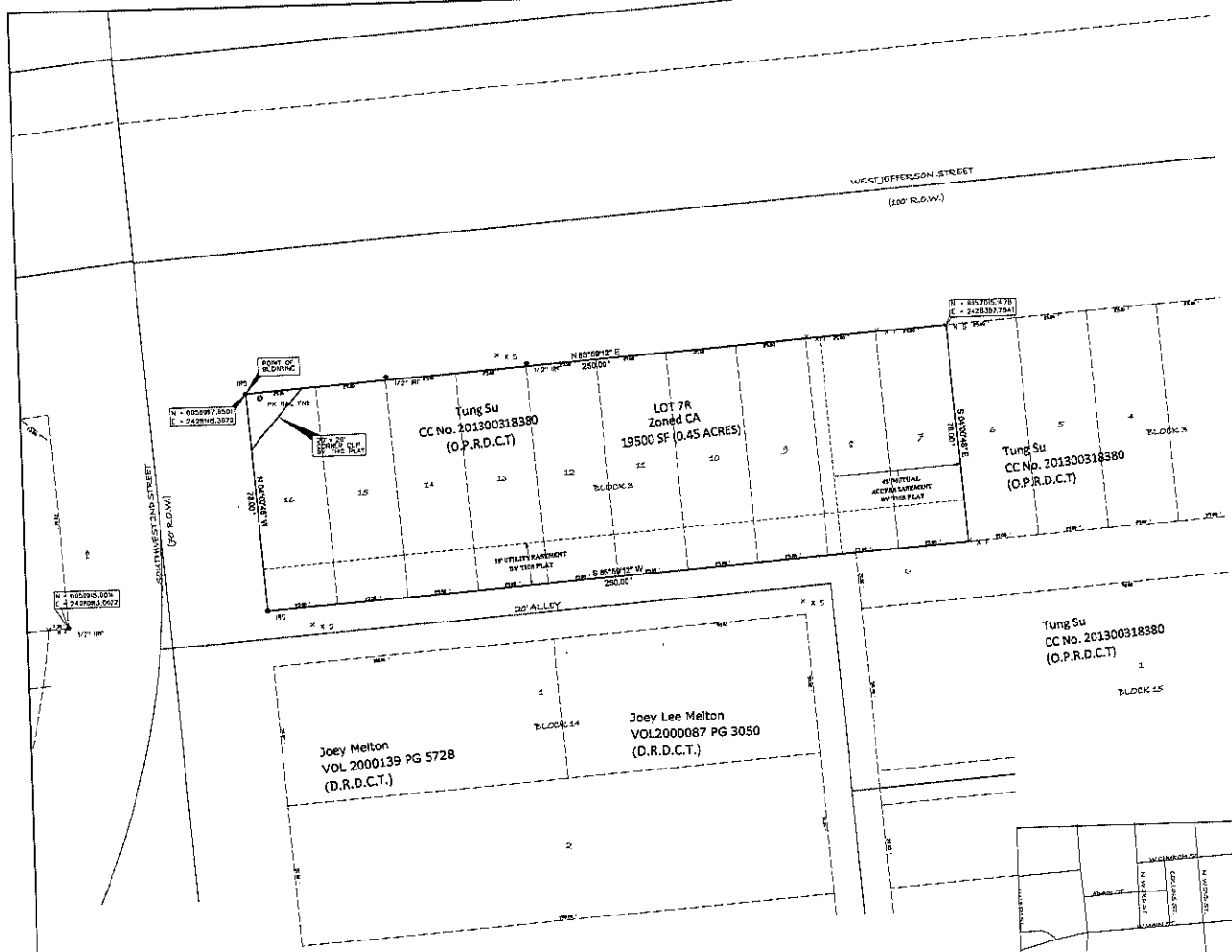
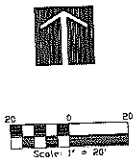




NO. OF LOTS	1
TOTAL ACREAGE	0.45

OWNERS CERTIFICATE

WHEREAS, Tung Su is the owner of a tract of land being situated in City of Grand Prairie, being part of Lots 7 through 16, in Block 3 of the Original Townsite of Grand Prairie, Dallas County, Texas according to the map thereof recorded in Volume 32, Page 578, conveyed by General Warranty Deed recorded in County Clerks File No. 201300318380, Official Public Records of Dallas County, Texas (O.P.R.D.C.T), and being more particularly described as follows:-

BEGINNING at a 5/8 inch iron rod set for corner situated in the intersection of the south line of West Jefferson Street (a 100 foot right-of-way) and the west line of S.W. 2nd Street (a 70 foot right-of-way);

THENCE North 85°59'12" East, along the south line of said West Jefferson Street, a distance of 250.00 feet to a cross set for corner, same being in the west line of Lot 6, Block 3;

THENCE South 04°00'48" East, along the common line of Lots 6 and 7, a distance of 78.00 feet to a cross found for corner, same being in the north line of a 20 foot alley;

THENCE South 85°59'12" West, along the north line of said alley, a distance of 250.00 feet to a 5/8 inch iron Rod with a red plastic cap stamped "AAAA Plus Surveyors", same being in the east line of said S.W. 2nd Street;

THENCE North 04°00'48" West, along the east line of said S.W. 2nd Street, a distance of 78.00 feet to the POINT OF **BEGINNING** and containing 0.45 acres or 19500 square feet more or less.

BASIS OF BEARING:

All bearings and coordinates shown are ground coordinates based on the Texas Coordinate System of 1983 (NAD 83 HARN), North Central Zone 4202, and can be converted to grid coordinates by dividing by a combined scale factor of 1.000033 at a grid point where the northing coordinate is 6957606.86999 and the eastern coordinate is 2428237.97973

DEDICATION STATEMENT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That Tung Su does hereby adopt this plat designating the hereon above described property as Lots 7R, Block 3, Original Townsite of Grand Prairie 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, 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.

NOTARIZATION STATEMENT

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared _____ 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
My commission expires: _____

NOTES

1. The subject property is in either zone "X", areas determined to be outside the 0.2% annual flood plain or zone "D", areas in which flood hazards are undetermined, but possible, per FIRM Panel # 48113004381, dated July 7, 2014.
2. Existing or future minimum set-backs established by the city ordinance shall take precedence over building lines indicated on this plat.
3. Zoning classification indicated on this plat reflects the zoning in place at the time this plat was approved and does not represent a vested right to the zoning indicated.
4. City approved grading, drainage, and erosion control plans, released for construction are required prior to filing the final plat.
5. Approval of a project by the Planning and Zoning board, and/or City Council, does not release the Building Inspectors Permit or Public Works Permit for construction
6. The purpose of this plat is to create a single lot of ten lots as shown herein.

SURVEYOR'S CERTIFICATE:

I, WILKENS A. ENGMANN, 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 other reliable documentation and monuments shown hereon were either found or placed under my personal supervision in accordance with the Rules and Regulations of the Texas Board of Professional Land Surveying, and the Plan Commission of the City of Grand Prairie, Texas.

Dated this the 24TH. day of JULY, 2016

_____
Wilkens A. Engmann
Texas Registered Professional Land Surveyor No. 5629

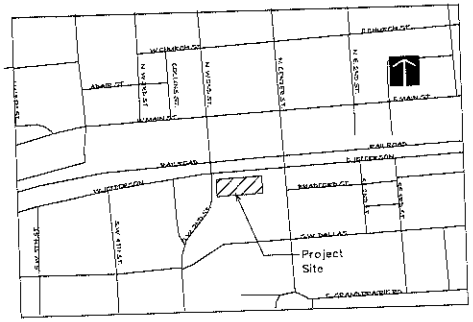
STATE OF TEXAS
WILKENS A. ENGMANN
5629
REGISTERED
LAND SURVEYOR

FINAL PLAT
ORIGINAL TOWNSITE OF GRAND PRAIRIE ADDITION

Containing .45 Acres of Land
An Addition to the City of Grand Prairie,
Dallas County, Texas
Being a Replat of
Original Townsite of Grand Prairie Addition, Lots 7-16

CITY PLAN FILE NO. _____
JUNE, 2016

This Plat filed in Cabinet _____, Slide _____,
Date _____



VICINITY MAP
NOT TO SCALE

LEGEND
PK NAIL W/SHINER
IRON ROD (Size As Noted)
IRON PIPE (Size As Noted)
IRON PIPE W/CAP
MAG NAIL W/REF. WASHER
BRASS DISC
CUT CENTERLINE MARK
ANGLE IRON
BENCHMARK
CUT "X" IN CONCRETE
60-D NAIL
GPS MONUMENT
CN (Controlling Monument)

OWNER:
Tung Su
338 Morning Dove Dr
Duncanville, Texas 75137-03100

DEVELOPER:
Tung Su
338 Morning Dove Dr
Duncanville, Texas 75137-03100

SURVEYOR:
AAAA Plus Surveyors, LLC
Boundary ~ Platting ~ Construction
1508 Hickory Creek Lane ~ Rockwall, Texas 75032
Office (972) 771-9888 ~ Fax (972) 771-9888
plat@aaaaplussurveyors.com

Case Number RP160801

Planning Department

JUL 26 2016

Received