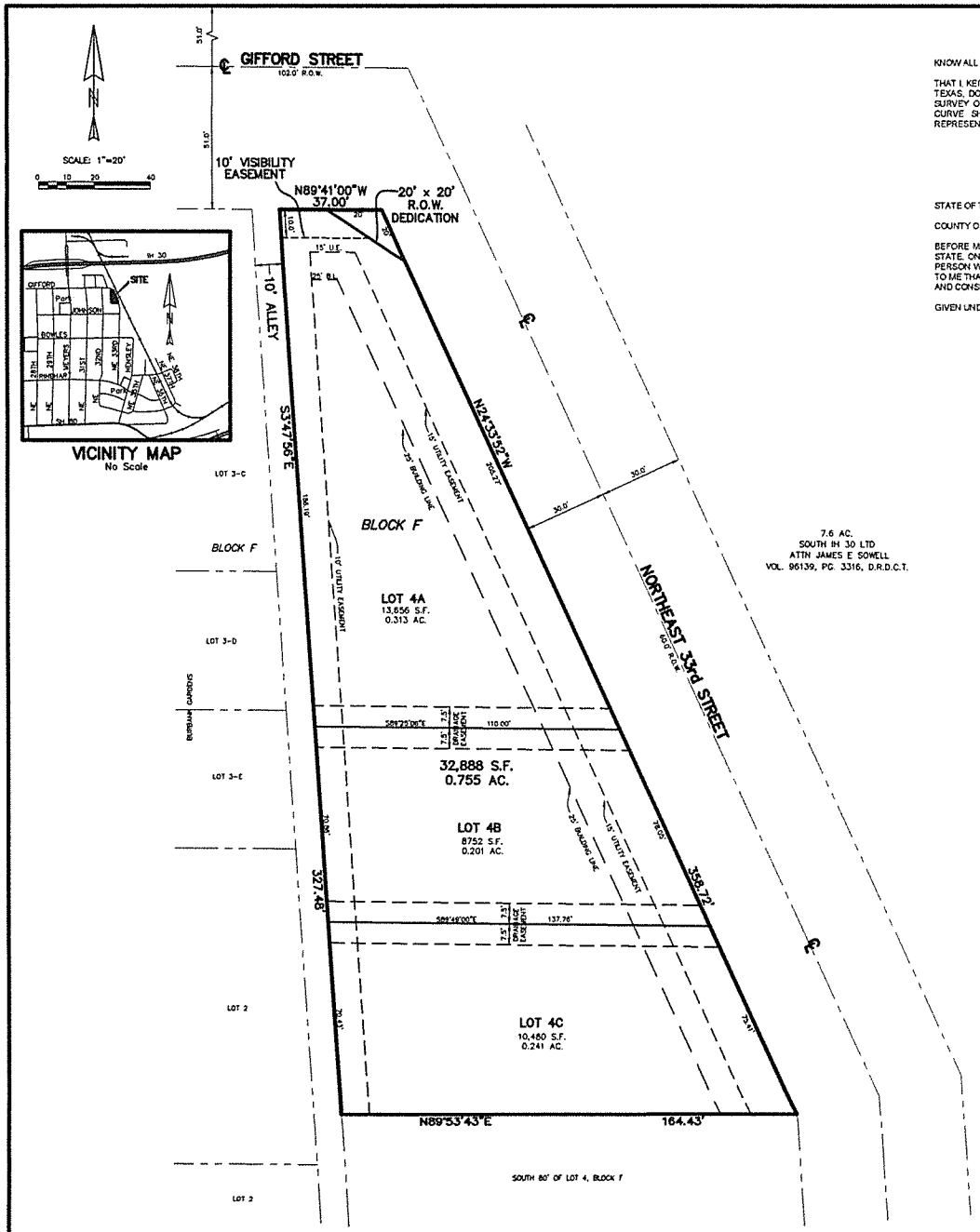

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT I, KEITH M. ROBERTSON, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS, ANGLE POINTS AND POINTS OF CURVE SHOWN THEREON WERE PROPERLY PLACED AND THAT THIS PLAT CORRECTLY REPRESENTS THE SURVEY MADE BY ME.

_____
KEITH M. ROBERTSON, REGISTERED PROFESSIONAL LAND SURVEYOR, TEXAS REGISTRATION NO. 5668

STATE OF TEXAS

COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED KEITH M. ROBERTSON KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY THEREIN STATED AND FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2014

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

LEGAL DESCRIPTION

BEING ALL OF LOT 4, BLOCK F, BURBANK GARDENS, AN ADDITION TO THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6, PAGE 391, PLAT RECORDS, DALLAS COUNTY, TEXAS – SAVE AND EXCEPT THE SOUTH 80 FEET OF SAID LOT 4, BLOCK F.

DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, RUBEN REYES, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS **LOTS 4A, 4B, 4C & 4D, BLOCK F, BURBANK GARDENS**, 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 ALL STORM WATER MANAGEMENT AREAS SHOWN THEREON. THE EASEMENTS SHOWN THEREON ARE HEREBY DEDICATED AND RESERVED FOR THE PURPOSES 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 WHICH 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.

_____
RUBEN REYES

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED RUBEN REYES KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY THEREIN STATED AND FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2014.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTE:

Existing or future minimum setbacks established by City Ordinance shall take precedence over building line 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.

I, Edward Duane Hill, certify that the design for the aforementioned development is reasonably safe from flooding in accordance with the guidance provided within FEMA's Technical Bulletin 10-01 related to ensuring that structures are reasonably safe from flooding and in accordance with accepted professional practices.

BURBANK GARDENS ADDITION
LICENSE TYPE: ENGINEERING
TITLE: OWNER

SIGNATURE _____ DATE: _____
LICENSE NUMBER: TX, 23543

RECEIVED

JUL 01 2014

PLANNING DEPARTMENT

REPLAT
LOTS 4A, 4B & 4C, BLOCK F
BURBANK GARDENS ADDITION
CITY OF GRAND PRAIRIE
DALLAS COUNTY, TEXAS
BEING A REPLAT OF 0.73 ACRES
OF THE NORTH 327.48 FEET OF
LOT 4, BLOCK F
BURBANK GARDENS ADDITION
CITY OF GRAND PRAIRIE
DALLAS COUNTY, TEXAS

SURVEYOR:
KMR LAND SURVEYING
KEITH M. ROBERTSON, R.P.L.S.
3029 PECAN CIRCLE
BEDFORD, TX 76021
(214) 543-4353 OFFICE
(817) 684-8019 FAX

OWNER:
RUBEN REYES
303 DUSA DRIVE
IRVING, TX 75061
(304) 227-6223
(214) 556-4499 CELL

ENGINEER:
E.D. HILL & ASSOCIATES
1810 PLUM CREEK
WOLFTHAM, TEXAS 76065
(972) 571-6264
TX. REGISTERED ENG.
FIRM NO. F-2474

APRIL 2014

R140701