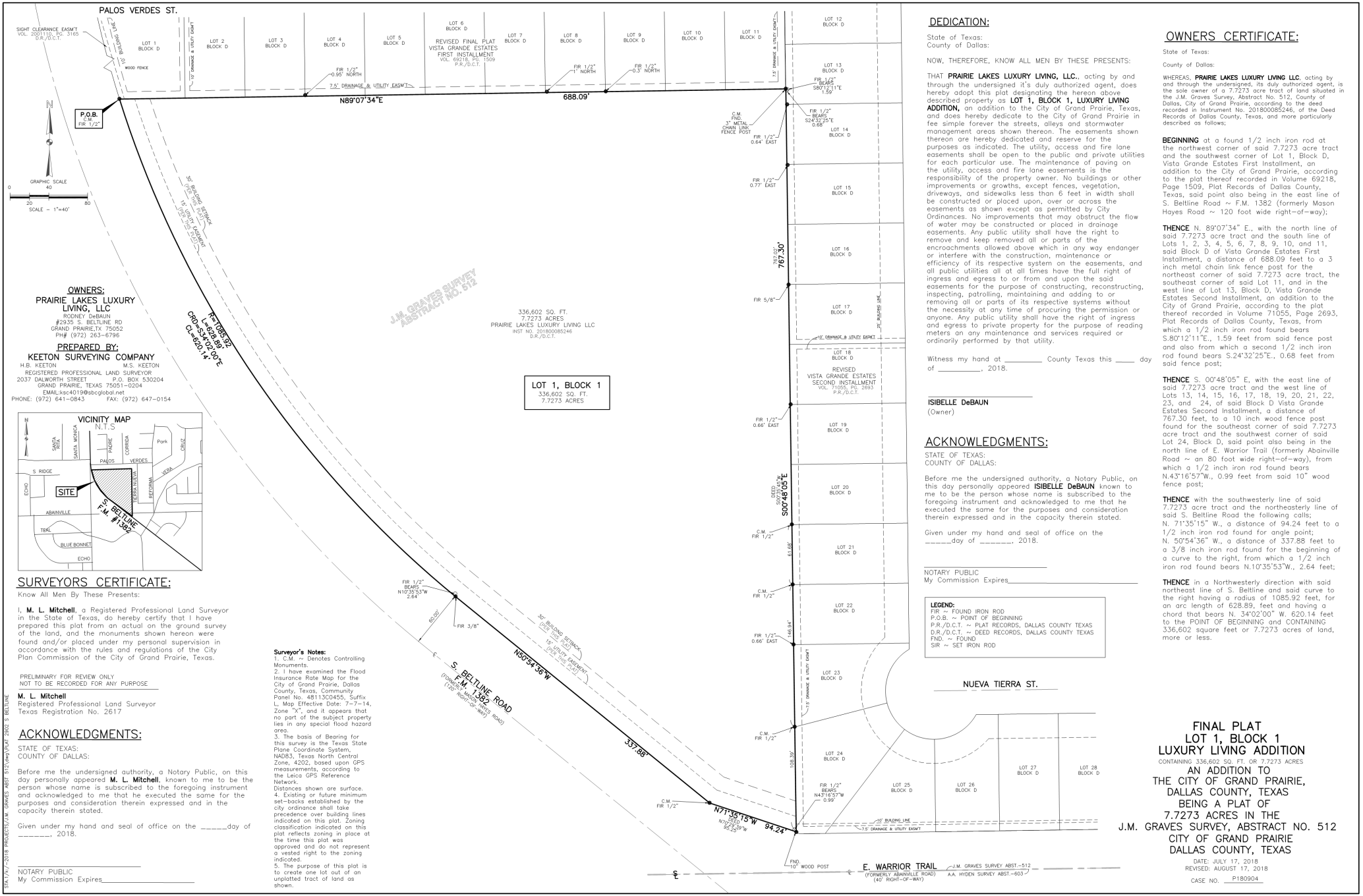

OWNERS:

PRAIRIE LAKES LUXURY LIVING, LLC
RODNEY DeBAUN
#2935 S. BELTLINE RD
GRAND PRAIRIE,TX 75052
PH# (972) 263-6796

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:ksc4019@sbcglobal.net
PHONE: (972) 641-0843 FAX: (972) 647-0154

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 FOR REVIEW ONLY
NOT TO BE RECORDED FOR ANY PURPOSE

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 _____, 2018.

_____
NOTARY PUBLIC
My Commission Expires_____

Surveyor's Notes:
1. C.M. ~ Denotes Controlling Monuments.
2. I have examined the Flood Insurance Rate Map for the City of Grand Prairie, Dallas County, Texas, Community Panel No. 48113C0455, Suffix L, Map Effective Date: 7-7-14, Zone "X", and it appears that no part of the subject property lies in any special flood hazard area.
3. The basis of Bearing for this survey is the Texas State Plane Coordinate System, NAD83, Texas North Central Zone, 4202, based upon GPS measurements, according to the Leica GPS Reference Network.
Distances shown are surface.
4. 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.
5. The purpose of this plat is to create one lot out of an unplatted tract of land as shown.

DEDICATION:

State of Texas:
County of Dallas:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **PRAIRIE LAKES LUXURY LIVING, LLC.**, acting by and through the undersigned it's duly authorized agent, does hereby adopt this plat designating the hereon above described property as **LOT 1, BLOCK 1, LUXURY LIVING 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 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 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 all 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 or 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 _____, 2018.

_____
ISIBELLE DeBAUN
(Owner)

ACKNOWLEDGMENTS:

STATE OF TEXAS:
COUNTY OF DALLAS:

Before me the undersigned authority, a Notary Public, on this day personally appeared **ISIBELLE DeBAUN** 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 _____, 2018.

_____
NOTARY PUBLIC
My Commission Expires_____

LEGEND:
FIR ~ FOUND IRON ROD
P.O.B. ~ POINT OF BEGINNING
P.R./D.C.T. ~ PLAT RECORDS, DALLAS COUNTY TEXAS
D.R./D.C.T. ~ DEED RECORDS, DALLAS COUNTY TEXAS
FND. ~ FOUND
SIR ~ SET IRON ROD

OWNERS CERTIFICATE:

State of Texas:

County of Dallas:

WHEREAS, **PRAIRIE LAKES LUXURY LIVING LLC**, acting by and through the undersigned, its duly authorized agent, is the sole owner of a 7.7273 acre tract of land situated in the J.M. Graves Survey, Abstract No. 512, County of Dallas, City of Grand Prairie, according to the deed recorded in Instrument No. 201800085246, of the Deed Records of Dallas County, Texas, and more particularly described as follows;

BEGINNING at a found 1/2 inch iron rod at the northwest corner of said 7.7273 acre tract and the southwest corner of Lot 1, Block D, Vista Grande Estates First Installment, an addition to the City of Grand Prairie, according to the plat thereof recorded in Volume 69218, Page 1509, Plat Records of Dallas County, Texas, said point also being in the east line of S. Beltline Road ~ F.M. 1382 (formerly Mason Hayes Road ~ 120 foot wide right-of-way);

THENCE N. 89°07'34" E., with the north line of said 7.7273 acre tract and the south line of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, and 11, said Block D of Vista Grande Estates First Installment, a distance of 688.09 feet to a 3 inch metal chain link fence post for the northeast corner of said 7.7273 acre tract, the southeast corner of said Lot 11, and in the west line of Lot 13, Block D, Vista Grande Estates Second Installment, an addition to the City of Grand Prairie, according to the plat thereof recorded in Volume 71055, Page 2693, Plat Records of Dallas County, Texas, from which a 1/2 inch iron rod found bears S.80°12'11"E., 1.59 feet from said fence post and also from which a second 1/2 inch iron rod found bears S.24°32'25"E., 0.68 feet from said fence post;

THENCE S. 00°48'05" E, with the east line of said 7.7273 acre tract and the west line of Lots 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, and 24, of said Block D Vista Grande Estates Second Installment, a distance of 767.30 feet, to a 10 inch wood fence post found for the southeast corner of said 7.7273 acre tract and the southwest corner of said Lot 24, Block D, said point also being in the north line of E. Warrior Trail (formerly Abainville Road ~ an 80 foot wide right-of-way), from which a 1/2 inch iron rod found bears N.43°16'57"W., 0.99 feet from said 10" wood fence post;

THENCE with the southwesterly line of said 7.7273 acre tract and the northeasterly line of said S. Beltline Road the following calls;
N. 71°35'15" W., a distance of 94.24 feet to a 1/2 inch iron rod found for angle point;
N. 50°54'36" W., a distance of 337.88 feet to a 3/8 inch iron rod found for the beginning of a curve to the right, from which a 1/2 inch iron rod found bears N.10°35'53"W., 2.64 feet;

THENCE in a Northwesterly direction with said northeast line of S. Beltline and said curve to the right having a radius of 1085.92 feet, for an arc length of 628.89, feet and having a chord that bears N. 34°02'00" W. 620.14 feet to the POINT OF BEGINNING and CONTAINING 336,602 square feet or 7.7273 acres of land, more or less.

FINAL PLAT
LOT 1, BLOCK 1
LUXURY LIVING ADDITION

CONTAINING 336,602 SQ. FT. OR 7.7273 ACRES

AN ADDITION TO
THE CITY OF GRAND PRAIRIE,
DALLAS COUNTY, TEXAS
BEING A PLAT OF
7.7273 ACRES IN THE
J.M. GRAVES SURVEY, ABSTRACT NO. 512
CITY OF GRAND PRAIRIE
DALLAS COUNTY, TEXAS

DATE: JULY 17, 2018
REVISED: AUGUST 17, 2018

CASE NO. P180904

STA.7/1/-/2018 PROJECTS/J.M. GRAVES ABST 512\dwg\PLAT 2902 S BELTLINE