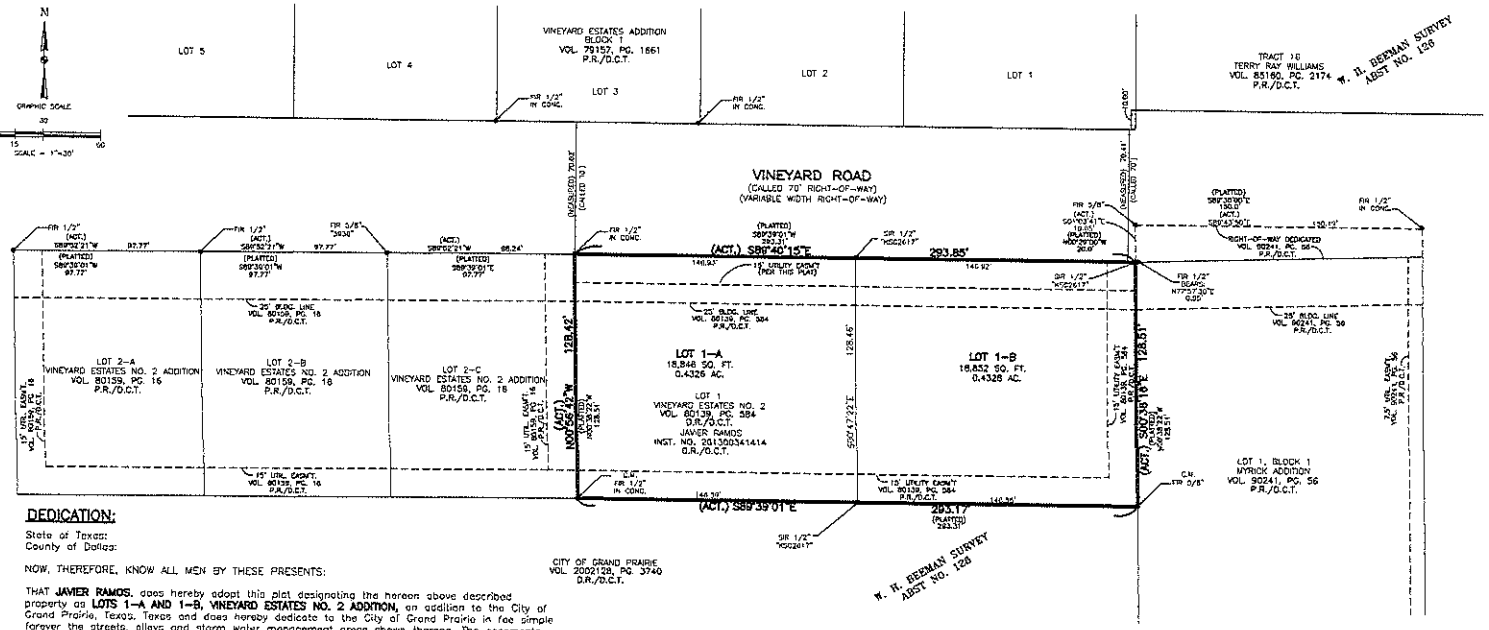


DEDICATION:

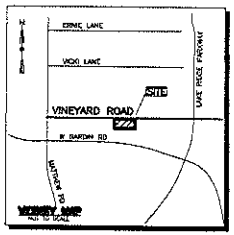
State of Texas:
County of Dallas:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **JAVIER RAMOS**, does hereby adopt this plat designating the hereon above described property as **LOTS 1-A AND 1-B, VINEYARD ESTATES NO. 2 ADDITION**, an addition to the City of Grand Prairie, Texas, 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, GPS monuments 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, including fences, shall be permitted in an erosion hazard easement. 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 _____ County Texas this _____ day of _____, 2017.

_____
JAVIER RAMOS
(Owner)



ACKNOWLEDGMENTS:

STATE OF TEXAS:
COUNTY OF DALLAS:

Before me the undersigned authority, a Notary Public, on this day personally appeared **Javier Ramos**, 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_____

NOTE:

1. Basis of Bearings from plat recorded in Volume 80139, Page 0584, 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 two lots out of one lot as shown.
5. I have examined the Flood Insurance Rate Map for the City of Grand Prairie, Dallas County, Texas, Community Panel No. 48113C0445K, 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.
6. Grading and drainage plan submittal is required at time of building permit and a Clearing Grubbing and Earthwork permit may be required for construction of new structures

OWNERS:
JAVIER RAMOS
1631 VINEYARD ROAD
GRAND PRAIRIE, TEXAS 75052
PH# (817) 637-5386

Planning Department

MAY 31 2017

Received

PREPARED BY:
KEETON SURVEYING COMPANY
H.B. KEETON M.S. KEETON
REGISTERED PROFESSIONAL LAND SURVEYOR
2037 DALWORTH STREET P.O. BOX 530204
GRAND PRAIRIE, TEXAS 75051-0204
EMAIL:keeto4019@sbcglobal.net
PHONE: (972) 641-0843 FAX: (972) 647-0154

OWNERS CERTIFICATE:

State of Texas:

County of Dallas:

WHEREAS, **JAVIER RAMOS**, is the sole owner of a tract of land situated in the W. H. Beeman Survey, Abstract No. 126, County of Dallas, City of Grand Prairie, according to the deed recorded in Instrument No. 20130341414, of the Deed Records of Dallas County, Texas, and more particularly described as follows:

LEGAL DESCRIPTION:

BEING a 0.8654 acre tract of land being known as all of Lot 1, Vineyard Estates No. 2, an Addition to the City of Grand Prairie, Dallas County, Texas, according to the Plat thereof recorded in Volume 80139, Page 0485, 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 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 _____, 2017.

_____
NOTARY PUBLIC
My Commission Expires_____

FINAL PLAT
LOTS 1-A AND 1-B
VINEYARD ESTATES NO. 2 ADDITION

CONTAINING 37,698 SQ. FT. OR 0.8654 ACRES

AN ADDITION TO
THE CITY OF GRAND PRAIRIE,
DALLAS COUNTY, TEXAS
BEING A REPLAT OF
LOT 1
VINEYARD ESTATES, NO. 2, ADDITION
AN ADDITION TO THE CITY OF GRAND PRAIRIE
DALLAS COUNTY, TEXAS

DATE: APRIL 12, 2017
REV: MAY 23, 2017

CASE NO. RP170662