



**DEDICATION:**  
State of Texas:  
County of Dallas:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **JULIAN LEVYA FRAVRE, as his sole and separate property**, does hereby adopt this plat designating the hereon above described property as **LOTS 1-R, BLOCK B, PRAIRIE MEAD 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 reserve 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 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 \_\_\_\_\_, 2017.

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

**JULIAN LEVYA FRAVRE**  
(Owner)

**ACKNOWLEDGMENTS:**  
STATE OF TEXAS:  
COUNTY OF DALLAS:

Before me the undersigned authority, a Notary Public, on this day personally appeared **Julian Levya Fravre**, 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 \_\_\_\_\_

NOTARY PUBLIC  
My Commission Expires \_\_\_\_\_

**OWNERS CERTIFICATE:**  
State of Texas:  
County of Dallas:

WHEREAS, **JULIAN LEVYA FRAVRE, as his sole and separate property**, is the sole owner of a tract of land situated in the M. W. Allen Survey, Abstract No. 9, County of Dallas, City of Grand Prairie, according to the deed recorded in Instrument No. 2017002629338, of the Deed Records of Dallas County, Texas, some tract being a part of Lots 1 and 2, Block B, PRAIRIE MEAD ADDITION, an addition to the City of Grand Prairie, Texas, according to the Plat thereof recorded in Volume 13, Page 19, Map Records, Dallas County, Texas, and said tract or parcel of land being the same called north 50 feet of Lots 1 and 2, decided to Edor L. Bredson according to the deed thereof recorded in Volume 76128 Page 2805, Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a found 3/8 inch iron rod at the northeast corner of said Lot 1 and the southeast corner of Lot 33 Block B (Controlling Monument) of said Prairie Mead Addition, said point also being in the west Right-of-Way line of Aggie Drive, a 60 foot Right-of-Way;

**THENCE** S. 00°36'36" E., with the west Right-of-Way line of said Aggie Drive a distance of 50.00' feet, to a 1/2" inch iron rod found for southeast corner, said point also being the northeast corner of a part of Lot 1, Block B as deeded to Sergio Estrada by Ins#201000101506 Deed Records, Dallas County, Texas;

**THENCE** N. 89°48'52" W., along the north line of said Sergio tract a distance of 187.49 feet, to a 5/8 inch iron rod in concrete found for corner, also being in the east line of Lot 4-R-2, a revision of parts of Lots 3 and 4, Block B, Prairie Mead Addition to the city of Grand Prairie, Texas according to the Plat thereof, recorded in Volume 71114, Page 19, Map Records, Dallas County, Texas;

**THENCE** N. 00°44'52" W., along the east line of said Lot 4-R-2, a distance of 50.20 feet, to a 1/2" inch iron rod (Controlling Monument) found for northwest corner, said point also being the common corner of Lots 33, 5, and Lot 4-R-2;

**THENCE** S. 89°45'00" E. (Basis of Bearing) along the south line of said Lot 33, a distance of 187.62 feet, to the **POINT OF BEGINNING** and **CONTAINING** 9,395 square feet, or 0.216 acres 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 OF  
LOTS 1-R, BLOCK B  
PRAIRIE MEAD ADDITION**  
CONTAINING 9,395 SQ. FT. OR 0.216 ACRES  
AN ADDITION TO  
THE CITY OF GRAND PRAIRIE,  
DALLAS COUNTY, TEXAS  
BEING A REPLAT OF  
A PART OF LOT 1 AND 2, BLOCK B  
PRAIRIE MEAD ADDITION  
AN ADDITION TO THE CITY OF GRAND PRAIRIE  
DALLAS COUNTY, TEXAS

DATE: OCTOBER 17, 2017  
REVISD: NOVEMBER 13, 2017  
CASE NO. RP171201