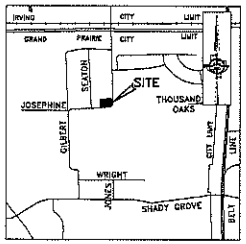
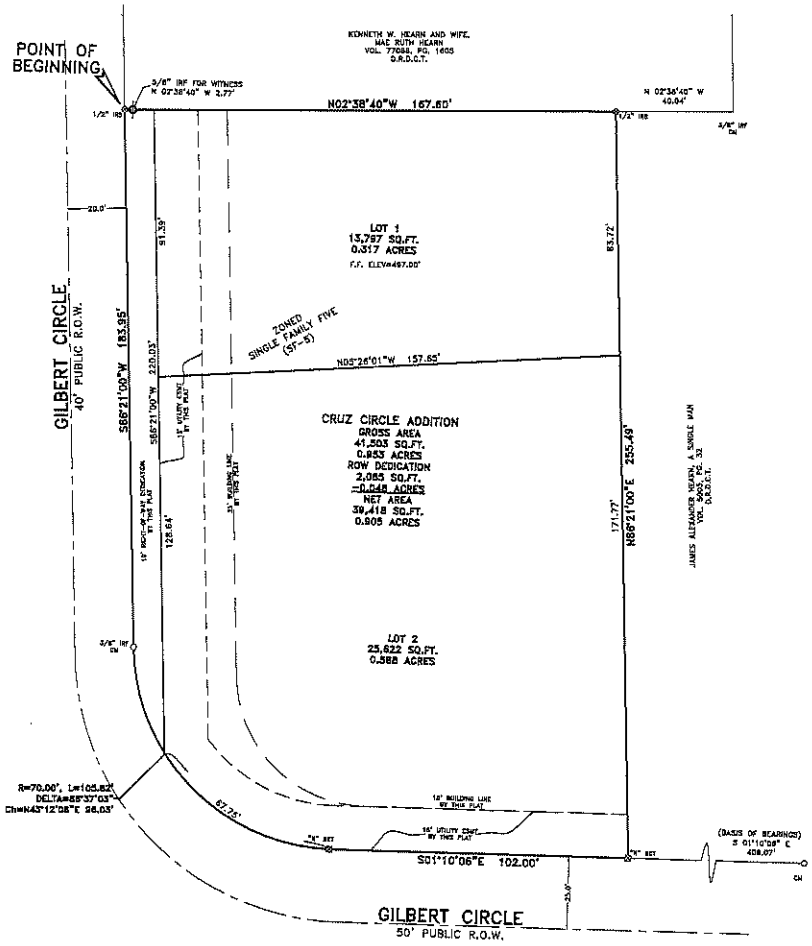
GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.



VICINITY MAP
NOT TO SCALE



LEGEND

CF	CONTROL MONUMENT
IRF	IRON ROD FOUND
IRS	IRON ROD WITH YELLOW CAP STAMPED "CBG SURVEYING, INC." SET
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
VOL., PG.	VOLUME, PAGE
R.O.W.	RIGHT-OF-WAY

GENERAL NOTES

1) BEARINGS ARE BASED ON DEED RECORDED IN C.F. NO. 201600015548, O.P.R.D.C.T., EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.
2) THE REASON FOR THIS PLAT IS TO CREATE TWO LOTS.
3) NO LOT TO LOT DRAINAGE WILL BE ALLOWED
4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
5) ZONING CLASSIFICATIONS INDICATED ON THIS PLAT REFLECT THE ZONING IN PLACE AT THE TIME THIS PLAT WAS APPROVED AND DO NOT REPRESENT A VESTING RIGHT TO THE ZONING INDICATED.
6) SIDEWALKS ARE REQUIRED ALONG ALL STREETS PER ARTICLE 12 OF THE UNIFIED DEVELOPMENT CODE (UDC).
7) STREET TREES ARE REQUIRED ALONG ALL ARTERIALS AND COLLECTORS.
8) REDEVELOPMENT OF PLAT WILL REQUIRE APPROVED GRADING AND DRAINAGE PLANS PRIOR TO APPROVAL OF ANY PLAT OR BUILDING PERMIT.
9) ACCORDING TO THE F.I.R.M. IN MAP NO. 48113C0285K, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

Being a 0.95 acre tract of land situated in the John C. Read Survey, Abstract No. 1183, Dallas County, Texas, same being that tract of land conveyed to Jose Ricardo Cruz and Mirian Ventura, by General Warranty Deed recorded in Clerk's File No. 201600015548, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod, with a yellow cap stamped "C.B.G. Surveying", set for corner, said corner being on the North line of Gilbert Circle (public right-of-way) and the Southeast corner of that tract of land conveyed to Kenneth W. Hearn and wife, Mae Ruth Hearn, by Deed recorded in Volume 77088, Page 1605, Deed Records, Dallas County, Texas, from which a 5/8 inch iron rod found bears North 02 degrees 38 minutes 40 seconds West, a distance of 2.77 feet for witness;

THENCE North 02 degrees 38 minutes 40 seconds West, along the East line of said Hearn tract, a distance of 167.60 feet to a 1/2 inch iron rod, with a yellow cap stamped "C.B.G. Surveying", set for corner, said corner being an Easterly Southwest corner of that tract of land conveyed to James Alexander Hearn, a single man, by Deed recorded in Volume 5005, Page 32, Deed Records, Dallas County, Texas, from which a 3/8 inch iron rod found bears North 02 degrees 38 minutes 40 seconds West, a distance of 40.04 feet for witness;

THENCE North 88 degrees 21 minutes 00 seconds East, along a South line of said Hearn (5005/32) tract, a distance of 255.49 feet to an "X" set in concrete for corner, said corner being on the West line of Gilbert Circle and the Southeast corner of said Hearn (5005/32) tract;

THENCE South 01 degrees 10 minutes 06 seconds East, along the West line of said Gilbert Circle, a distance of 102.00 feet to an "X" set in concrete for corner, said corner being the beginning of a non-tangent curve to the right, having a radius of 70.00 feet, a delta angle of 86 degrees 37 minutes 03 seconds, and a chord bearing and distance of South 43 degrees 12 minutes 08 seconds West, 96.03 feet;

THENCE continuing along said Gilbert Circle and said curve to the right, an arc length of 105.82 feet to a 3/8 inch iron rod found for corner;

THENCE South 68 degrees 21 minutes 00 seconds West, along the North line of said Gilbert Circle, a distance of 183.95 feet to the POINT OF BEGINNING and containing 41,504 square feet or 0.95 acres of land.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Jose Richardo Cruz and Mirian Ventura, do hereby adopt this plat designating the hereon above described property as CRUZ CIRCLE 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 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 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 Grand Prairie, Texas, this the _____ day of _____, 2016.

BY: _____
Jose Richardo Cruz, Owner

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Jose Richardo Cruz known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2016.

_____
Notary Public in and for Tarrant County, Texas.

WITNESS, my hand at Grand Prairie, Texas, this the _____ day of _____, 2016.

BY: _____
Mirian Ventura, Owner

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Mirian Ventura known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2016.

_____
Notary Public in and for Tarrant County, Texas.

SURVEYOR'S STATEMENT:

I, Bryan Connally, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and from other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying.

Dated this the _____ day of _____, 2016

RELEASED 10/28/16 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connally 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2016.

_____
Notary Public in and for the State of Texas

Planning Department

NOV 02 2016

Received

OWNER: JOSE RICHARDO CRUZ AND MIRIAN VENTURA
113 LUNA COURT
GRAND PRAIRIE, TX 75050
P 972-948-2091

FINAL PLAT
CRUZ CIRCLE ADDITION
A TWO LOT RESIDENTIAL SUBDIVISION
41,503 SQ.FT. / 0.953 ACRES
JOHN C. READ SURVEY, ABSTRACT NO. 1183
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS
Case# P181102

CBG Surveying, Inc.
PLANNING • SURVEYING
(2025 Walnut Hill Lane • Suite 300 • Dallas, Texas 75229
P 214.358.8400 • F 214.358.8218
Firm No. 10108800
www.cbgsurv.com

SCALE: 1"=20' / DATE: MAY 17, 2016 / JOB NO. 1605699-02 / DRAWN BY: BB/MC