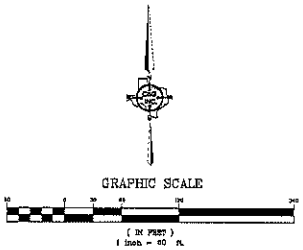
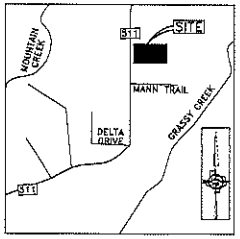
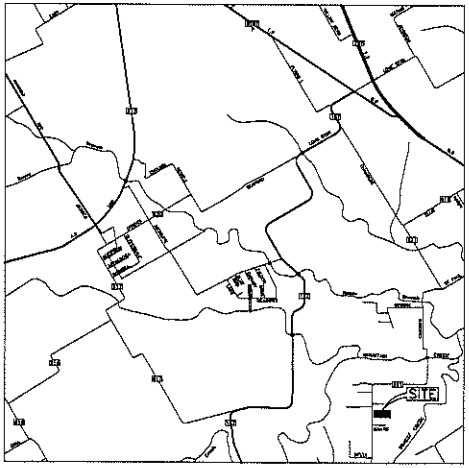
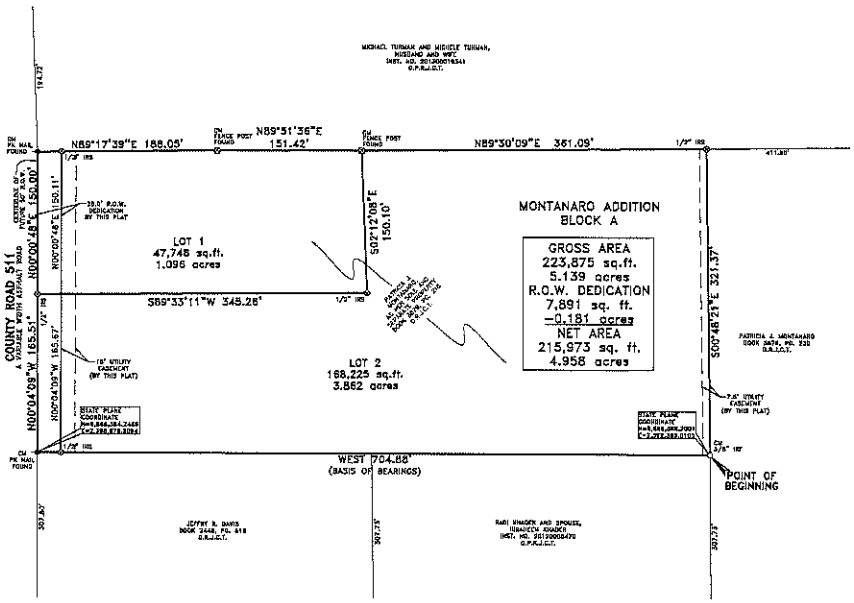




SITE MAP
NOT TO SCALE



VACINITY MAP
NOT TO SCALE



LEGEND

CM = CONTROLLING MONUMENT
3/8" IRF = 3/8 INCH IRON ROD FOUND
1/2" IRS = 1/2 INCH IRON ROD SET
FFC = FENCE POST FOR CORNER
PKS = PK NAIL SET
D.R.J.C.T. = DEED RECORDS, JOHNSON COUNTY, TEXAS
O.P.R.J.C.T. = OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS
PG. = PAGE
INST. NO. = INSTRUMENT NUMBER

GENERAL NOTES

1) BASIS OF BEARINGS IS THE NORTH LINE OF ROBERT R. DANIELS AND WIFE, LINDA D. DANIELS TRACT RECORDED IN BOOK 2446, PG. 516, DEED RECORDS, JOHNSON COUNTY, TEXAS. (WEST)
2) EXISTING OR FUTURE MINIMUM SETBACKS 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 THE PLAT WAS APPROVED AND DOES NOT REPRESENT A VESTED RIGHT TO THE ZONING INDICATED.
3) ANY STREAMS THAT MAY EXIST ON THIS PROPERTY ARE TO REMAIN NATURAL AND MAINTENANCE OF PONDS AND STREAMS ARE SOLELY THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOME OWNERS ASSOCIATION (HOA).
4) THE SUBJECT PROPERTY IS LOCATED ON FEMA FLOOD INSURANCE RATE MAP 48251C0250J IN JOHNSON COUNTY, WHICH BECAME EFFECTIVE ON DECEMBER 4, 2012. THE SUBJECT PROPERTY IS LOCATED WITHIN FEMA FLOOD ZONE X, WHICH IS OUTSIDE THE 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE SUBJECT PROPERTY IS FREE FROM POTENTIAL FLOODING OR FLOOD DAMAGES.
5) STATE PLANE COORDINATES ARE BASED UPON THE NAD 83 POSITION OF "CORS MONUMENT NO. 88". THE STATION IS A TOP SECURITY ROD MONUMENT WITH ALUMINUM CAP STAMPED "CORS 88" SET IN WELL WITH AN ALUMINUM ACCESS COVER SET FLUSH WITH GROUND. STATION IS LOCATED ON THE WEST SIDE OF FARM-TO-MARKET ROAD NO. 851, 6.8' OFF THE EDGE ASPHALT PAVEMENT OF SAID FARM-TO-MARKET ROAD, APPROXIMATLEY 3,560 FEET SOUTH OF CIPCO ROAD AND APPROXIMATLEY 1.48 MILES NORTHERLYALONG SAID FARM-TO-MARKET ROAD NO. 851 FROM STATE HIGHWAY NO. 287. MAPSCO 97SJ.

LATITUDE 32°31'52.90894"N NORTHING 6,879,272.35
LONGATUDE 97°37'55.92996"W EASTING 2,410,485.70
ELEVATION 539.96'

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF JOHNSON

WHEREAS Patricia J. Montanaro, is the owner of a tract of land situated in the J. Working Survey, Abstract Number 897, Johnson County, Texas, same being that tract of land conveyed to Patricia J. Montanaro, as her sole and separate property, by Special Warranty Deed recorded in Book 3679, Page 219, Deed Records, Johnson County, Texas, and being more particularly described as follows:

BEGINNING at a 3/8 inch iron rod found for corner, said corner being Northeast corner of that tract of land conveyed to Rafi Khader and spouse, Ibraheem Khader, by deed recorded in Instrument Number 2012000847O, Official Public Records, Johnson County, Texas, and being in the West line of that tract of land conveyed to Patricia J. Montanaro, by deed recorded in Book 3679, Page 230, Deed Records, Johnson County, Texas;

THENCE West, along said North line of Khader tract, and continuing along the North line of that tract of land conveyed to Jeffry B. Davis, by deed recorded in Book 2448, Page 516, Deed Record, Johnson County, Texas, a distance of 704.88 feet to a pk nail found for corner, said corner being the Northwest corner of said Davis tract, and being in the approximate centerline of County Road 511 (variable width asphalt road);

THENCE North 00 degrees 04 minutes 09 seconds West, along said approximate centerline of County Road 511, a distance of 165.57 feet to a 1/2 inch iron rod set with a yellow plastic cap stamped "C.B.G. Surveying" for corner;

THENCE North 00 degrees 00 minutes 48 seconds East, continuing along said approximate centerline of County Road 511, a distance of 150.00 feet to a pk nail found for corner, said corner being the Southwest corner of that tract of land conveyed to Michael Turman and Michele Turman, husband and wife, by deed recorded in Instrument Number 2013000018341, Official Public Records, Johnson County, Texas;

THENCE along the South lines of said Turman tract the following bearing and distances:

THENCE North 89 degrees 17 minutes 39 seconds East, a distance of 188.05 feet to a fence post found for corner;

THENCE North 89 degrees 51 minutes 36 seconds East, a distance of 151.42 feet to a fence post found for corner;

THENCE North 89 degrees 30 minutes 09 seconds East, a distance of 361.09 feet to a 1/2 inch iron rod set with a yellow plastic cap stamped "C.B.G. Surveying" for corner, said corner being the Northwest corner of said Montanaro tract (3679/230);

THENCE South 00 degrees 48 minutes 23 seconds East, along the West line of said Montanaro tract(3679/230), a distance of 321.37 feet to the POINT OF BEGINNING and containing 223,875 square feet or 5.139 acres of land.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Patricia J. Montanaro, does hereby adopt this plat designating the hereon above described property as **LOTS 1 & 2, BLOCK A, MONTANARO 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 management areas shown thereon. The easements shown thereon are hereby dedicated and reserved 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 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 Grand Prairie, Texas, this the _____ day of _____, 2015.

BY: _____
Patricia J. Montanaro, Owner

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Patricia J. Montanaro 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 considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2016.

_____
Notary Public in and for the State of Texas.

SURVEYOR'S STATEMENT:

I, Bryan Connolly, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and from other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying.

Dated this the _____ day of _____, 2016

RELEASED FOR REVIEW 03/24/2016 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

_____
Bryan Connolly
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connolly 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 2016.

_____
Notary Public in and for the State of Texas

FINAL PLAT
LOTS 1 & 2, BLOCK A
MONTANARO ADDITION
A TWO-LOT RESIDENTIAL SUBDIVISION
CONTAINING 223,875 SQ.FT. / 5.139 ACRES
WITHIN THE EXTRA TERRITORIAL JURISDICTION (ETJ)
OF THE CITY OF GRAND PRAIRIE, JOHNSON COUNTY, TEXAS
CASE NO. P160402

OWNER: PATRICIA MONTANARO
P.O. BOX 441
HASKAM, NY 12086
P 264-724-3766

CBG Surveying, Inc.
PLANNING • SURVEYING
12025 Shiloh Road • Suite 230 • Dallas, Texas 75228
P 214.348.8485 • F 214.348.2216
Firm No. 10193800
www.cbgsurv.com

SCALE: 1"=30' / DATE: 02/08/16 / JOB NO. 1600372 / DRAWN BY: BM

Planning Department

MAR 30 2016

Received