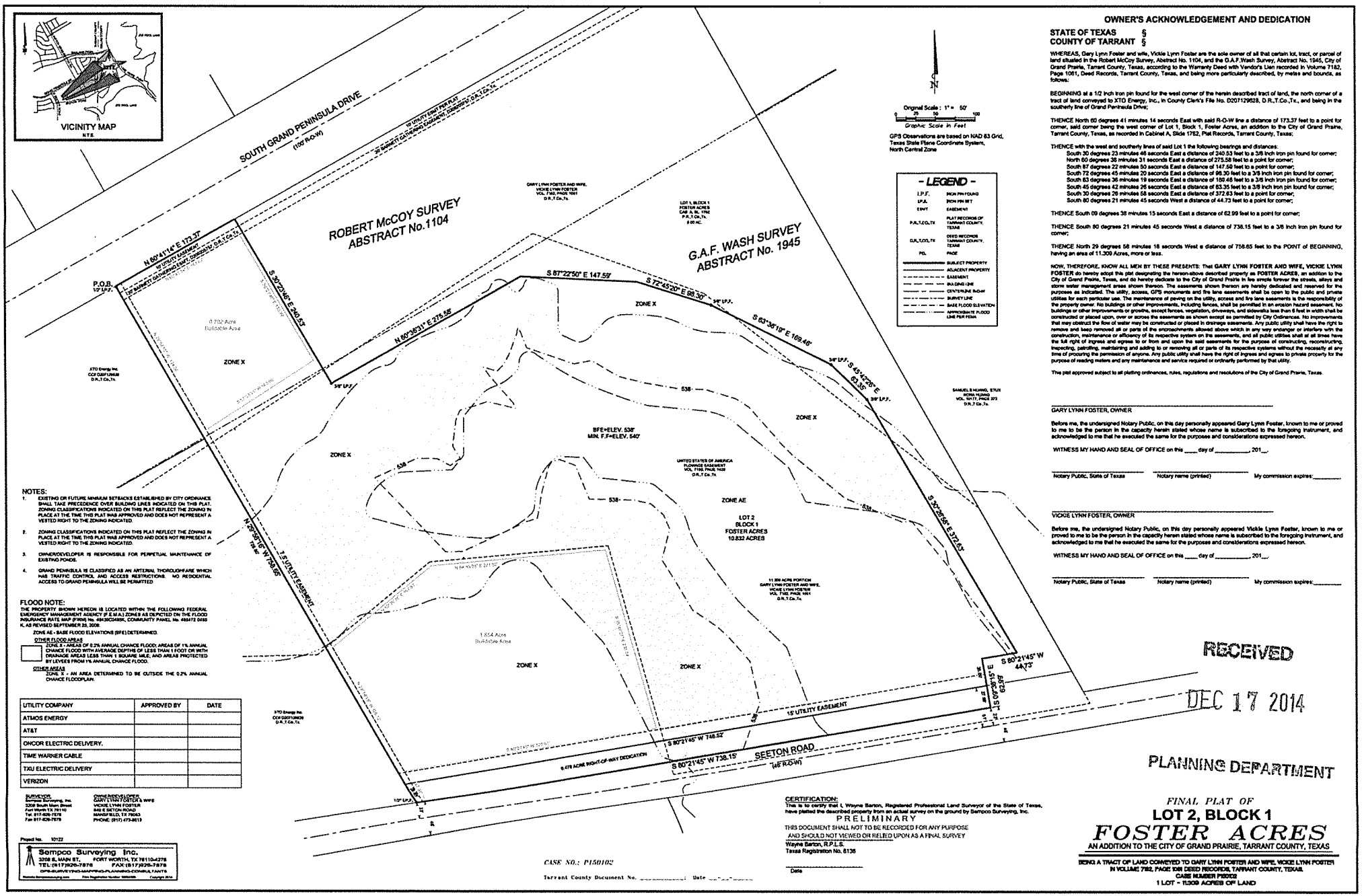

Original Scale : 1" = 50'
0 25 50 100
Graphic Scale in Feet

GPS Observations are based on NAD 83 Grid, Texas State Plane Coordinate System, North Central Zone

- LEGEND -

I.P.F.	IRON PIN FOUND
I.P.S.	IRON PIN SET
ESMT	EASEMENT
P.R.,T.Co.,TX	PLAT RECORDS OF TARRANT COUNTY, TEXAS
D.R.,T.Co.,TX	DEED RECORDS TARRANT COUNTY, TEXAS
PG.	PAGE
	SUBJECT PROPERTY
	ADJACENT PROPERTY
	EASEMENT
	BUILDING LINE
	CENTERLINE RIVER
	SURVEY LINE
	BASE FLOOD ELEVATION
	APPROXIMATE FLOOD LINE PER FEMA

NOTES:

1. 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 THIS PLAT WAS APPROVED AND DOES NOT REPRESENT A VESTED RIGHT TO THE ZONING INDICATED.
2. 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.
3. OWNER/DEVELOPER IS RESPONSIBLE FOR PERPETUAL MAINTENANCE OF EXISTING PONDS.
4. GRAND PENINSULA IS CLASSIFIED AS AN ARTERIAL THOROUGHFARE WHICH HAS TRAFFIC CONTROL AND ACCESS RESTRICTIONS. NO RESIDENTIAL ACCESS TO GRAND PENINSULA WILL BE PERMITTED.

FLOOD NOTE:

THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE FOLLOWING FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) ZONES AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (FIRM) No. 48439C0485K, COMMUNITY PANEL No. 485472 0485 K, AS REVISED SEPTEMBER 25, 2009:

ZONE AE - BASE FLOOD ELEVATIONS (BFE) DETERMINED.

OTHER FLOOD AREAS

ZONE X - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

OTHER AREAS

ZONE X - AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

UTILITY COMPANY	APPROVED BY	DATE
ATMOS ENERGY		
AT&T		
ONCOR ELECTRIC DELIVERY.		
TIME WARNER CABLE		
TXU ELECTRIC DELIVERY		
VERIZON		

SURVEYOR:
Sempco Surveying, Inc.
3208 South Main Street
Fort Worth TX 76110
Tel: 817-926-7878
Fax 817-926-7879

OWNER/DEVELOPER:
GARY LYNN FOSTER & WIFE
VICKIE LYNN FOSTER
840 E SETON ROAD
MANSFIELD, TX 76063
PHONE: (817) 473-8619

Project No. 10122

Sempco Surveying Inc.
3208 S. MAIN ST. FORT WORTH, TX 76110-4278
TEL: (817)926-7878 FAX: (817)926-7879
GPS-SURVEYING-MAPPING-PLANNING-CONSULTANTS

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CASE NO.: P150102

Tarrant County Document No. _____ Date _____

CERTIFICATION:
This is to certify that I, Wayne Barton, Registered Professional Land Surveyor of the State of Texas, have plotted the described property from an actual survey on the ground by Sempco Surveying, Inc.

PRELIMINARY

THIS DOCUMENT SHALL NOT TO BE RECORDED FOR ANY PURPOSE AND SHOULD NOT VIEWED OR RELIED UPON AS A FINAL SURVEY

Wayne Barton, R.P.L.S.
Texas Registration No. 6138

Date

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, Gary Lynn Foster and wife, Vickie Lynn Foster are the sole owner of all that certain lot, tract, or parcel of land situated in the Robert McCoy Survey, Abstract No. 1104, and the G.A.F.Wash Survey, Abstract No. 1945, City of Grand Prairie, Tarrant County, Texas, according to the Warranty Deed with Vendor's Lien recorded in Volume 7182, Page 1061, Deed Records, Tarrant County, Texas, and being more particularly described, by metes and bounds, as follows:

BEGINNING at a 1/2 inch iron pin found for the west corner of the herein described tract of land, the north corner of a tract of land conveyed to XTO Energy, Inc., in County Clerk's File No. D207129628, D.R.,T.Co.,Tx., and being in the southerly line of Grand Peninsula Drive;

THENCE North 60 degrees 41 minutes 14 seconds East with said R-O-W line a distance of 173.37 feet to a point for corner, said corner being the west corner of Lot 1, Block 1, Foster Acres, an addition to the City of Grand Prairie, Tarrant County, Texas, as recorded in Cabinet A, Slide 1762, Plat Records, Tarrant County, Texas;

THENCE with the west and southerly lines of said Lot 1 the following bearings and distances:
South 30 degrees 23 minutes 46 seconds East a distance of 240.53 feet to a 3/8 inch iron pin found for corner;
North 60 degrees 38 minutes 31 seconds East a distance of 275.58 feet to a point for corner;
South 87 degrees 22 minutes 50 seconds East a distance of 147.59 feet to a point for corner;
South 72 degrees 45 minutes 20 seconds East a distance of 98.30 feet to a 3/8 inch iron pin found for corner;
South 63 degrees 36 minutes 19 seconds East a distance of 169.46 feet to a 3/8 inch iron pin found for corner;
South 45 degrees 42 minutes 26 seconds East a distance of 63.35 feet to a 3/8 inch iron pin found for corner;
South 30 degrees 26 minutes 58 seconds East a distance of 372.63 feet to a point for corner;
South 80 degrees 21 minutes 45 seconds West a distance of 44.73 feet to a point for corner;

THENCE South 09 degrees 38 minutes 15 seconds East a distance of 62.99 feet to a point for corner;

THENCE South 80 degrees 21 minutes 45 seconds West a distance of 738.15 feet to a 3/8 inch iron pin found for corner;

THENCE North 29 degrees 56 minutes 16 seconds West a distance of 758.65 feet to the POINT of BEGINNING, having an area of 11.309 Acres, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That **GARY LYNN FOSTER AND WIFE, VICKIE LYNN FOSTER** do hereby adopt this plat designating the hereon-above described property as **FOSTER ACRES**, an addition to the City of Grand Prairie, Texas, and do 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.

_____
GARY LYNN FOSTER, OWNER

Before me, the undersigned Notary Public, on this day personally appeared Gary Lynn Foster, known to me or proved to me to be the person in the capacity herein stated whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations expressed hereon.

WITNESS MY HAND AND SEAL OF OFFICE on this ____ day of _____, 201__.

_____ _____ _____
Notary Public, State of Texas Notary name (printed) My commission expires:_____

_____
VICKIE LYNN FOSTER, OWNER

Before me, the undersigned Notary Public, on this day personally appeared Vickie Lynn Foster, known to me or proved to me to be the person in the capacity herein stated whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations expressed hereon.

WITNESS MY HAND AND SEAL OF OFFICE on this ____ day of _____, 201__.

_____ _____ _____
Notary Public, State of Texas Notary name (printed) My commission expires:_____

RECEIVED
DEC 17 2014
PLANNING DEPARTMENT

FINAL PLAT OF
LOT 2, BLOCK 1
FOSTER ACRES
AN ADDITION TO THE CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS

BEING A TRACT OF LAND CONVEYED TO GARY LYNN FOSTER AND WIFE, VICKIE LYNN FOSTER IN VOLUME 7182, PAGE 1061 DEED RECORDS, TARRANT COUNTY, TEXAS.
CASE NUMBER P150102
1 LOT - 11.309 ACRES OF LAND