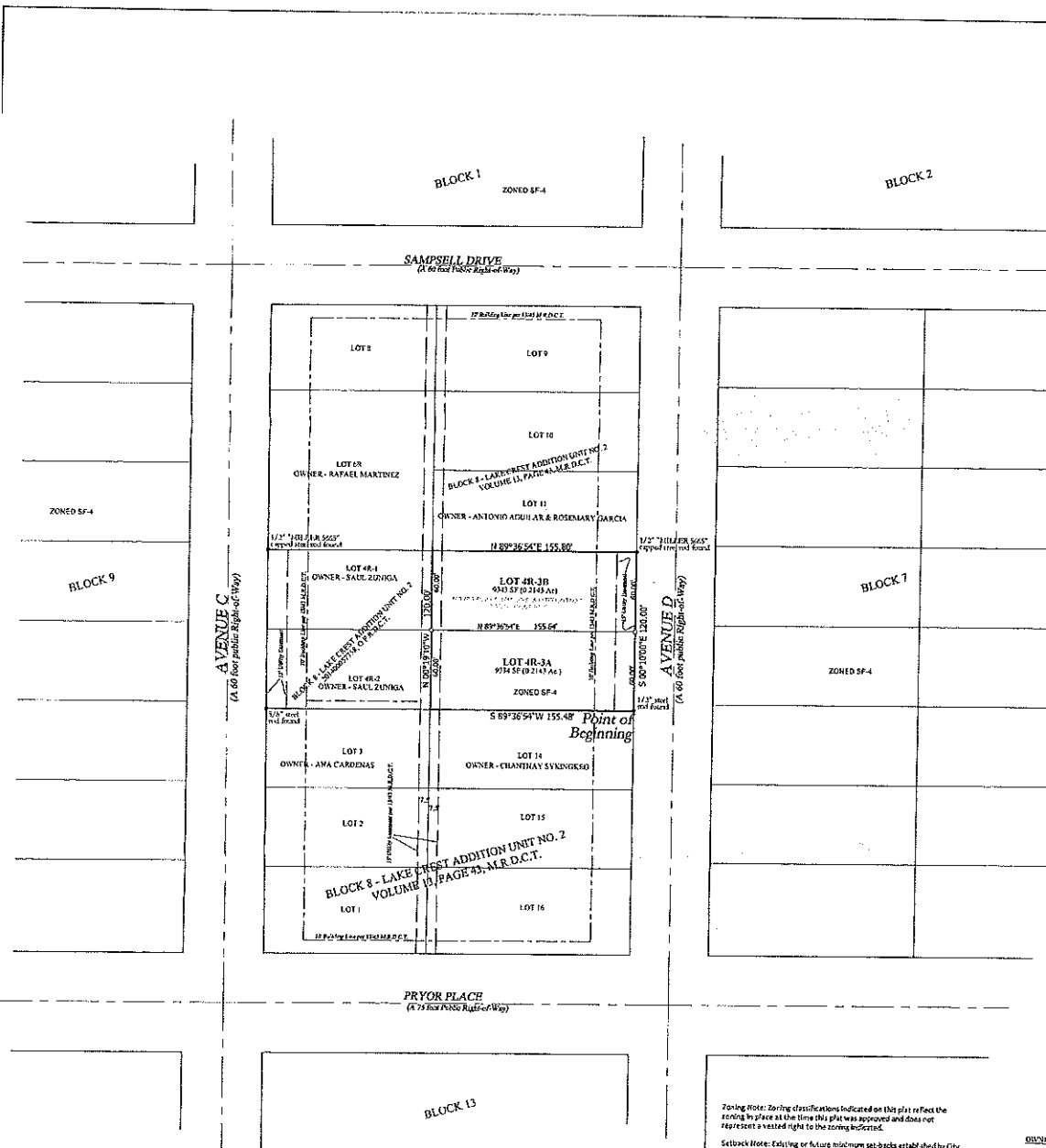
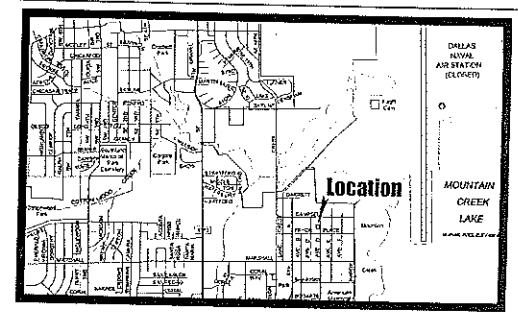




MILLER SURVEYING
EST. 1965



State of Texas §
County of Dallas §

WHEREAS Saul Zuniga is the owner of a tract of land out of the Washington Crawford Survey, Abstract No. 291 and situated in the City of Grand Prairie, Dallas County, Texas, and surveyed by Miller Surveying, Inc. of Dallas, Texas in March of 2016, said tract being Lot 4R-3, Block 8, Lake Crest Addition, an addition to the City of Grand Prairie, Texas according to the plat thereof recorded as Instrument No. 201400057758 in the Official Public Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 3/2 inch steel rod found for the southeast corner of said Lot 4R-3, said rod being in the westerly right-of-way line of Avenue D;
Thence South 89 degrees 55 minutes 54 seconds West with the southerly boundary line of said Lot 4R-3 a distance of 155.48 feet to a 3/2 inch "MILLER 5665" capped steel rod found for the southwest corner thereof;
Thence North 00 degrees 19 minutes 10 seconds West with the westerly boundary line of said Lot 4R-3 a distance of 120.00 feet to a 3/2 inch "MILLER 5665" capped steel rod found for the northwest corner thereof;
Thence North 89 degrees 54 minutes 54 seconds East with the northerly boundary line of said Lot 4R-3 a distance of 155.80 feet to a 3/2 inch "MILLER 5665" capped steel rod found for the northeast corner thereof, said rod being in the westerly right-of-way line;
Thence South 00 degrees 10 minutes 00 seconds East with the easterly boundary line of said Lot 4R-3 and with said westerly right-of-way line a distance of 120.00 feet to the point of beginning and containing 0.7730 acres of land, more or less.

NOW THE PEOPLE KNOW ALL MEN BY THESE PRESENTS:
I, Saul Zuniga, do hereby certify that the person above described property as Lot 4R-3A and Lot 4R-3B, Block 8, Lake Crest Addition Unit No. 2 in 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, fire lane easements to be open to the public, shall be maintained for the benefit of the property owner. No building or other improvements, including fences, shall be permitted on an erosion hazard easement. No improvements shall be placed on 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 easements allowed above which in any way encroach or interfere with the construction, maintenance or efficiency of its respective system on the easement, 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, maintaining and adding to or removing all or parts of its respective systems without the necessity of any order of proceeding the permission of anyone. Any public utility shall have the right of ingress and egress to or from the 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 planning ordinances, rules, regulations and resolutions of the City of Grand Prairie, Texas.

Saul Zuniga
STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Saul Zuniga, 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 and as the act and deed of said corporation.

Given under my hand and seal of office this _____ day of _____, 2016.

Notary Public in and for the State of Texas

My commission expires: _____

I, Jason B. Rawlings, of Miller Surveying, Inc., a Registered Professional Land Surveyor of the State of Texas, do hereby declare that I prepared this plat from an actual and accurate survey on the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the State of Texas and the City of Grand Prairie.



Jason B. Rawlings, NPLS No. 5665

Final Plat Lots 4R-3A and 4R3B, Block 8 LAKE CREST ADDITION UNIT NO. 2

An addition to the City of Grand Prairie, Dallas County, Texas
Being a replat of Lot 4R-3, Block 8, Lake Crest Addition Unit No. 2
Inst. No. 201400057758, Official Public Records, Dallas County, Texas
Consisting of two lots and being 0.7730 total acres of land

OWNER/APPLICANT
SAUL ZUNIGA
1830 AVE F
GRAND PRAIRIE, TEXAS 75051-4111
PHONE: 409-556-2183

Zoning Note: 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.

Setback Note: Existing or future minimum setbacks established by City Ordinance shall take precedence over building lines indicated on this plat.

FLOOD STATEMENT: Based on a reading of the surveyed by shown hereon onto the FEMA Flood Insurance Rate Map No. 815000000000, (Rev. 7-7-03), and on the within FEMA Zone X and does not lie within the FEMA designated 100-year Flood plain. Miller Surveying, Inc. makes no statement as to the existence of the actual flooding of said surveyed lot.

This property is being replatted to divide one lot into two lots.
Surveyed on March 17, 2016

Planning Department
JUN 01 2016

Recorder

Grand Prairie Case No. RP1606091