



- LEGEND**
- OO CHAIN LINK FENCE
  - SSMH SANITARY SEWER MANHOLE
  - MH MANHOLE
  - IPF IRON PIPE FOUND
  - IRF IRON ROD FOUND
  - IRS 5/8" IRON ROD SET
  - MARKED "A-WARD"
  - 5/8" IRON ROD RECOVERED
  - IRR CONTROL MONUMENT
  - BEARINGS OR DISTANCE SHOWN IN 1/4" ARE PLAT OR DEED CALL

**GANO STREET**  
50' RIGHT OF WAY  
31' BACK TO BACK  
ASPHALT PAVEMENT

17,295 SQUARE FEET  
0.3925 OF AN ACRE  
FAY CHARALAMBOPOULOS  
INSTRUMENT NO. 201300011052  
OPRDCCT

0.12 OF AN ACRE  
FAY CHARALAMBOPOULOS  
INSTRUMENT NO. 20130003847  
OPRDCCT

2,703 SQ FT  
0.0620 OF AN ACRE  
DAVID DANIEL  
INSTRUMENT NO. 201500302205  
OPRDCCT

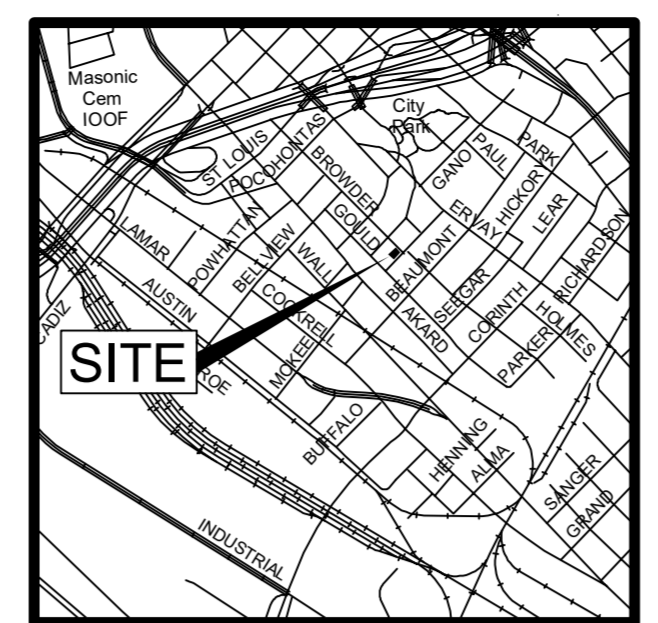
13,884 SQ FT  
0.319 OF AN ACRE  
BLANCHARD BECKER FAMILY TRUST  
INSTRUMENT NO. 201400306379  
OPRDCCT

STEVEN VELA  
INSTRUMENT NO. 201000302835  
OPRDCCT

4,940 SQ FT  
0.113 OF AN ACRE  
YANCEY CEDARS, LLC  
INSTRUMENT NO. 201500144571  
OPRDCCT

4,980 SQ FT  
0.114 OF AN ACRE  
YANCEY CEDARS, LLC  
INSTRUMENT NO. 201500144573  
OPRDCCT

25,932 SQ FEET  
0.595 OF AN ACRE  
ZOKA INVESTMENTS, LLC  
INSTRUMENT NO. 201600151507  
OPRDCCT



**LOCATION MAP**  
SCALE 1"=2000'

WHEREAS, 1611 Browder, LLC, are the sole owners of 1 tract of land located in the JOHN GRISBY SURVEY, Abstract No. 495, situated in the City of Dallas, Dallas County, Texas and being a part of Block 448 of the City of Dallas, embracing all of called 4,929 square feet or 0.11 of an acre tract of land described in the deed to Julie Whitmire as recorded in Document No. 201700293551 of the Official Public Records of Dallas County, Texas and being more particularly described by metes and bounds as follows:

**BEGINNING** at a masonry nail set to the east corner of said Block 448, the east corner of said 4,929 square feet tract of land at the intersection of Browder Street (having a 40 foot right-of-way) and the northwest right-of-way line of McKee Street, (having a 50 foot right-of-way);

**THENCE** South 41°31'32" West, along the south line of said Block 448 and said northwest line of McKee Street, a distance of 103.21 feet to a 1/2" iron rod found for the southwest corner of said 4,929 square feet tract and the southeast corner of a called 2,703 square feet tract of land described in the deed to David Daniel as recorded in Instrument No. 201500302205 of said Official Public Records;

**THENCE** North 44°9'12" West, along the common line of said 4,929 square feet tract and said 2,703 square feet tract, a distance of 48.00 feet to a chain link fence corner post for the west corner of said 4,929 square feet tract and the south corner of a called 0.12 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°16'16" East, along the common line of said 4,929 square feet tract and said 0.12 of an acre tract, a distance of 102.64 feet to a 5/8" iron rod found for the north corner of said 4,929 square feet tract, the east corner of said 0.12 of an acre tract and being in said southwest line of Browder Street and the northeast line of said Block 448;

**THENCE** South 44°9'60" East, along the northeast line of said 4,929 square feet 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, LLC, acting by and through its duly authorized agent, Darryl Evans, President does hereby adopt this plat, designating the herein described property as

**BROWDER PLACE  
LOTS 1-4, BLOCK A/448**

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 public, fire 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 fire 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 for the mutual use and accommodation of all public utilities using or desiring to use 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 may 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 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 or service required or ordinarily performed by that 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. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this the \_\_\_ day of \_\_\_\_\_, 2019

1611 Browder, LLC

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 \_\_\_\_\_, 2019.

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

**LIEN HOLDER'S SUBORDINATION AGREEMENT**

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

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

**SURVEYORS STATEMENT**

I, James Paul Ward, a Registered Profession Land Surveyor, licensed b 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 monumentation shown hereon was either found or placed in compliance wit the City of Dallas Development Code, Sec. 51-A-8.617 (a)(b)(c)(d) & (e); and that the digital drawing file accompanying plat is a precise representation of this Signed Preliminary Plat.

Dated this the \_\_\_ day of \_\_\_\_\_, 2019.

**PRELIMINARY**  
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. 5606  
Award Surveying, Inc.,  
252 West Main Street  
Suite F  
Azle, TX 76020  
817-332-9273  
[paul@awardsurveying.com](mailto:paul@awardsurveying.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 know 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 SEA OF OFFICE, this the \_\_\_ day of \_\_\_\_\_, 2019.

Notary Public in and fore the State of Texas

**PRELIMINARY PLAT  
BROWDER PLACE,  
LOTS 1-4, BLOCK A/448**  
being a replat of a part 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 21, 2018

CITY FILE NO. S189-093

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
LOT 1	0.0279	1,217
LOT 1	0.0260	1,134
LOT 3	0.0260	1,134
LOT 4	0.0276	1,204
ROW	0.0055	240

**General Notes**

Property is currently Zoned PD317 (Subdistrict 1-TR2) Residential Core. Proposed use is single family attached.

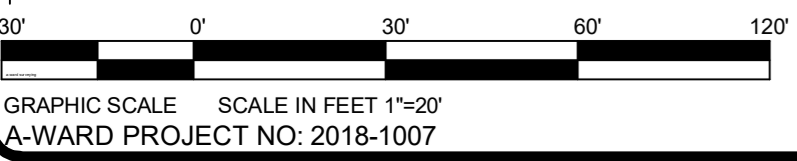
Lot to Lot drainage will not be allowed without engineering section approval.

Basis for bearings is deed call per Instrument No. 201700293551 of the Official Public Records of Dallas County, Texas.

The purpose of the plat is to create 4 lots from one un-platted lots.

Coordinates shown hereon are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate value, no scale and no projection.

According to Map No. 48113C03453, dated August 23, 2001 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Dallas County, Texas and Incorporated Areas, Federal Emergency Management Agency, Federal Insurance Administration, this property is located in Zone X and is not within 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 the 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 flood statement shall not create liability on the part of the surveyor.



OWNER/DEVELOPER:  
1611 BROWDER, LLC  
8728 SOUTH GERVAUDE BOULEVARD  
SUITE DD131  
AZLE, TX 76020  
ATTN: DARRYL EVANS  
323-834-8711

SURVEYOR:  
AWARD SURVEYING, INC.,  
252 WEST MAIN STREET  
SUITE F  
AZLE, TX 76020  
ATTN: PAUL WARD  
817-332-9273  
[PAUL@A-WARDSURVEYING.COM](mailto:PAUL@A-WARDSURVEYING.COM)

