



OWNERS CERTIFICATE:

State of Texas:
County of Dallas:
WHEREAS, JOSE IBARRA, acting by and through the undersigned, its duly authorized agent, is the sole owner of a tract of land situated in the John C Read Survey, Abstract No. 1183, County of Dallas, City of Grand Prairie, according to the deed recorded in instrument No. 201700313600, of the Deed Records of Dallas County, Texas, and more particularly described as follows;

BEGINNING at a 1/2 inch iron rod set for corner in the north line of Gilbert Circle (called 50' of Right of Way) said point being a southwest corner of Thousand Oaks Mobile Home, according to the deed recorded in Volume 92080, Pg 3708, of the Deed Records of Dallas County, Texas and the southeast corner of said Ibarra tract from which a found 1/2 inch iron rod with cap marked "Sands" bears N. 87°07'17" E for 6.71 feet;

THENCE S. 89°00'09" W., along the north line of said Gilbert Circle, a distance of 209.63 feet to a P.K. nail set for the southwest corner in existing E. Gilbert road;

THENCE N. 00°44'49" W., along said E. Gilbert Road for a distance of 105.00 feet to a P.K. nail set in existing road for the northwest corner of said Ibarra tract;

THENCE N. 89°00'11" E., with a south line of said Thousand Oaks Mobile Home at a distance of 17.83 feet passing a found 3/8 inch iron rod at the most west southwest corner of said Thousand Oaks Mobile Home Park, continuing in all a total distance of 210.00 feet to a set 1/2 inch iron rod with cap marked "KSC-2617" for the northeast corner of said Ibarra tract, from which a found 3/4 inch iron rod bears N. 88°01'02" W a distance of 6.10 feet;

THENCE S. 00°32'49" E., along a west line of said Thousand Oaks Mobile Home Park, a distance of 105.00 feet to the POINT OF BEGINNING and CONTAINING 22,030 square feet or 0.506 acres of land, more or less.

NOTE:
1. The basis of bearing for this survey is the Texas State Plane Coordinate System, NAD83, Texas North Central Zone, 4202, based upon GPS measurements, according to the Leica GPS Reference Network. All bearings shown are Geodetic Grid Bearings. Distances are surface distances.
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 plat is to create three lots out of one tract as shown.
5. I have examined the Flood Insurance Rate Map for the City of Grand Prairie, Dallas County, Texas, Community Panel No. 48113C0295, 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.

OWNERS:
JOSE IBARRA
800 W. AIRPORT FWY, SUIT 511
IRVING, TEXAS 75062
PH# (469) 955-1620
PREPARED BY:
KEETON SURVEYING COMPANY
H.B. KEETON M.S. KEETON
REGISTERED PROFESSIONAL LAND SURVEYOR
2037 DALNORTH STREET P.O. BOX 530204
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ZONING EXHIBIT
PROPOSED
LOTS 1, 2, AND 3 BLOCK A
IBARRA CORNER
CONTAINING 22,030 SQ. FT. OR 0.506 ACRES
BEING A PLAT OF 0.506 ACRES IN
JOHN C. READ SURVEY ABSTRACT 1183
CITY OF GRAND PRAIRIE
DALLAS COUNTY, TEXAS
DATE: DECEMBER 11, 2017
CASE NO. _____