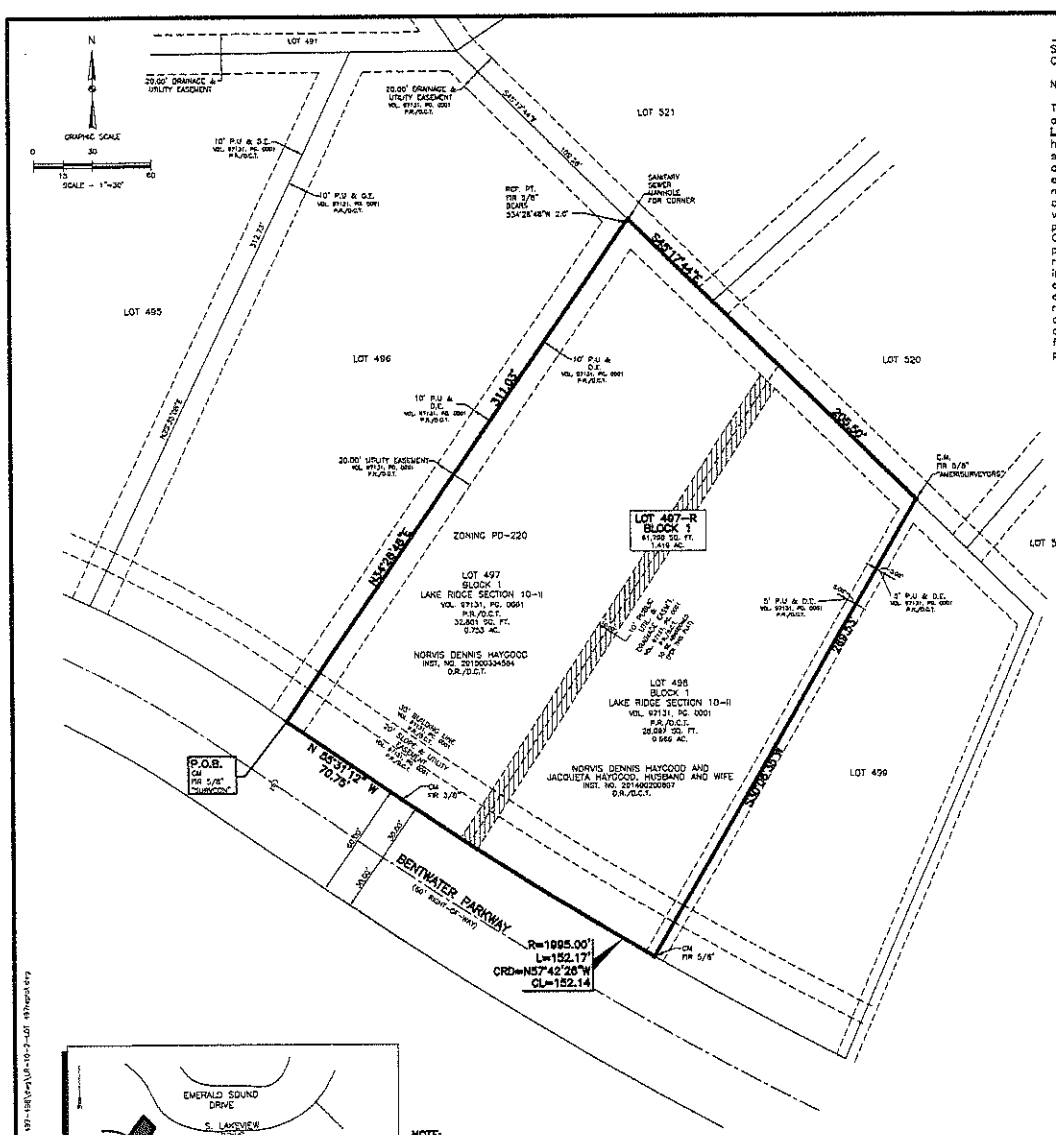

NOTE:

1. Basis of Bearings from plat recorded in Volume 97131, Page 0001, P.R./D.C.T.
2. C.M. ~ Denotes Controlling Monuments
3. Existing or future minimum set-backs established by the city ordinance shall take precedence over building lines indicated on this plat. Zoning classification indicated on this plat reflects zoning in place at the time this plat was approved and do not represent a vested right to the zoning indicated.
4. The purpose of this replat is to create one lot out of two lots as shown.
5. All previous general notes recorded on Lake Ridge Section 10-II, as recorded in Volume 97131, Page 0001, Plat Records, Dallas County Texas, still affect subject property except as shown.
6. I have examined the Flood Insurance Rate Map for the City of Grand Prairie, Dallas County, Texas, Community Panel No. 48113C0585, Suffix K, Map Effective Date: 7-7-14, Zone "X", and it appears that no part of the subject property lies in a special flood hazard area.

DEDICATION:

State of Texas:
County of Dallas:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **NORVIS DENNIS HAYGOOD AND JACQUETA HAYGOOD, HUSBAND AND WIFE,** do hereby adopt this plat designating the hereon above described property as **LOT 497-R, BLOCK 1, LAKE RIDGE SECTION 10-II,** 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 reserve 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 all 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 on any maintenance and services required or ordinarily performed by that utility.

Witness my hand at _____, County Texas this _____ day of _____, 2017.

_____ _____
NORVIS DENNIS HAYGOOD JACQUETA HAYGOOD
(Owner) (Owner)

ACKNOWLEDGMENTS:

STATE OF TEXAS:
COUNTY OF DALLAS:

Before me the undersigned authority, a Notary Public, on this day personally appeared **Norvis Dennis Haygood**, 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 purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office on the _____day of _____, 2017.

_____
NOTARY PUBLIC
My Commission Expires_____

STATE OF TEXAS:
COUNTY OF DALLAS:

Before me the undersigned authority, a Notary Public, on this day personally appeared **Jacqueta Haygood**, 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 purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office on the _____day of _____, 2017.

_____
My Commission Expires_____

STATE OF TEXAS:
COUNTY OF DALLAS:

Before me the undersigned authority, a Notary Public, on this day personally appeared **M. L. Mitchell**, 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 purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office on the _____day of _____, 2017.

_____
NOTARY PUBLIC
My Commission Expires_____

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, **Norvis Dennis Haygood and Jacqueta Haygood, husband and wife,** are the sole owners of a tract of land located in the John N. Gelner Survey, Abstract No. 492, in the City of Grand Prairie, Dallas County, Texas, according to the deeds recorded in Instrument No. 201400200607 and Instrument No. 201500334584, of the Deed Records of Dallas County, Texas, and described as Lot 497 and Lot 498, Block 1, Lake Ridge Section 10-II, an addition to the City of Grand Prairie, Dallas County, Texas, according to the Plat thereof recorded in Volume 97131, Page 0001, of the Plat or Map Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found with cap marked "Survcon" for the southwest corner of said Lot 497 and being in the northerly line of Bentwater Parkway (60 foot wide public right-of-way);

THENCE N. 34°28'48" E., with the westerly line of said Lot 497 and the easterly line of Lot 496, said Block 1, for a distance of 311.03 feet to a sanitary sewer manhole found for corner, from which a 5/8 inch iron rod found for reference bears S. 34°28'48" W., 2.00 feet;

THENCE S 45°17'44" E., with the northerly line of said Lot 497 and Lot 498, and the southerly line of Lots 521 and 520, Block 1, for a distance of 205.50 feet to a 5/8 inch iron rod found with cap marked "Ameri Surveyors" for corner;

THENCE S. 30°06'35" W., with the easterly line of said Lot 498 and the westerly line of Lot 499 said Block 1, for a distance of 269.53 feet to a 5/8 inch iron rod found for corner in the north line of said Bentwater Parkway;

THENCE in a northwesterly direction with the southerly line of said Lot 498 and Lot 497 and the northerly line of said Bentwater Parkway and with a curve to the right, having a radius of 1995.00 feet, an arc length of 152.17 feet and whose chord bears N. 57°42'26" W., 152.14 feet to a 5/8 inch iron rod found for corner;

THENCE N. 55°31'12" W., with the southerly line of said Lot 497 and the northerly line of said Bentwater Parkway for a distance of 70.75 feet to the POINT OF BEGINNING and CONTAINING 61,798 square feet or 1.419 acres of land more or less.

SURVEYORS CERTIFICATE:

Know All Men By These Presents:

I, **M. L. Mitchell**, a 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 rules and regulations of the City Plan Commission of the City of Grand Prairie, Texas.

"PRELIMINARY, NOT TO BE RECORDED FOR ANY PURPOSES"

_____
M. L. Mitchell
Registered Professional Land Surveyor
Texas Registration No. 2617

OWNERS:
NORVIS DENNIS AND JACQUETA HAYGOOD
839 BENTWATER PARKWAY
GRAND PRAIRIE, TEXAS 75104
PH# (706) 681-3101

PREPARED BY:
KEETON SURVEYING COMPANY
H.B. KEETON M.S. KEETON
REGISTERED PROFESSIONAL LAND SURVEYOR
2037 DALWORTH STREET P.O. BOX 530220
GRAND PRAIRIE, TEXAS 75051-0204
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Planning Department

Lake RIDGE

FINAL PLAT
LOT 497-R, BLOCK 1
LAKE RIDGE SECTION 10-II

CONTAINING 61,798 SQ. FT. OR 1.419 ACRES
AN ADDITION TO
THE CITY OF GRAND PRAIRIE,
DALLAS COUNTY, TEXAS
BEING A REPLAT OF
LOT 497 AND LOT 498, BLOCK 1
LAKE RIDGE SECTION 10-II
AN ADDITION TO THE CITY OF GRAND PRAIRIE
DALLAS COUNTY, TEXAS

DATE: JANUARY 30, 2017
REVISED: FEBRUARY 22, 2017

CASE NO. RP170302

FEB 28 2017

Received