

EAST MAIN STREET  
100' R.O.W.

N 78°27'26" E 212.63'  
10' R.O.W. DEDICATION  
15' UTILITY EASEMENT

1/2" C.I.R.S.

1/2" I.R.F.

KNOW ALL MEN BY THESE PRESENTS:

THAT I, KEITH M. ROBERTSON, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS, ANGLE POINTS AND POINTS OF CURVE SHOWN THEREON WERE PROPERLY PLACED AND THAT THIS PLAT CORRECTLY REPRESENTS

THE SURVEY MADE BY ME.

KEITH M. ROBERTSON, REGISTERED PROFESSIONAL  
LAND SURVEYOR, TEXAS REGISTRATION NO. 5668

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED KEITH M. ROBERTSON KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY THEREIN STATED AND FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

DESCRIPTION

BEING part of a called 3.1436 acre tract of land being situated in the John W. Kirk Survey, Abstract No. 726, City of Grand Prairie, Dallas County, Texas, conveyed to Juan and Blanca Barbosa by Deed recorded in County clerk File No. 20080175244, Deed Records, Dallas county, Texas and being part of Tract Three, conveyed to Juan and Blanca Barbosa by deed recorded in County clerk File No. 200600022011, Deed Records, Dallas County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at the southwest corner of said Tract Three, said point being in the north line of Texas and Pacific Railroad Company right of way;

THENCE, N 00°56'04" W along the east right of way line of S.E. 16th Street a distance of 146.28 feet to a point for a corner;

THENCE, N 89°03'56" E, a distance of 90.00 to a point for a corner;

THENCE, N 00°56'04" W a distance of 516.62 feet to a 1/2 inch capped iron rod set for a corner, said point being in the south right of way line of East Main Street;

THENCE, N 78°27'26" E along the south right of way line of East Main Street, a distance of 212.63 feet to a 1/2 inch found iron rod for a corner;

THENCE, S 00°56'04" E, with the east line of said 3.1436 acre tract a distance of 687.40 feet to a 1/2 inch capped iron rod set for a corner, said point being in the north right of way line of said Texas and Pacific Railroad Company;

THENCE, S 86°15'39" W along the north right of way line of said Texas and Pacific Railroad Company a distance of 299.35 feet to the Point of Beginning and containing 153,610 square feet or 3.526 acres of land.

DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT JUAN AND BLANCA BARBOSA and IRIS SUHEY HELO do hereby adopt this plat designating designating the herein above, described property as **LOTS 1 & 2, BLOCK 1, THE BLANCA 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

JUAN BARBOSA

IRIS SUHEY HELO

BLANCA BARBOSA

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED JUAN BARBOSA KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY THEREIN STATED AND FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED IRIS SUHEY HELO KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY THEREIN STATED AND FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF DALLAS

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GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

FINAL PLAT OF  
LOTS 1 & 2, BLOCK 1  
THE BLANCA ADDITION

BEING 3.526 ACRES OUT OF  
JOHN W. KIRK SURVEY, ABSTRACT NO. 726  
GRAND PRAIRIE, DALLAS COUNTY, TEXAS

SURVEYOR:  
KMR LAND SURVEYING  
KEITH M. ROBERTSON, R.P.L.S.  
3029 PECAN CIRCLE  
BEDFORD, TX 76021  
214-563-4353 OFFICE

OWNER:  
IRIS SUHEY HELO  
2310 E. MAIN  
RD. #611  
DALLAS, TX 75211-1390

OWNER:  
JUAN & BLANCA BARBOSA  
2310 E. MAIN  
GRAND PRAIRIE, TX 75050  
(972) 237-0391

ENGINEER:  
E.D. HILL & ASSOCIATES  
209 SKYE LANE  
MIDLOTHIAN, TEXAS 76065  
(972) 571-5294 OFFICE  
TX. REGISTERED ENG.  
FIRM NO. F-2474