



NOTE:

1. Basis of Bearings from plat recorded in Volume 1, Page 546, 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 one lot out of two lots as shown.
5. I have examined the Flood Insurance Rate Map for the City of Grand Prairie, Dallas County, Texas, Community Panel No. 48113C0435, 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 **OSCAR NINFERT**, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinafter described property as **LOT 9-R, BLOCK 169, DALWORTH PARK 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 reserved 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 Ordinance. No improvements that may obstruct the flow of water utility shall 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.

OSCAR NINFERT
(Owner)

ACKNOWLEDGMENTS:

STATE OF TEXAS:
COUNTY OF DALLAS:
Before me the undersigned authority, a Notary Public, on this day personally appeared **OSCAR NINFERT**, 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 _____

OWNERS CERTIFICATE:

State of Texas:
County of Dallas:
WHEREAS, **OSCAR NINFERT**, acting by and through the undersigned, its duly authorized agent, is the sole owner of a tract of land situated in the Pablo Mansola Survey, Abstract No. 933, County of Dallas, City of Grand Prairie, according to the deed recorded in Instrument No. 201700014062, of the Deed Records of Dallas County, Texas, and more particularly described as follows:

LEGAL DESCRIPTION:

BEING a 0.3444 acre tract of land being known as all of Lots 9 and 10, Block 169, Dalworth Park Addition, an Addition to the City of Grand Prairie, Dallas County, Texas, according to the Plat thereof recorded in Volume 1, Page 546, 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, FOR REVIEW ONLY 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 _____, 2018.

NOTARY PUBLIC
My Commission Expires _____

LEGEND:
FIR ~ FOUND IRON ROD
P.R./D.C.T. ~ PLAT RECORDS, DALLAS COUNTY TEXAS
D.R./D.C.T. ~ DEED RECORDS, DALLAS COUNTY TEXAS
RND ~ FOUND IRON ROD
SIR ~ FOUND SURVEY LINE
SL ~ CENTERLINE
SL ~ SURVEY LINE

OWNERS:
OSCAR NINFERT
3629 SAN REMO DRIVE
GRAND PRAIRIE, TEXAS 75052
PH# (817) 899-7029

PREPARED BY:
KEETON SURVEYING COMPANY
H.B. KEETON
REGISTERED PROFESSIONAL LAND SURVEYOR
2037 DALWORTH STREET
GRAND PRAIRIE, TEXAS 75051-0204
EMAIL: kse4019@bcbglobal.net
PHONE: (972) 641-0843 FAX: (972) 647-0154

FINAL PLAT
LOT 9-R, BLOCK 169
DALWORTH PARK ADDITION
CONTAINING 15,000 SQ. FT. OR 0.3444 ACRES
AN ADDITION TO
THE CITY OF GRAND PRAIRIE,
DALLAS COUNTY, TEXAS
BEING A REPLAT OF
LOTS 9 AND 10, BLOCK 169
DALWORTH PARK ADDITION
DALLAS COUNTY, TEXAS

DATE: DECEMBER 11, 2017
REVISED: JANUARY 22, 2018
CASE NO. RP180201