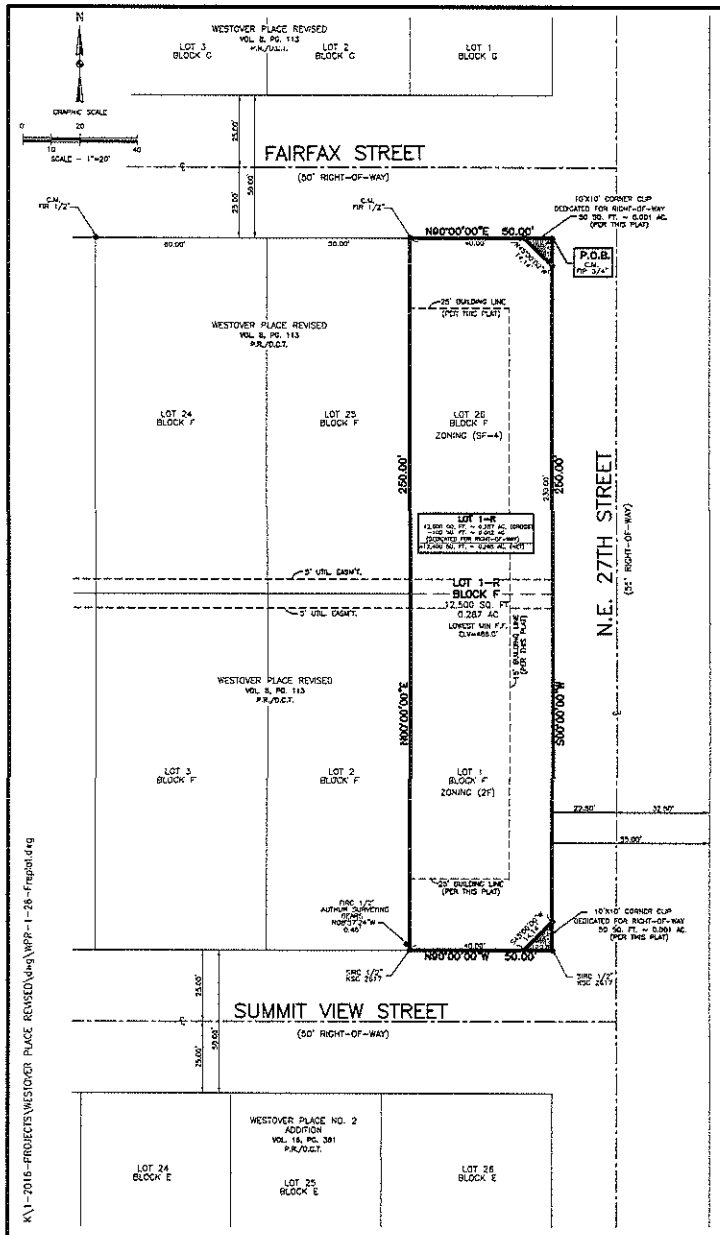


K:\1-2016-PROJECTS\WESTOVER PLACE REVISED\dwg\WPP-1-26-FreqPlat.dwg

DEDICATION:

STATE OF TEXAS
COUNTY OF DALLAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **LIGHTHOUSE BAPTIST CHURCH OF GRAND PRAIRIE, INC.**, 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-R, BLOCK F, WESTOVER PLACE 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, 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 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 an any maintenance and services 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 _____, 2017.

_____
DAVID GRICE
(Pastor)

ACKNOWLEDGMENT:

STATE OF TEXAS:
COUNTY OF DALLAS:

Before me the undersigned authority, a Notary Public, on this day personally appeared **David Grice**, 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, **LIGHTHOUSE BAPTIST CHURCH OF GRAND PRAIRIE, INC.**, is the sole owner of a tract of land located in the Joseph Graham Survey, Abstract No. 506, City of Grand Prairie, Dallas County, Texas, according to the deed recorded in Volume 2004127, Page 17969, of the Deed Records of Dallas County, Texas, also being all of Lots 1 and 26, of Block F, Westover Place Revised, an Addition to the City of Grand Prairie, Dallas County, Texas, according to the plat thereof recorded in Volume 8, Page 113, Map Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a found 3/4 inch iron pipe at the northeast corner of said Lot 26, in the west line of N.E. 27th Street (55 foot wide right-of-way), and in the south line of Fairfax Street (50 foot wide right-of-way);

THENCE S. 00°00'00" W., with the east line of said Lot 1 and 26, and the west line of said N.E. 17th Street, a distance of 250.00 feet, to a set 1/2 inch iron rod with cap marked (KSC 2617) for corner at the southeast corner of said Lot 1, and the north line of Summit View Street (50 foot wide right-of-way);

THENCE N. 90°00'00" W., with the south line of said Lot 1 and the north line of said Summit View Street, for a distance of 50.00 feet, to a set 1/2 inch iron rod with cap marked (KSC 2617) for corner at the southwest corner of said Lot 1 and the southeast corner of Lot 2, said Block F, from which a found 1/2" iron rod with cap marked Authur surveying bears N. 08°57'24" W for 0.46 feet;

THENCE N. 00°00'00" E., with the west line of said Lots 1 and 26, and the east line of Lots 2 and 25, said Block F, a distance of 250.00 feet to a found 1/2 inch iron rod for corner at the northwest corner of said Lot 26, northeast corner of said Lot 25, and in the south line of said Fairfax Street;

THENCE N. 90°00'00" E., with the north line of said Lot 26, and the south line of said Fairfax Street, a distance of 50.00 feet, to the POINT OF BEGINNING and containing 12,500 square feet or 0.287 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 PURPOSE

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

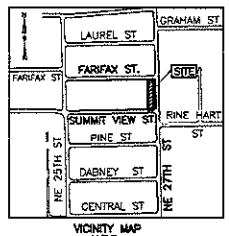
ACKNOWLEDGMENT:

STATE OF TEXAS:
COUNTY OF DALLAS:

Before me the undersigned authority, a Notary Public, on this day personally appeared **David Grice**, 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_____



VICINITY MAP
N.T.S.

NOTES:
1. The basis of bearing for this survey the plat recorded in Volume 8, Page 113, P.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. 48113C0315, 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. The purpose of this plat is to create one lot out of two lots.

OWNERS:
LIGHTHOUSE BAPTIST CHURCH
OF GRAND PRAIRIE, INC.
ATTN: DAVID GRICE (PASTOR)
415 N.E. 27TH STREET
GRAND PRAIRIE, TX 75050
PH# (972)-264-5422

PREPARED BY:
KEETON SURVEYING COMPANY
H.B. KEETON M.S. KEETON
REGISTERED PROFESSIONAL LAND SURVEYOR
2037 DALWORTH STREET P.O. BOX 030204
GRAND PRAIRIE, TEXAS 75051-0204
EMAIL:kec4019@sbcglobal.net
PHONE: (972) 641-0843 FAX: (972) 647-0154

FINAL PLAT
LOT 1-R, BLOCK F
WESTOVER PLACE REVISED

CONTAINING 12,500 SQ. FT. OR 0.287 ACRES

AN ADDITION TO
THE CITY OF GRAND PRAIRIE,
DALLAS COUNTY, TEXAS
BEING A REPLAT OF
LOTS 1 AND 26,
BLOCK F
WESTOVER PLACE REVISED
CITY OF GRAND PRAIRIE
DALLAS COUNTY, TEXAS

ONE LOT

DATE: DECEMBER 16, 2016

CASE NO. RP170202

Planning Department

FEB 01 2017

Received