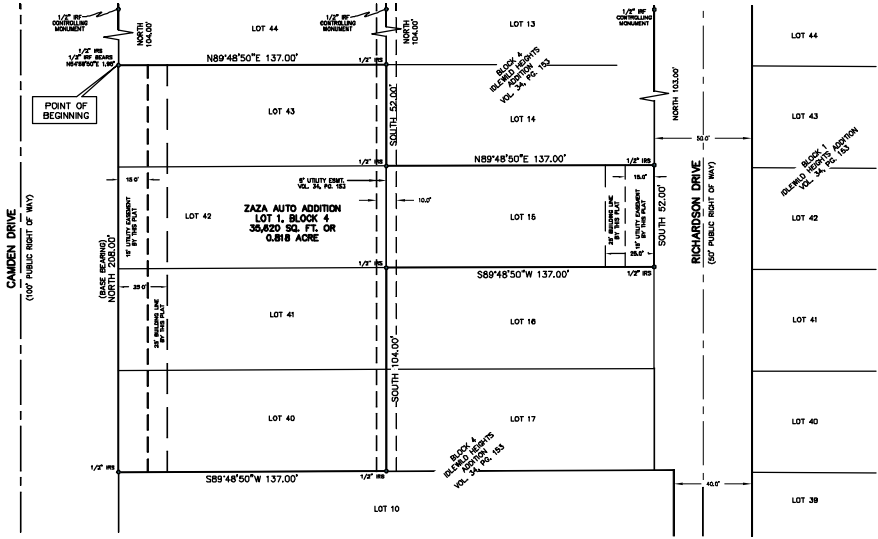
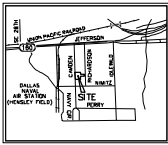
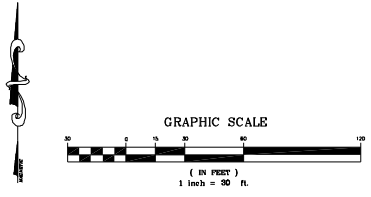


VICINITY MAP  
NOT TO SCALE



**FLOOD CERTIFICATE**  
The subject property is not located within the 100 year floodplain per Dallas County Firm Panel #48113C04455L, dated 07/07/2014.  
Where applicable and prior to construction, submit certification by a professional that site does not have wetlands and other waters of the United States, an investigation showing that site development will not impact wetlands and other waters of the United States, or a permit for proposed activities in wetlands and other waters of the United States. Wetlands and other waters of the United States are as defined in Section 404 of the Clean Water Act. All delineation shall certify that they were conducted per U.S. Army Corps of Engineers' requirements. An agreement stipulating that the owner is responsible for maintenance of any wetland mitigation areas is required prior to construction.

- NOTES:**
1. IRF - Iron Rod Found
  2. IRS - Iron Rod Set with "Peiser & Mankin Surv" red plastic cap
  3. Basis of Bearing - Based on the west line (North) of Block 4, of Idlewild Heights Addition, an addition to the City of Grand Prairie, Dallas County, Texas, according to the plat thereof recorded in Volume 34, Page 153, Plat Records, Dallas County, Texas.
  4. Existing or future minimum set-backs established by City Ordinance shall take precedence over building lines indicated on this plat.
  5. 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.
  6. The purpose of this plat is to combine five lots into a single lot.



STATE OF TEXAS  
COUNTY OF DALLAS

OWNER'S CERTIFICATE

BEING a tract of land situated in the William C. May Survey, Abstract No. 891, City of Grand Prairie, Dallas County, Texas, and being all of those tracts of land as described in deeds to Hassan Alizaza, as recorded in Instrument Numbers 201700157120 and 201700210464, Official Public Records, Dallas County, Texas, and being all of Lots 43, 42, 41, 40 and 15, Block 4, of Idlewild Heights Addition, an addition to the City of Grand Prairie, Texas, according to the plat thereof recorded in Volume 34, Page 153, Plat Records, Dallas County, Texas, and being more particularly described as follows:

**BEGINNING** at a 1/2 inch iron rod set with "Peiser & Mankin Surv" red plastic cap (hereinafter referred to as 1/2 inch iron rod set) from which a 1/2 inch iron rod found bears North 54 deg. 08 min. 50 sec. East, 195 feet, for the Northwest corner of the herein described tract, some being the Northwest corner of said Lot 43, some being the Southwest corner of Lot 44, said Block 4, Idlewild Heights Addition, some being in the East right-of-way line of Camden Drive (100' right-of-way);

**THENCE** North 89 deg. 48 min. 50 sec. East, along the common line of said Lots 43 and 44, a distance of 137.00 feet to a 1/2 inch iron rod set for the most northerly Northeast corner of the herein described tract, some being the Northeast corner of said Lot 43, some being the Southeast corner of said Lot 44, some being the Southwest corner of Lot 13, said Block 4, said Idlewild Heights Addition, some being the Northeast corner of Lot 14, said Block 4, said Idlewild Heights Addition;

**THENCE** South, along the common line of said lots 43 and 14, a distance of 52.00 feet to a 1/2 inch iron rod set for internal corner, some being the Southeast corner of said Lot 43, some being the Southwest corner of said Lot 14, some being the Northeast corner of aforesaid Lot 42, some being the Northwest corner of aforesaid Lot 15;

**THENCE** North 89 deg. 48 min. 50 sec. East, along the common line of said Lots 15 and 14, a distance of 137.00 feet to a 1/2 inch iron rod set for the most easterly Northeast corner of the herein described tract, some being the Northeast corner of said Lot 15, some being the Southeast corner of said Lot 14, some being in the West right-of-way line of Richardson Drive (50' right-of-way);

**THENCE** South, along the common line of said Lot 15 and said Richardson Drive, a distance of 52.00 feet to a 1/2 inch iron rod set for the most easterly Southeast corner of the herein described tract, some being the Southeast corner of said Lot 15, some being the Northeast corner of Lot 16, said Block 4, said Idlewild Heights Addition;

**THENCE** South 89 deg. 48 min. 50 sec. West, along the common line of said Lots 15 and 16, a distance of 137.00 feet to a 1/2 inch iron rod set for internal corner, some being the Southwest corner of said Lot 15, some being the Northwest corner of said Lot 16, some being the Southeast corner of aforesaid Lot 42, some being the Northeast corner of aforesaid Lot 41;

**THENCE** South, along the common line of said Lot 41 and said Lot 16, passing the Southeast corner of said Lot 41, some being the Southwest corner of said Lot 16, some being the Northeast corner of aforesaid Lot 40, some being the Northwest corner of Lot 17, said Block 4, said Idlewild Heights Addition, and continuing along the common line of said Lots 40 and 17, a total distance of 104.00 feet to a 1/2 inch iron rod set for the most southerly Southeast corner of the herein described tract, some being the Southeast corner of said Lot 40, some being the Southwest corner of said Lot 17, some being in the North line of Lot 10, said Block 4, said Idlewild Heights Addition;

**THENCE** South 89 deg. 48 min. 50 sec. West, along the common line of said Lot 40 and said Lot 10, a distance of 137.00 feet to a 1/2 inch iron rod set for the Southwest corner of the herein described tract, some being the Southwest corner of said Lot 40, some being the Northwest corner of said Lot 10, some being in the East line of aforesaid Camden Drive;

**THENCE** North, along the common line of said Lot 40 and said Camden Road, passing the Northwest corner of said Lot 40, some being the Southwest corner of aforesaid Lot 41, and continuing along the common line of said Lot 41 and said Camden Road, passing the Northwest corner of said Lot 41, some being the Southwest corner of aforesaid Lot 42, and continuing along the common line of said Lot 42 and said Camden Road, passing the Northwest corner of said Lot 42, some being the Southeast corner of aforesaid Lot 43, and continuing along the common line of said Lot 43 and said Camden Road, a total distance of 208.00 feet to the POINT OF BEGINNING and containing 35,520 square feet or 0.818 acre of computed land, more or less.

**THENCE** South 89 deg. 48 min. 50 sec. West, along the common line of said Lot 15 and 16, a distance of 137.00 feet to a 1/2 inch iron rod set for internal corner, some being the Southwest corner of said Lot 15, some being the Northwest corner of said Lot 16, some being the Southeast corner of aforesaid Lot 42, some being the Northeast corner of aforesaid Lot 41;

**THENCE** South, along the common line of said Lot 41 and said Lot 16, passing the Southeast corner of said Lot 41, some being the Southwest corner of said Lot 16, some being the Northeast corner of aforesaid Lot 40, some being the Northwest corner of Lot 17, said Block 4, said Idlewild Heights Addition, and continuing along the common line of said Lots 40 and 17, a total distance of 104.00 feet to a 1/2 inch iron rod set for the most southerly Southeast corner of the herein described tract, some being the Southeast corner of said Lot 40, some being the Southwest corner of said Lot 17, some being in the North line of Lot 10, said Block 4, said Idlewild Heights Addition;

**THENCE** South 89 deg. 48 min. 50 sec. West, along the common line of said Lot 40 and said Lot 10, a distance of 137.00 feet to a 1/2 inch iron rod set for the Southwest corner of the herein described tract, some being the Southwest corner of said Lot 40, some being the Northwest corner of said Lot 10, some being in the East line of aforesaid Camden Drive;

**THENCE** North, along the common line of said Lot 40 and said Camden Road, passing the Northwest corner of said Lot 40, some being the Southwest corner of aforesaid Lot 41, and continuing along the common line of said Lot 41 and said Camden Road, passing the Northwest corner of said Lot 41, some being the Southwest corner of aforesaid Lot 42, and continuing along the common line of said Lot 42 and said Camden Road, passing the Northwest corner of said Lot 42, some being the Southeast corner of aforesaid Lot 43, and continuing along the common line of said Lot 43 and said Camden Road, a total distance of 208.00 feet to the POINT OF BEGINNING and containing 35,520 square feet or 0.818 acre of computed land, more or less.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS )  
COUNTY OF TARRANT )  
That I, Timothy R. Mankin, 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 platting rules and regulations of the City plan Commission of the City of Grand Prairie.  
**PRELIMINARY-FOR REVIEW ONLY**  
**NOT TO BE RECORDED FOR ANY PURPOSE**  
TIMOTHY R. MANKIN, R.P.L.S. 6122

STATE OF TEXAS:  
COUNTY OF TARRANT:  
BEFORE me, the undersigned authority, a Notary Public in and for Tarrant County, Texas, on this day personally appeared Timothy R. Mankin, 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 and considerations therein expressed.  
Given under my hand and seal of the office this the \_\_\_\_ day of \_\_\_\_\_, 2017.  
NOTARY PUBLIC in and for TARRANT COUNTY, TEXAS

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
THAT **HASSAN ALIZAZA** does hereby adopt this plat designating the heron above described property as **ZAZA AUTO 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 stormwater management areas shown thereon. The easements shown thereon are hereby dedicated and reserved for the purposes as indicated. The utility, access 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 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 the City Ordinance. 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 of 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.  
WITNESS, my hand at \_\_\_\_\_ Texas, this the \_\_\_\_ day of \_\_\_\_\_, 2017.  
HASSAN ALIZAZA, OWNER

STATE OF TEXAS:  
COUNTY OF TARRANT:  
BEFORE me, the undersigned authority, a Notary Public in and for Tarrant County, Texas, on this day personally appeared HASSAN ALIZAZA, 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 and considerations therein expressed.  
Given under my hand and seal of the office this the \_\_\_\_ day of \_\_\_\_\_, 2017.  
NOTARY PUBLIC in and for TARRANT COUNTY, TEXAS

**FINAL PLAT**  
**ZAZA AUTO ADDITION**  
**LOT 1, BLOCK 4**  
BEING A REPLAT OF LOTS 43-40 & 15, BLOCK 4,  
OF IDLEWILD HEIGHTS ADDITION,  
AN ADDITION TO THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS,  
AS RECORDED IN VOLUME 34, PAGE 153  
AND BEING 0.818 ACRES OF LAND OUT OF THE  
WILLIAM C. MAY SURVEY, ABSTRACT NO. 891  
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS  
CITY PLAT FILE NO. RP171102  
THIS PLAT FILED IN INSTRUMENT NO. \_\_\_\_\_  
SEPTEMBER 2017

OWNER/DEVELOPER:  
HASSAN ALIZAZA  
1705 HATHENLY DR  
PLANO, TEXAS 75023  
469-939-4444

JOB NO: 13-1002-2017	<b>PEISER &amp; MANKIN SURVEYING, LLC</b> www.peisersurveying.com	623 E. DALLAS ROAD GRAPENWINE, TEXAS 76651 817-481-1806 (O) 817-481-1809 (F) 817-481-1809-30 FPM NO. 100292-00	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE	Texas Surveyors Member Since 1977
DATE: 09-18-2017				
SCALE: 1" = 30'				
DRAWN BY: J.B.K.				
CHECKED BY: T.R.K.				