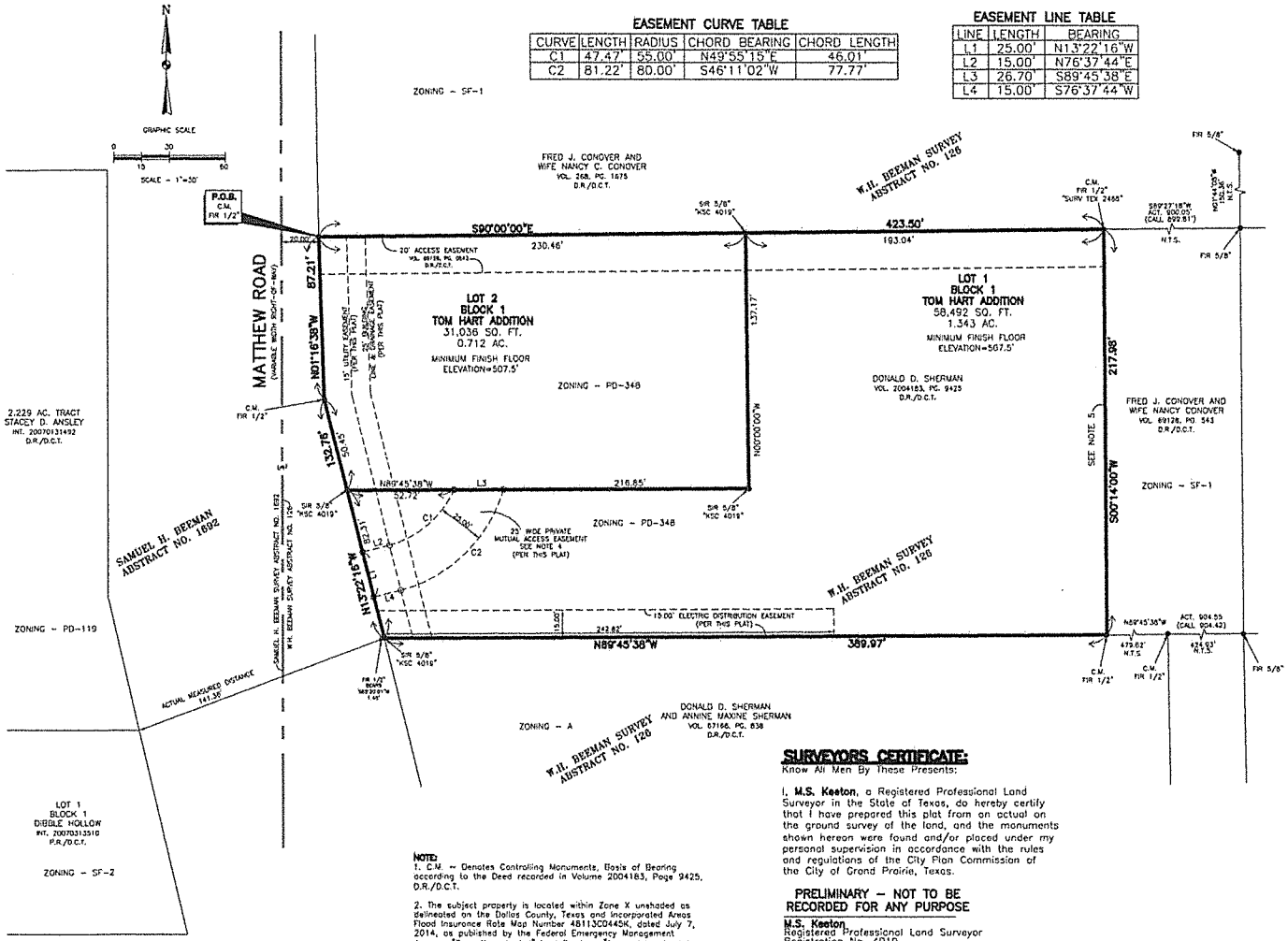
## EASEMENT CURVE TABLE

| CURVE | LENGTH | RADIUS | CHORD BEARING | CHORD LENGTH |
|---|---|---|---|---|
| C1 | 47.47' | 55.00' | N49°55'15"E | 46.01' |
| C2 | 81.22' | 80.00' | S46°11'02"W | 77.77' |

## EASEMENT LINE TABLE

| LINE | LENGTH | BEARING |
|---|---|---|
| L1 | 25.00' | N13°22'16"W |
| L2 | 15.00' | N76°37'44"E |
| L3 | 26.70' | S89°45'38"E |
| L4 | 15.00' | S76°37'44"W |




**NOTE:**

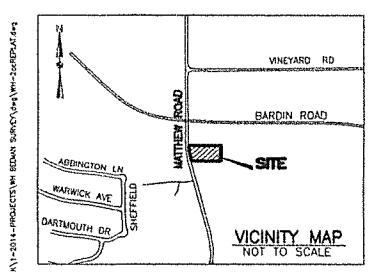
1. C.M. = Denotes Controlling Monuments. Basis of Bearing according to the Deed recorded in Volume 2004183, Page 9425, D.R./D.C.T.

2. The subject property is located within Zone X unshaded as delineated on the Dallas County, Texas and Incorporated Areas Flood Insurance Rate Map Number 48113C0445K, dated July 7, 2014, as published by the Federal Emergency Management Agency. "Zone X unshaded" is defined as "Areas determined to be outside the 0.2% annual chance floodplain."

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. This easement is for the use of Lot 2 to have access to their lot. Use is limited to the normal traffic of a one house residential lot. Lot 2 will maintain the portion of the easement used solely by them to the level, quality, and type of the southern lot. The portion of the easement used jointly will be maintained to a quality level with the cost split equally by both lots.

5. This line is the agreed to boundary between Donald D. Sherman and Fred J. Conover witnessed and shown on survey by Charles Starnes, RPLS 2466, February 18, 2014.




## SURVEYORS CERTIFICATE:

Know All Men By These Presents:

I, **M.S. Keeton**, 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 – NOT TO BE RECORDED FOR ANY PURPOSE**

**M.S. Keeton**
Registered Professional Land Surveyor
Registration No. 4019
State of Texas

## ACKNOWLEDGMENT:

State of Texas

County of Dallas:

Before me the undersigned authority, a Notary Public, on this day personally appeared **M.S. Keeton,** known to me to be the persons 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 _____, 2014.

_____
Notary Public
My Commission Expires: _____

## DEDICATION:

State of Texas:

County of Dallas:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **DONALD D. SHERMAN**, acting by and through the undersigned authorized agent do hereby adopt this plat designating the hereon above described property as **LOT 1 and LOT 2, BLOCK 1, TOM HART 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 of 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.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Grand Prairie, Texas.

Witness my hand at _____ County Texas this _____ day of _____, 2014.

_____
**DONALD D. SHERMAN**
(Owner)

## ACKNOWLEDGMENT:

State of Texas

County of Dallas:

Before me the undersigned authority, a Notary Public, on this day personally appeared **DONALD D. SHERMAN**, known to me to be the persons 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 _____, 2014.

_____
Notary Public
My Commission Expires: _____

## OWNER'S CERTIFICATE:

STATE OF TEXAS

COUNTY OF DALLAS

WHEREAS, **DONALD D. SHERMAN,** is the sole owner of a tract of land located in the W.H. Beeman Survey, Abstract No. 126, City of Grand Prairie, Dallas County, Texas, according to the deed recorded in Volume 2004183, Page 9425, of the Deed Records of Dallas County, Texas and being more particularly described as follows:

**BEGINNING** at a found 1/2 inch iron rod in the east right of way line of Matthew Road (Variable width right-of-way), said point being at the northwest corner of said Sherman tract and the southwest corner of a tract of land conveyed to Fred J. Conover and wife Nancy C. Conover by deed as recorded in Volume 268, Page 1675 of the Deed Records of Dallas County, Texas;

**THENCE** S. 90°00'00" E., for a distance of 423.50 feet along the common line between said Conover tract and said Sherman tract to a found 1/2 inch iron rod with cap stamped "Sur-Tex 2466", said point being at the northeast corner of said Sherman Tract and the northwest corner of a tract of land Conveyed to Fred J. Conover and Nancy Conover by deed as recorded in Volume 69128, Page 543 of the Deed Records of Dallas County, Texas;

**THENCE** S. 00°14'00" W. for a distance of 217.98 feet along the common line between second said Conover tract and said Sherman tract to a found 1/2 inch iron rod at the southeast corner of said Sherman tract and the southwest corner of second said Conover tract, said point being in the north line of a tract of land conveyed to Donald Dean Sherman and wife Annie Maxine Sherman by Warranty Deed as recorded in Volume 67166, Page 0838 of the Deed Records of Dallas County, Texas;

**THENCE** N. 89°45'38" W., for a distance of 389.97 feet along the common line between first said Sherman tract and second Sherman tract to a set 5/8 inch iron rod with cap marked "KSC 4019" at the southwest corner of first said Sherman tract and the northwest corner of second said Sherman tract, said point being in the east right of way line of said Matthew Road from which a found 1/2 inch iron rod bears S. 85°20'01" W. 1.45 feet;

**THENCE** N. 13°22'16" W. for a distance of 132.76 feet along the east line of said Matthew Road and the west line of first said Sherman tract to a 1/2 inch iron rod found;

**THENCE** N. 01°16'38" W. for a distance of 87.21 feet along the east line of said Matthew Road and the west line of first said Sherman tract to the **POINT OF BEGINNING** and containing 89,528 square feet or 2.055 acres of land more or less.

RECEIVED

DEC 16 2014

PLANNING DEPARTMENT

## OWNER/DEVELOPER:


DONALD D. SHERMAN
4237 MATTHEW ROAD
GRAND PRAIRIE, TX
PHONE : 972-641-4304
EMAIL : snutzz@sbcglobal.net


## PREPARED BY:


KEETON SURVEYING COMPANY
H.E. KEETON M.S. "STEVE" KEETON
2037 DALWORTH, GRAND PRAIRIE, TEXAS 75050
REGISTERED PROFESSIONAL LAND SURVEYORS
PHONE: (972) 641-0843 FAX: (972) 647-0154
E-MAIL: ksc4019@sbcglobal.net


# FINAL PLAT
## LOT 1 AND LOT 2, BLOCK 1
# TOM HART ADDITION

CONTAINING 89,528 SQ. FT. OR 2.055 AC.

AN ADDITION TO
THE CITY OF GRAND PRAIRIE
DALLAS COUNTY, TEXAS
BEING A PLAT OF 2.055 ACRES
IN THE W.H. BEEMAN SURVEY
ABSTRACT NO. 126
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS

DATE: AUGUST 18, 2014
REVISED: DECEMBER 04, 2014

CASE NO. P150103