



DEDICATION:

State of Texas:

County of Dallas:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ARTURO TORRES and GLORIA TORRES, acting by and through the undersigned authorized agent do hereby adopt this plat designating the hereon described property as a public utility easement, to be known as the ATMEX 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 and easements shown thereon to the City of Grand Prairie. The easements shown thereon are hereby dedicated and reserved for the purposes as herein stated, and the utility easements and rights of public utility and fire line easements shall be open to the public and private utilities for each particular use. The maintenance of paving on the utility, access and fire line easements shall be the responsibility of the property owner. No buildings or other improvements, including fences, shall be permitted in an erosion control easement. No improvements, such as fences, 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 on this plat, except as authorized by City Ordinances. No improvements that may obstruct the flow of water may be constructed or placed on drainage easements and public utility easements. No improvements shall be allowed on all or parts of the encroachments allowed above which in any way endanger or interfere with the safe and proper maintenance and use of any part of the respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to and from across upon the soil and surface of the easements for the purpose of reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective system without the necessity of the City of Grand Prairie 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 for maintenance and repair of its facilities, and may 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 \_\_\_\_\_, 2018.

ARTURO TORRES  
(Owner)

GLORIA TORRES  
(Owner)

**ACKNOWLEDGMENT:**

State of Texas

County of Dallas:

Before me the undersigned authority, a Notary Public, on this day personally appeared ARTURO TORRES, 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 \_\_\_\_\_, 2018.

Notary Public  
My Commission Expires:

ACKNOWLEDGMENT:

State of Texas

County of Dallas:

Before me the undersigned authority, a Notary Public, on this day personally appeared GLORIA TORRES, 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 \_\_\_\_\_, 2018.

Notary Public  
My Commission Expires:

OWNER'S CERTIFICATE:

STATE OF TEXAS

COUNTY OF DALLAS

WHEREAS, ARTURO TORRES and GLORIA TORRES, are the sole owners of a tract of land located in the John W. Kirk Survey, Abstract No. 726, City of Grand Prairie, Dallas County, Texas, and being more particularly described as follows: To-wit: The 1/4 Section 10, Township 33 North, Range 12 East, recorded in Instrument 2010020117923 and Volume 2000175, Page 4698, of the Deed Records of Dallas County, Texas, and further being all of Lots 1, 2, and 3, of Burgher & Sowell's Addition, an addition to the City of Grand Prairie, Dallas County, Texas, according to the plat thereof recorded in Volume 3, Page 17, Map Records of Dallas County, Texas, and Lots 10, 9, and 8 of the Re-Subdivision of Lot 7, Burgher & Sowell's Addition, an addition to the City of Grand Prairie, Dallas County, Texas, according to the Plat thereof recorded in Volume 3, Page 17, Map Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a found 5/8 inch iron rod with cap marked "KSC4019" at the southwest corner of said Lot 10 and being in the north right of way line of East Main Street (U.S. Highway No. 80)(100 foot wide right-of-way);

THENCE N. 00°33'57" W., with west line of said Lots 10 and 1, a total distance of 195.42 feet to a found 5/8 inch iron rod with cap marked "KSC4019" at the northwest corner of said Lot 1;

THENCE N. 89°43'26" E., along the south line of Small Street (50 foot right-of-way) and the north line of Lots 1, 2, and 3, a distance of 209.10 feet to a found 1/2 inch iron rod at the northeast corner of said Lot 3;

THENCE S. 00°20'34" E., along the east line of said Lot 3, for a distance of 90.00 feet to a found 5/8 inch iron rod with cap marked "KSC4019" at the southeast corner of said Lot 3;

THENCE N. 89°43'26" E. along the north line of said Lot 8, passing at a distance 14.17 feet a found 1/2 inch iron rod marked "KSC4019", continuing in all a total distance of 20.17 feet to the northeast corner of said Lot 8;

THENCE S. 00°20'34" E., with the east line of said Lot 8 for a distance of 17.85 feet to a 1/2 inch iron rod set with cap marked "KSC2617";

THENCE S. 06°51'15" E., with the east line of said Lot 8 for a distance of 40.48 feet to a 1/2 inch iron rod set with cap marked "KSC2617";

THENCE S. 78°14'24" W., along the north line of said East Main Street and the south line of Lots 8, 9, and 10, for a distance of 237.81 feet to the POINT OF BEGINNING and CONTAINING 37,705 square feet or 0.8656 acres of land, more or less.

FINAL PLAT  
LOT 1, BLOCK 1  
ATMEX ADDITION

CONTAINING 37,705 SQ. FT. OR 0.8656 AC.

AN ADDITION TO  
THE CITY OF GRAND PRAIRIE  
DALLAS COUNTY, TEXAS  
BEING A REPLAT OF LOTS 1, 2, AND 3  
BURGHER & SOWELLS ADDITION  
AND LOTS 8, 9, AND 10  
BURGHER & SOWELLS RE-SUBDIVISION  
IN THE CITY OF  
GRAND PRAIRIE, DALLAS COUNTY, TEXAS

DATE: JULY 24, 2018

CASE NO. \_\_\_\_\_