CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CH. BEAR.	CH. LEN.
C1	317.55'	200.00'	170°47'19"	N30°35'37"W	398.38'
C2	60.41'	200.00'	17°18'19"	S31°52'43"E	60.18'
C3	100.39'	305.92'	18°48'49"	S51°06'34"W	99.94'
C4	54.25'	330.92'	11°07'20"	S34°56'35"W	54.19'
C5	54.56'	200.92'	13°59'54"	N53°37'21"E	54.42'
C6	35.24'	225.13'	8°58'35"	N24°46'07"W	35.20'
C7	30.19'	225.13'	7°40'50"	N16°35'50"W	30.17'
C8	46.43'	167.84'	15°50'31"	S19°41'08"E	46.28'
C9	7.07'	167.84'	2°43'12"	S33°36'08"E	7.07'
C10	60.01'	46.00'	77°10'40"	N69°18'31"W	56.29'
C11	52.25'	45.00'	66°33'20"	N34°00'00"E	49.39'
C12	80.91'	45.00'	112°12'10"	S65°17'57"E	73.14'
C13	69.45'	200.00'	17°18'19"	S31°52'43"E	69.20'
C14	53.82'	180.00'	17°04'08"	S30°53'37"E	53.63'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N09°28'30"E	28.50'
L2	N19°13'26"E	28.42'
L3	S09°40'22"E	18.70'
L4	S05°17'20"W	23.73'
L5	S73°08'20"E	21.50'
L6	S39°22'42"E	18.21'
L7	S74°45'29"E	29.17'
L8	N80°04'44"E	20.21'

LOT AREA TABLE	
LOT #	AREA
1	6267 S.F. 0.14 AC.
2	6437 S.F. 0.15 AC.
3	6437 S.F. 0.15 AC.
4	6437 S.F. 0.15 AC.
5	6485 S.F. 0.15 AC.
6	6381 S.F. 0.15 AC.
7	6437 S.F. 0.15 AC.
8	6437 S.F. 0.15 AC.
9	6437 S.F. 0.15 AC.
10	6437 S.F. 0.15 AC.
11	6437 S.F. 0.15 AC.
12	6437 S.F. 0.15 AC.

LOT AREA TABLE	
LOT #	AREA
13	6437 S.F. 0.15 AC.
14	6472 S.F. 0.15 AC.
15	6733 S.F. 0.15 AC.
16	7224 S.F. 0.17 AC.
17	10873 S.F. 0.25 AC.
18	9873 S.F. 0.26 AC.
19	9575 S.F. 0.22 AC.
20	9526 S.F. 0.22 AC.
21	6440 S.F. 0.15 AC.
22	6441 S.F. 0.15 AC.
23	6441 S.F. 0.15 AC.
24	6442 S.F. 0.15 AC.

LOT AREA TABLE	
LOT #	AREA
25	6442 S.F. 0.15 AC.
26	6443 S.F. 0.15 AC.
27	6443 S.F. 0.15 AC.
28	6444 S.F. 0.15 AC.
29	2503 S.F. 0.12 AC.
30	6446 S.F. 0.15 AC.
31	6446 S.F. 0.15 AC.
32	6446 S.F. 0.15 AC.
33	6446 S.F. 0.15 AC.
34	7048 S.F. 0.16 AC.

DEDICATION STATEMENT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That Rajan Vishwanathan does hereby adopt this plat designating the herein above described property as LAKE FOREST 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 storm water conveyance 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 easements. No buildings or other improvements or grades, except fences, vegetation, sidewalks, 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 its improvements placed 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 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 Dallas, Texas, this the _____ day of _____ 2017

By _____
Rajan Vishwanathan
Owner

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, Notary Public in and for the State of Texas, on this day personally appeared Rajan Vishwanathan, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this the _____ day of _____ 2017

By _____
Notary Public's Signature

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF TARRANT §

BEING a 7.1011 acre tract or parcel of land situated in the JEROME LYNN SURVEY, Abstract No. 972, City of Grand Prairie, Tarrant County, Texas; said tract also being that certain tract described in deed to Rajan Vishwanathan, recorded in Instrument No. D214175377, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.); and being more particularly described as follows:

BEGINNING at a point for corner in Doryn Drive, a variable width prescriptive right-of-way, from which a 1/2 inch iron rod with plastic cap found at the Northeast corner of Lynn Creek Hills, Phase One, an addition to the City of Grand Prairie, recorded in Cabinet A, Slide 7705, Plat Records of Tarrant County, Texas, bears South 29 degrees 29 minutes 54 seconds East, a distance of 35.67 feet;

THENCE North 60 degrees 04 minutes 44 seconds East, along Doryn Drive, a distance of 197.73 feet to a point for corner from which a 3/8 inch iron rod found at the Northwest corner of Somerton Village, Phase 2, an addition to the City of Grand Prairie, recorded in Cabinet A, Slide 9944, Plat Records, Tarrant County, Texas, bears South 29 degrees 27 minutes 43 seconds East, a distance of 34.98 feet;

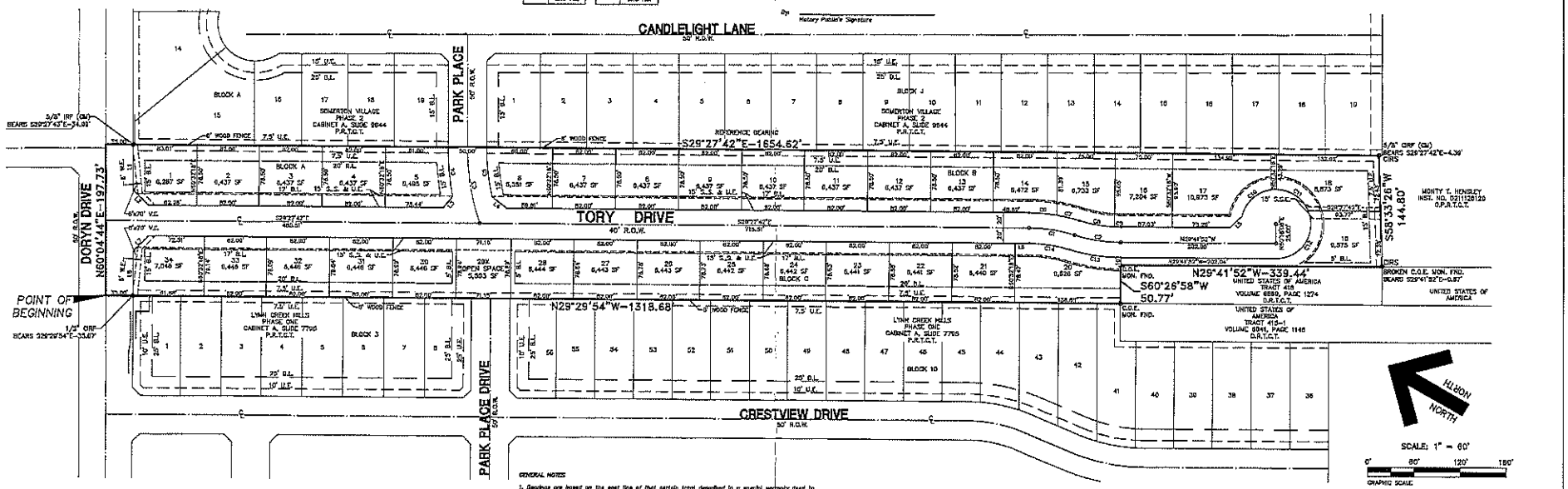
THENCE South 29 degrees 27 minutes 42 seconds East, a distance of 1,654.62 feet to a 5/8 inch capped iron rod stamped "JDJR" set at the Southeast corner of the herein described tract, from which a 5/8 inch capped iron rod found bears South 29 degrees 27 minutes 42 seconds East, a distance of 4.39 feet;

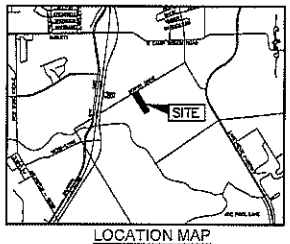
THENCE South 58 degrees 33 minutes 26 seconds West, a distance of 144.80 feet to a point for corner, from which a broken monument bears South 29 degrees 41 minutes 52 seconds East, 5.87 feet;

THENCE North 29 degrees 41 minutes 52 seconds West, a distance of 339.44 feet to a Corps of Engineer Monument found;

THENCE South 60 degrees 26 minutes 58 seconds West, a distance of 50.77 feet to a Corps of Engineer Monument found;

THENCE North 29 degrees 29 minutes 54 seconds West, a distance of 1,318.68 feet to the Point of Beginning, and containing 7.1011 Acres (309,322 square feet) of land.





LOCATION MAP
N.T.S.

LEGEND

CRS	5/8 INCH IRON ROD SET WITH CAP MARKED "JDJR"
CRF	CAPPED IRON ROD FOUND
	MARKED AS SHOWN
C.O.E.	CORPS OF ENGINEERS
(CM)	CONTROLLING MONUMENT
B.L.	BUILDING LINE
S.,D. & U.E.	STREET, SIDEWALK & UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
U.E.	UTILITY EASEMENT
V.E.	VISIBILITY EASEMENT
W.E.	WALL EASEMENT
INST. NO.	COUNTY CLERK'S INSTRUMENT NUMBER
CAB.	CABINET
VOL.	VOLUME
PG.	PAGE
D.R.T.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS TARRANT COUNTY, TEXAS
R.O.W.	RIGHT-OF-WAY
	TREE

GENERAL NOTES

1. Bearings are based on the east line of that certain tract described in a special warranty deed to Rajan Vishwanathan, recorded in Instrument No. D214237075, Official Public Records, Tarrant County, Texas. (subject tract)

2. The purpose of this plat is to create 33 single family lots and 1 open space lot with accompanying right of way.

3. Lot-to-lot drainage is not allowed without engineering section approval.

4. Benchmarks used are as follows (all coordinates are Texas Coordinate System, NAD 83, North Central Zone 4202)
Grand Prairie monument CP2 No. 20 – northing: 6924128.51 easting: 2410246.30 elevation: 564.66'
Grand Prairie monument CP2 No. 79 – northing: 6917122.407 easting: 2410261.623 elevation: 546.790'

5. No structures exist on the subject tract.

6. According to the flood insurance rate map published by the Federal Emergency Management Agency the subject property appears to be located in zone "X" (areas determined to be outside the 0.2% annual chance flood plain), as shown on map No. 48439C0270D map revised: September 25, 2009, for Tarrant County, Texas and incorporated areas. This flood statement does not imply that the property and/or the structures located in zone "X" will be free from flooding or flood damage. This flood statement shall not create liability on the part of the surveyor. The subject property is not located within the 100 year floodplain per FIRM Panel # 48439C0370D; map revised: September 25, 2009.

7. This survey was prepared without the benefit of a title commitment. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts, which an accurate and current title search may disclose.

8. Underground utilities were plotted from existing available records obtained from the City of Grand Prairie. JDJR Engineers and Consultants, Inc. assumes no responsibility for the accuracy of such records and does not guarantee that all underground utilities shown are located precisely.

9. Existing or future minimum set-backs established by City Ordinance shall take precedence over building lines indicated on this plat. Zoning classifications indicated on this plat reflect the zoning in place at the time this plat was approved and does not represent a vested right to the zoning indicated.

10. Lot 20X, Block C is a common area and shall be owned and maintained by the Home Owners Association.

11. Existing or future minimum set-backs established by City Ordinance shall take precedence over building lines indicated on this plat. Zoning classifications indicated on this plat reflect the zoning in place at the time this plat was approved and does not represent a vested right to the zoning indicated.

12. Sidewalk between Lot 19 and Lot 20 will be constructed with Tory Drive.

SURVEYOR'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF TARRANT §

THAT I, Geary Galley, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual survey on the ground of property and that all block monuments and corners were placed under my personal supervision, and in accordance with platting rules and regulations of the City of Grand Prairie, Texas.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Geary Galley – RPLS 4973

STATE OF TEXAS §
COUNTY OF TARRANT §

Before me, the undersigned, a Notary Public in and said State on this date personally appeared Geary Galley, known to me personally to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE the _____ day of _____ 2017.

_____
Notary Public in and for the State of Texas

Planning Department
JAN 05 2017
Received

OWNER/DEVELOPER:
RAJAN VISHWANATHAN
1140 EMPIRE CENTRAL DRIVE,
DALLAS, TX 75247

CASE NUMBER P170103

FINAL PLAT

LAKE FOREST ADDITION

BEING 7.1011 ACRES
LOCATED IN THE JEROME LYNN SURVEY A-972
AN ADDITION TO THE CITY OF GRAND PRAIRIE,
TARRANT COUNTY, TEXAS

33 RESIDENTIAL LOTS AND ONE OPEN SPACE
LOTS 1–5, BLOCK A, 6–19, BLOCK B
20–34, BLOCK C AND LOT 29X, BLOCK C

AUGUST 2016

JDJR
PREPARED BY:
ENGINEERS AND CONSULTANTS, INC.
TBPLS Firm No. 10088-00
ENGINEERS • LAND PLANNERS • SURVEYORS
2800 Texas Drive Suite 100 Irving, Texas 75062
Tel 972-252-5497 Fax 972-252-9658

DATE: AUGUST 15, 2016	DRAWN BY: JDJ	JDJR PROJECT NO. 463-29-16
SCALE: 1" = 60'	CHECKED BY: GG	

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