREET
GRAND PRAIRIE, TEXAS 75050
PH# (972) 838-3192

PREPARED BY:
KEETON SURVEYING COMPANY
H.B. KEETON — M.S. KEETON
REGISTERED PROFESSIONAL LAND SURVEYOR
2037 DALWORTH STREET — P.O. BOX 530204
GRAND PRAIRIE, TEXAS 75051-0204
EMAIL:kss40190@sbcglobal.net
PHONE: (972) 641-0843 — FAX: (972) 647-0154

FINAL PLAT
LOTS 1R-1, 2-R, 3-R, AND 4-R
BURBANK GARDENS ADDITION FIRST UNIT REVISED

CONTAINING 408,505 SQ. FT. OR 9.378 ACRES
AN ADDITION TO
THE CITY OF GRAND PRAIRIE,
DALLAS COUNTY, TEXAS
BEING A REPLAT OF
LOT 1-R
BURBANK GARDENS ADDITION FIRST UNIT
AN ADDITION TO THE CITY OF GRAND PRAIRIE
DALLAS COUNTY, TEXAS

DATE: FEBRUARY 17, 2017
REV. MARCH 28, 2017

CASE NO. RP170402