

VICINITY MAP
NOT TO SCALE
MAPSCO PAGE 67-P

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT FROM AN UNPLATTED TRACT OF LAND.
2. BASIS OF BEARING: STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, (2011)
3. NO LOT TO LOT DRAINAGE WITHOUT ENGINEERING APPROVAL.
4. COORDINATES SHOWN HEREON REFERS TO TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

Legend of Symbols & Abbreviations

O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS		TREE
D.R.D.C.T.	DEED RECORDS DALLAS COUNTY, TEXAS		EDGE OF ASPHALT
M.R.D.C.T.	MAP RECORDS DALLAS COUNTY, TEXAS		PROPERTY LINES
INST. NO.	INSTRUMENT NUMBER		POWER POLE
SF	SQUARE FEET		OVERHEAD ELECTRIC
VOL./PG.	VOLUME/PAGE		
Ac.	ACRE		
PT LT	Portion of Lot		
	FOUND PK NAIL		
●	FFK		
●	1/2" IRF		
●	1/2" IPF		
●	1/2" IRS		
	1/2" IRON ROD WITH YELLOW CAP STAMPED "SG 3664", SET		

DALLAS COUNTY:

FLOOD STATEMENT: According to Community Panel No. 48113C0511L, dated July 07, 2014 of the Federal Emergency Management Agency, National Flood Insurance Program map, this property is located within Flood Zone "X", which is not a special flood hazard area.

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.

Owner's Certificate
State of Texas
County of Dallas

Whereas BROWN LEWISVILLE RAILROAD FAMILY FIRST LP, are the Owners of a 14.724 acre tract of land situated in the Levi Dixon League & Labor Survey, Abstract Number 380, in the City of Dallas, Dallas County, Texas, and being a portion of the certain tract described as the top third of three tracts and called 201.4 acres by deed to Irene K. McClurine as recorded in Volume 2588, Page 158, of the Deed Records, Dallas County, Texas (D.R.D.C.T.) and all that certain tract of land described as 2.09 acres by Judgement recorded in Volume 77054, Page 2010 D.R.D.C.T. and being more particularly described as follows:

BEGINNING at the 1/2" iron rod found at corner, same being the West corner of Tract 3, Block 8689 & 8690, situated in the LEVI DIXON SURVEY ABST. NO. 380, Dallas County, Texas,

THENCE North 57 deg. 27 min. 57 sec. East, a distance of 39.00 feet, along the Northwest line of Tract 3, to the 1/2" iron rod set for corner, same being the South corner of the certain tract of land described as 1.364 acres by deed recorded in Volume 84024, Page 1502;

THENCE North 59 deg. 06 min. 39 sec. East, a distance of 375.19 feet along the Northwest line of Tract 3, to a 1/2" iron rod set for corner, being the North corner of 14.7244 acre tract of land situated in the Levi Dixon League & Labor Survey, Abstract 380;

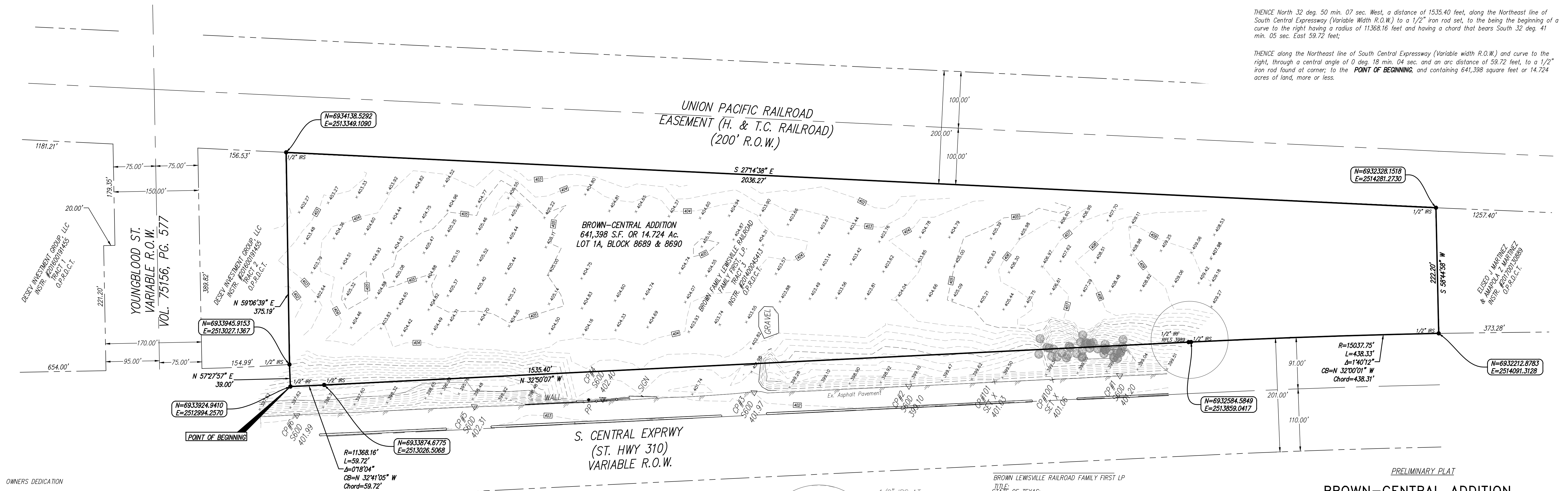
THENCE South 27 deg. 14 min. 38 sec. East, a distance of 2036.27 feet, along the Southwest line of Union Pacific Railroad Easement (200' R.O.W.) to a 1/2" iron rod set for the East corner of Tract 3, same being the North corner of the certain tract of land described as 5.504 acres by deed as recorded in Volume 2003257, Page 10074, D.R.D.C.T.;

THENCE South 58 deg. 44 min. 58 sec. West, a distance of 222.20 feet, along the Southeast line of Tract 3, to the 1/2" iron rod set for corner, said corner being the Northeast line of South Central Expressway (Variable Width R.O.W.), and being the beginning of the non-tangent curve to the left having a radius of 15037.75 feet and having a chord that bears North 32 deg. 00 min. 01" West 438.31 feet;

THENCE along the Northeast line of South Central Expressway (Variable width R.O.W.) and curve to the left, through a central angle of 1 deg. 40 min. 12 sec. and an arc distance of 438.33 feet, to a point for corner, from which a 3/8" iron rod found w/RPLS #3989 bears 4.38' N32D49'47"W;

THENCE North 32 deg. 50 min. 07 sec. West, a distance of 1535.40 feet, along the Northeast line of South Central Expressway (Variable Width R.O.W.) to a 1/2" iron rod set, to the being the beginning of a curve to the right having a radius of 11368.16 feet and having a chord that bears South 32 deg. 41 min. 05 sec. East 59.72 feet;

THENCE along the Northeast line of South Central Expressway (Variable width R.O.W.) and curve to the right, through a central angle of 0 deg. 18 min. 04 sec. and an arc distance of 59.72 feet, to a 1/2" iron rod found at corner; to the POINT OF BEGINNING, and containing 641,398 square feet or 14.724 acres of land, more or less.



OWNERS DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT BROWN LEWISVILLE RAILROAD FAMILY FIRST LP, DO HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS BROWN-CENTRAL ADDITION, AN 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 FLOODWAY MANAGEMENT AREAS SHOWN THEREON, THE EASEMENTS SHOWN THEREON ARE HEREBY RESERVED FOR THE PURPOSES INDICATED. THE UTILITY AND FIRE LANE EASEMENTS SHALL BE OPEN TO THE GENERAL PUBLIC, FIRE AND POLICE UNITS, AND GARBAGE AND RUBBISH COLLECTION AGENCIES, AND ALL PUBLIC AND PRIVATE UTILITIES FOR EACH PARTICULAR USE. THE MAINTENANCE OF PAVING ON THE UTILITY AND FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OF GROWTHS SHALL BE CONSTRUCTED, RECONSTRUCTED OR PLACED UPON, OVER AND ACROSS THE EASEMENT AS SHOWN. SAID EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING OR DESIRING TO USE THE SAME. ALL AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDING, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS 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 THE SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS, WITHOUT THE NECESSITY, AT ANY TIME, OF PROCURING THE PERMISSION OF ANYONE, AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS AND MAINTENANCE AND SERVICE REQUIRED OR ORDINARILY PERFORMED BY THE UTILITY.

WATER MAIN AND WASTEWATER EASEMENTS SHALL ALSO INCLUDE ADDITIONAL AREA OF WORKING SPACE FOR CONSTRUCTION AND MAINTENANCE OF THE SYSTEMS. ADDITIONAL EASEMENT 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 INSTALLED.

WITNESS MY HAND AT DALLAS, TEXAS, THIS THE _____ DAY OF _____, 2021.

SURVEYOR'S CERTIFICATE

I, MICHAEL SALCEDO, 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 THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE RULES AND REGULATIONS 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 212I FURTHER AFFIRM THAT MONUMENTATION SHOWN HEREON WAS EITHER FOUND OR PLACED IN COMPLIANCE WITH THE CITY OF DALLAS DEVELOPMENT CODE, SEC. 51A-8.617 (A)(B)(C)(D) & (E); AND THAT THE DIGITAL DRAWING FILE ACCOMPANYING THIS PLAT IS A PRECISE REPRESENTATION OF THIS SIGNED FINAL PLAT.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

MICHAEL SALCEDO
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6715

STATE OF TEXAS:
COUNTY OF DALLAS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS, ON THIS DAY PERSONALLY APPEARED MICHAEL SALCEDO, 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 AND CONSIDERATIONS THEREIN, GIVEN UNDER MY HAND AND SEAL OF THIS OFFICE THE _____ DAY OF _____, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

BROWN LEWISVILLE RAILROAD FAMILY FIRST LP
TITLE:
STATE OF TEXAS:

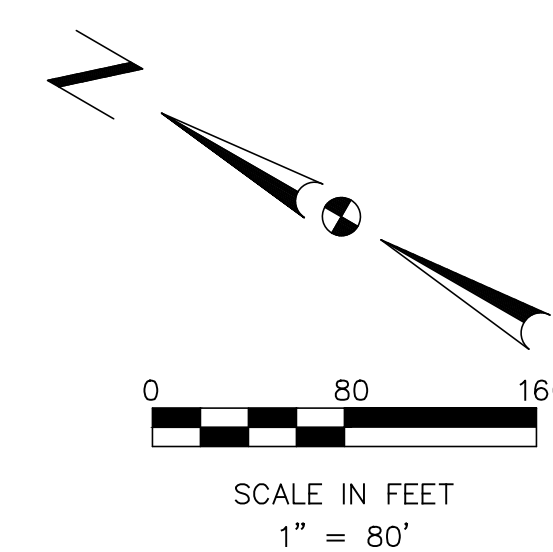
COUNTY OF DALLAS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS, 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 AND CONSIDERATIONS THEREIN, GIVEN UNDER MY HAND AND SEAL OF THIS OFFICE THE _____ DAY OF _____, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

SURVEYOR
Salcedo Group, Inc.
401 College Street
Grand Prairie, TX 75050
(214) 412-3122

OWNER
BROWN LEWISVILLE RAILROAD FAMILY FIRST LP
P.O. BOX 29615, DALLAS, TX, 75229
972-243-5820



PRELIMINARY PLAT

BROWN-CENTRAL ADDITION
LOT 1A
BLOCK 8689 & 8690
641398 S.F. or 14.724 Ac.

BEING A
PART OF TRACT OF LAND, VOLUME 2588, PG. 158, D.R.D.C.T.
AND
ALL OF TRACT OF LAND, VOLUME 77054, PG. 2010 D.R.D.C.T.
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NUMBER S201-597

SGI SALCEDO GROUP, INC.
401 COLLEGE STREET
GRAND PRAIRIE TEXAS, 75050
PHONE: (214)-412-3122

02-25-21
SHEET 1 OF 1