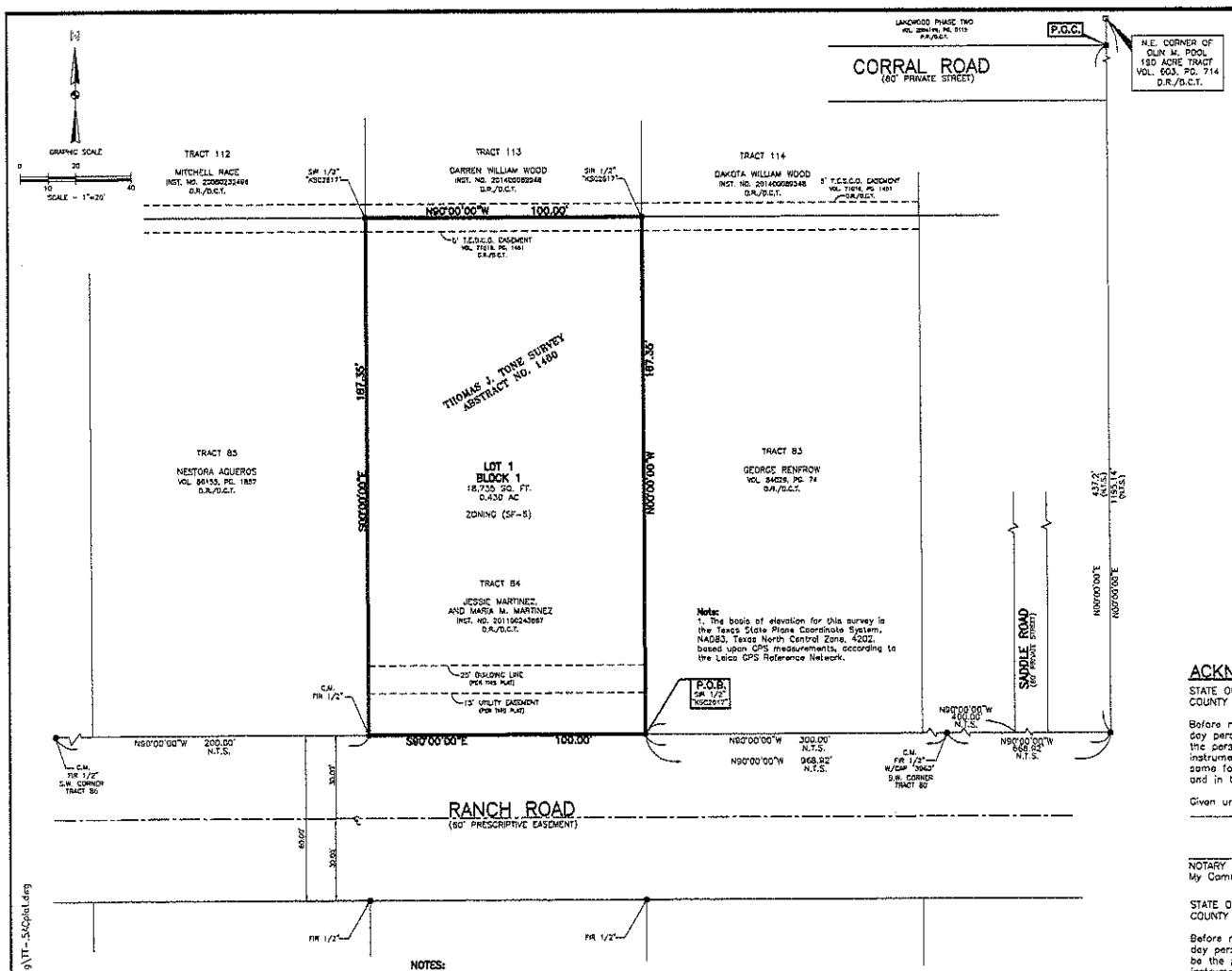
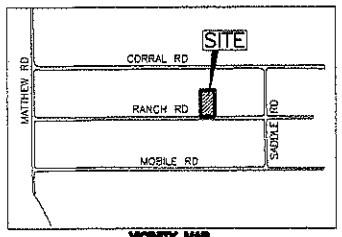


Note:
1. The basis of elevation for this survey is the Texas State Plane Coordinate System, NAD83, Texas North Central Zone, 4202, based upon GPS measurements, according to the Leica GPS Reference Network.



VICINITY MAP
NOT TO SCALE

K:\1-2016-PROJECTS/THOMAS J TONE SURVEY\dwg\TT-5ACplat.dwg

NOTES:
1. The basis of bearing for this survey the deed recorded in Inst. No. 20110024387, D.R./D.C.T.
2. C.M. ~ Denotes Controlling Monuments
3. I have examined the Flood Insurance Rate Map for the City of Grand Prairie, Dallas County, Texas, Community Panel No. 48113C0445, Suffix K, 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.
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. City approved grading, drainage, and erosion control plans and drainage easement if needed are required prior to any earthwork or building permit. See City drainage design manual as currently amended for details.
6. The purpose of this plat is to create one lot out of a tract of land as shown herein.

ACKNOWLEDGMENT:

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 _____, 2016.

_____
NOTARY PUBLIC
My Commission Expires_____

DEDICATION:

STATE OF TEXAS
COUNTY OF DALLAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **JESSIE MARTINEZ, AND MARIA M. MARTINEZ**, does hereby adopt this plat designating the hereon-above described property as **LOT 1, BLOCK 1, JESSIE M. 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.

Witness my hand at _____, County Texas this _____ day of _____, 2016.

"PRELIMINARY, FOR REVIEW ONLY
NOT TO BE RECORDED FOR ANY PURPOSES"

JESSE MARTINEZ (Owner) **MARIA M. MARTINEZ** (Owner)

ACKNOWLEDGMENT:

STATE OF TEXAS:
COUNTY OF DALLAS:

Before me the undersigned authority, a Notary Public, on this day personally appeared **Jessie Martinez**, 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 _____, 2016.

_____
NOTARY PUBLIC
My Commission Expires_____

STATE OF TEXAS:
COUNTY OF DALLAS:

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

Given under my hand and seal of office on the _____day of _____, 2016.

_____
NOTARY PUBLIC
My Commission Expires_____

OWNERS:
JESSIE MARTINEZ, AND
MARIA M. MARTINEZ
4691 SARUM COURT
GRAND PRAIRIE, TEXAS 75052
PH# (214) 957-2303

PREPARED BY:
KEETON SURVEYING COMPANY
H.B. KEETON M.S. KEETON
REGISTERED PROFESSIONAL LAND SURVEYORS
2037 DALWORTH STREET P.O. BOX 530204
GRAND PRAIRIE, TEXAS 75051-0204
EMAIL:esc4019@abcglobal.net
PHONE: (972) 641-0843 FAX: (972) 647-0154

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, **JESSE MARTINEZ, AND MARIA M. MARTINEZ**, are the sole owners of a tract of land located in the Thomas J. Tone Survey, Abstract No. 1460, City of Grand Prairie, Dallas County, Texas, according to the deed recorded in Instrument No. 20110024387, of the Deed Records of Dallas County, Texas, also being a part of the Olin M. Pool 190 acre tract as described in deed Volume 603, Page 714, of the Deed Records, Dallas County, Texas, and also being known as Matthew Road Mobile Estates (an unrecorded subdivision) and being more particularly described my metes and bounds as follows;

COMMENCING at the most southerly southeast corner of Lakewood, Phase Two, an addition to the City of Grand Prairie, according to the plat thereof recorded in Volume 2004199, Page 0115, of the Plat Records of Dallas County, Texas, and being in the north line of Corral Road (62.5' private drive);

THENCE S. 00°00'00" E., with the east line of said Matthew Road Mobile Estates (unrecorded), for a distance of 437.20 feet to a point for corner;

THENCE N. 90°00'00" W., with the north line of Ranch Road (60 foot private drive) at 668.92 feet passing a 1/2 inch iron rod found with cap marked "3963", and continuing S. 90°00'00" W., in all a total distance of 968.92 feet to a set 1/2 inch iron rod with cap stamped "KSC2617" for the POINT OF BEGINNING of herein described tract;

THENCE N. 00°00'00" W., with the east line of said Martinez tract and the west line of a tract of land conveyed to George Renfrow, according to the deed thereof recorded in Volume 84029, Page 74, of the deed records of Dallas County, Texas, for a distance of 187.35 feet to a set 1/2 inch iron rod with cap marked "KSC2617" for corner;

THENCE N. 90°00'00" W., with the north line of said Martinez tract and the south line of a tract of land conveyed to Darren William Wood, according to the deed thereof recorded in Instrument No. 20140000089548, of the deed records of Dallas County, Texas, for a distance of 100.00 feet to a set 1/2 inch iron rod for corner;

THENCE S. 00°00'00" E., with the west line of said Martinez tract and the east line of a tract of land conveyed to Nestora Agueros, according to the deed thereof recorded in Volume 86155, Page 1857, of the deed records of Dallas County, Texas, for a distance of 187.35 feet to a set 1/2 inch iron rod with cap marked "KSC2617" for corner;

THENCE S. 90°00'00" E., with the south line of said Martinez tract and north line of said Ranch Road, for a distance of 100.00 feet to the POINT OF BEGINNING and CONTAINING 18,735 square feet or 0.430 of an acre of land, more or less.

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 PURPOSES"

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

FINAL PLAT
LOT 1, BLOCK 1
JESSIE M. ADDITION

CONTAINING 18,735 SQ. FT. OR 0.430 ACRES
AN ADDITION TO
THE CITY OF GRAND PRAIRIE,
DALLAS COUNTY, TEXAS
BEING A PLAT OF
0.430 OF AN ACRE IN THE
THOMAS J. TONE SURVEY, ABSTRACT NO. 1460
CITY OF GRAND PRAIRIE
DALLAS COUNTY, TEXAS

ONE LOT
DATE: SEPTEMBER 12, 2016
REV: OCTOBER 25, 2016
CASE NO. P161101

Planning Department
NOV 02 2016
Received