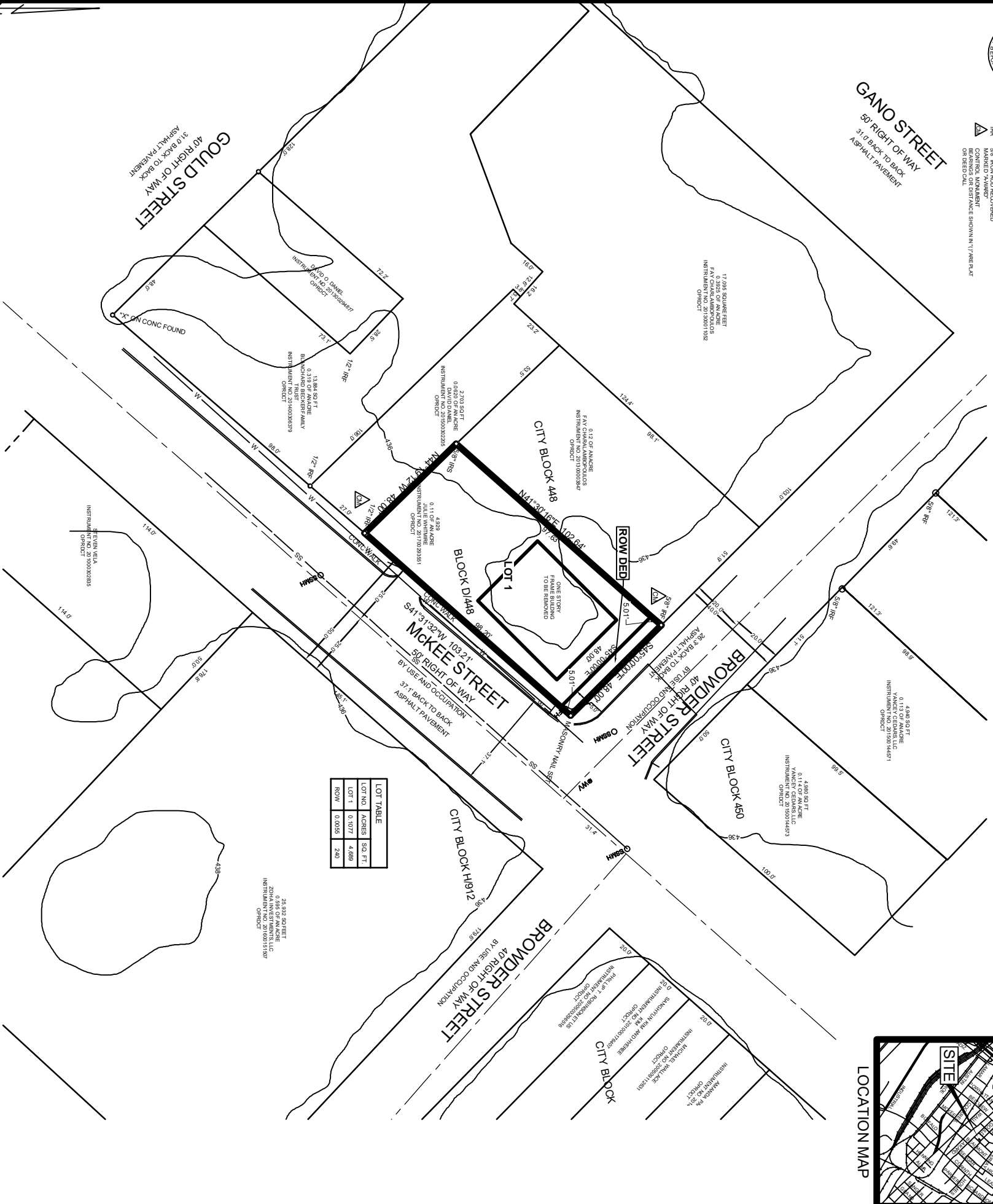




- LEGEND**
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**LOT TABLE**

LOT NO.	ACRES	SQ. FT.
LOT 1	0.0177	4,689
LOT 2	0.0055	240



**General Note:**

Proposed plat of City Block 448, and being a part of the JOHN GRISBY SURVEY, Abstract No. 495, situated in the City of Dallas, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a metacorn nail set to the east corner of said Block 448, the east corner of said 4,929 square foot tract of land at the intersection of Browder Street (having a 40' back to back asphalt pavement) and the northeast line of said Block 448;

**THE NCE** North 44°31'27" West, along the common line of said 4,929 square foot tract and said 2,703 square foot tract, a distance of 48.00 feet to chain link fence corner post for the west corner of said 4,929 square foot tract and the south corner of a 1.20' of an acre of land described in the deed to Fay Charalambopoulos as recorded in Instrument No. 20130003847 of said Official Public Records;

**THENCE** North 41°01'16" East, along the common line of said 4,929 square foot tract and said 0.12 of an acre tract, a distance of 102.84 feet to a 5/8" iron nail set to the northeast corner of said Block 448;

**THENCE** South 44°39'07" East, along the northeast line of said 4,929 square foot tract, said northeast line of Block 448 and said southwest line of Browder Street, a distance of 48.00 feet to the **PLACE OF BEGINNING** and containing 4,929 square feet or 0.1132 of an acre of land.

Basis for bearings are deed call.

**OWNER'S DEDICATION**  
**NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

That 1611 Browder, L.L.C. acting by and through its duly authorized agent, Darryl Evans, President does hereby adopt the plat designing the herein described property as:

**BROWDER PLACE**  
**LOT 1, BLOCK D/448**

In addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use, forever any streets, alleys, and roadway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire line easements shall be open to the public, the and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and the lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved, the property owner shall be responsible for the maintenance, repair, reconstruction, replacement, and replacement of any utility lines and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may interfere or detract from the construction, maintenance or efficiency of the respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, jacking, maintaining and adding to or removing all or parts of its respective system 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 or work required or ordinarily performed by said utility. Water assessment area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as related. This plat approved subject to all piling ordinances, rules, regulations and resolutions of the City of Dallas.

**WITNESS** my hand at Dallas, Texas, this the \_\_\_ day of \_\_\_\_\_, 2020

1611 Browder, L.L.C.

Darryl Evans  
President

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 Darryl Evans, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she 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 \_\_\_\_\_, 2020.

Notary Public in and for the State of \_\_\_\_\_

**LIEN HOLDERS SUBORDINATION AGREEMENT**

The lien holder or mortgagee concurs with the Owner's Certificate and agrees to subordinate all interests to the provisions of the Owner's Dedication.

By: \_\_\_\_\_  
Name: \_\_\_\_\_ Title \_\_\_\_\_

**SURVEYORS STATEMENT**

I, James Paul Ward, a Registered Professional Land Surveyor, licensed in 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 that this plat substantially complies with the Rules and Regulation of the Texas Board of Professional Land Surveying, the City of Dallas Development Code (Ordinance No. 19455, as amended), and Texas Local Government Code, Chapter 212. I further affirm that nomination shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51-4-817 (a)(1)(i) & (e); and that the digital drawing of the accompanying plat is a precise representation of this Signed Preliminary Plat.

**PRELIMINARY**

Dated this the \_\_\_ day of \_\_\_\_\_, 2020.

**THIS INSTRUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY INSTRUMENT**

James Paul Ward  
Registered Professional Land Surveyor No. 5608  
2405 East Street, Inc.  
2405 East Street  
Suite F  
Add. TX 76020  
817-332-9273  
[jward@wardsurveying.com](mailto:jward@wardsurveying.com)

State of Texas §  
County of Tarrant §

**BEFORE** ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared James Paul Ward known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she 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 the \_\_\_ day of \_\_\_\_\_, 2020.

Notary Public in and for the State of Texas

**PRELIMINARY PLAT**  
**BROWDER PLACE**  
**LOT 1, BLOCK D/448**

being a plat of City Block 448, and being a part of the JOHN GRISBY SURVEY, Abstract No. 495, situated in the City of Dallas, Dallas County, Texas, 4,929 square feet or 0.1132 of an acre.

December 11, 2019

CITY FILE NO. S189-093R

**WARD SURVEYING COMPANY**  
253 WEST MAIN STREET, SUITE F, AILE TX 76020  
817-332-9273  
ward@wardsurveying.com | 179N. S. Perm. No. 10194435