

VICINITY MAP  
NOT TO SCALE

**LEGEND:**

VOL.	VOLUME
PG.	PAGE
CM	CONTROL MONUMENT
ESMT CAP	1/2" IRON ROD WITH ORANGE PLASTIC CAP MARKED "EASEMENT", SET
3" ALUM CAP	1/2" IRON ROD WITH 3" ALUMINUM CAP STAMPED "DAWARE ADDITION" AND "RPL# 1674", SET
D.R.D.C.T.	DEED RECORDS DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS

**BEARING BASE:**  
STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, (2011).

**GENERAL NOTES:**

1. THE PURPOSE OF THIS PLAT IS TO RE PLAT LOT 12, BLOCK 154.
2. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
3. COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

**SURVEYOR'S STATEMENT:**

I, James L. Brittain, 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 212. I 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 the Signed Final Plat.

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

**PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. 01/24/2019**

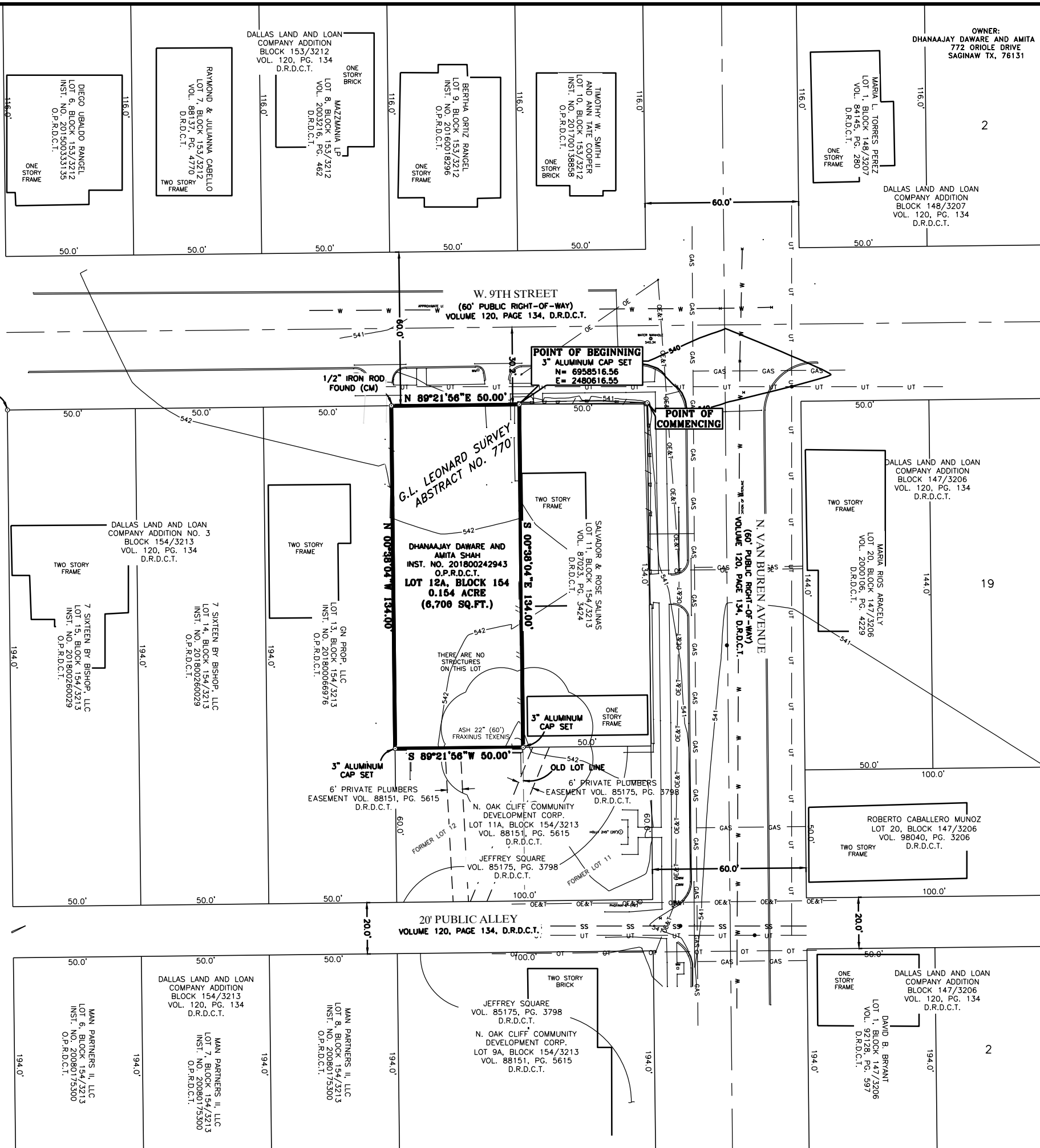
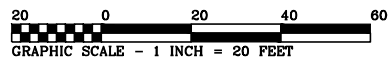
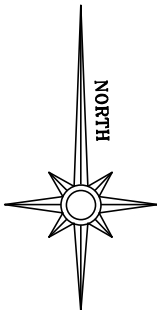
JAMES L. BRITTAIN  
Texas Registered Profession Land Surveyor No. 1674



STATE OF TEXAS  
COUNTY OF DALLAS:

Before me, the undersigned authority, on this day personally appeared James L. Brittain, 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 considerations and under the authority therein expressed. GIVEN under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Notary Public for and in the State of Texas  
My Commission expires: \_\_\_\_\_



**BRITTAIN & CRAWFORD**  
LAND SURVEYING &  
TOPOGRAPHIC MAPPING

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FIRM CERTIFICATION# 1019000

OWNER:  
DHANAAJAY DAWARE AND AMITA SHAH  
2021 EAST 5TH ST. SUITE 200  
772 ORIOLE DRIVE  
SAGINAW TX, 76131

ENGINEER:  
BIG RED DOG  
2021 EAST 5TH ST. SUITE 200  
TEL: (512) 669-5560  
bigreddog.com

**OWNER'S CERTIFICATE**

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, DHANAAJAY DAWARE and AMITA SHAH, are the sole owners of a 0.154 acre tract of land situated in the G.L. LEONARD SURVEY, Abstract No. 770, according to the deed recorded in County Clerk's File No. 201800242943, of the Official Public Records of Dallas County, Texas, and being a portion of Lot 12, Dallas City Block 154/3213, Dallas Land and Loan Company's Addition No. 3, an addition to the City of Dallas, Dallas County, Texas, according to the plat recorded in Volume 120, Page 134, of the Deed Records of Dallas County, Texas. Said 0.154 acre of land being more particularly described by metes and bounds as follows:

**LEGAL DESCRIPTION**

BEING 0.154 acre of land situated in the G.L. LEONARD SURVEY, Abstract No. 770, according to the deed recorded in County Clerk's File No. 201800242943, of the Official Public Records of Dallas County, Texas, and being a portion of Lot 12, Dallas City Block 154/3213, Dallas Land and Loan Company's Addition No. 3, an addition to the City of Dallas, Dallas County, Texas, according to the plat recorded in Volume 120, Page 134, of the Deed Records of Dallas County, Texas. Said 0.154 acre of land being more particularly described by metes and bounds as follows:

**COMMENCING** at a point at the intersection of the West right-of-way line of N. Van Buren Avenue and the South right-of-way line of W. 9th Street, being the Northeast corner of Lot 11, of said Block 154/3213, Dallas Land and Loan Company's Addition No. 3:

THENCE S 89° 21' 56" W 50.00 feet, to a 1/2" iron rod set with a 3" aluminum cap stamped "DAWARE and RPLS No. 1674" located at the Northeast corner of aforesaid Lot 12, Block 154/3213, and the **POINT OF BEGINNING**;

THENCE S 00° 38' 04" E 134.00 feet, along the common boundary line between said Lots 11 and 12, Block 154/3213, and the West boundary line of the tract of land conveyed to Salvador & Rose Salinas, by the deed recorded in Volume 87023, Page 3424, of the Deed Records of Dallas County, Texas, to a 1/2" iron rod set with a 3" aluminum cap stamped "DAWARE and RPLS No. 1674", lying in the North boundary line of Lot 11A, of said Block 154/3213, an addition to the City of Dallas, Dallas County, Texas, according to the plat recorded in Volume 88151, Page 5615, of the Deed Records of Dallas County, Texas, said Lot 11A being the same tract of land conveyed to Jeffrey Square, by the deed recorded in Volume 85175, Page 3798, of the Deed Records of Dallas County, Texas;

THENCE S 89° 21' 56" W 50.00 feet, along the North boundary line of said Lot 11A, to a 1/2" iron rod set with a 3" aluminum cap stamped "DAWARE and RPLS No. 1674", at the Northwest corner of said Lot 11A, lying in the West boundary line of aforesaid Lot 12 and the East boundary line of Lot 13, of said Block 154/3213;

THENCE N 00° 38' 04" W 134.00 feet, along the West boundary line of said Lot 12 and the East boundary line of said Lot 13, owned by GN PROP, LLC, by the deed recorded in Instrument No. 201800066976, of the Official Public Records of Dallas County, Texas, to a 1/2" iron rod found at the Northeast corner of said Lot 13 and the Northwest corner of said Lot 12, lying in the South right-of-way line of aforesaid W. 9th Street;

THENCE N 89° 21' 56" E 50.00 feet, along the North boundary line of said Lot 12 and the South right-of-way line of said W. 9th Street, to the **POINT OF BEGINNING** containing 0.154 acre (6,700 square feet) of land.

**OWNER'S DEDICATION**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That DHANAAJAY DAWARE and AMITA SHAH, do hereby adopt this plat designating the herein described property as **LOT 12A, BLOCK 154/3213, DAWARE ADDITION**, an addition to the City of Dallas, Dallas County, Texas, and does 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 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 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 service 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 \_\_\_\_\_ day of \_\_\_\_\_, 2019.

DHANAAJAY DAWARE AMITA SHAH

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 DHANAAJAY DAWARE, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Notary Public in and for the State of Texas

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 AMITA SHAH, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Notary Public in and for the State of Texas

**PRELIMINARY PLAT  
OF  
DAWARE ADDITION  
LOT 12A, BLOCK 154/3213**

BEING A REPLAT OF  
A PORTION OF LOT 12, BLOCK 154/3213  
DALLAS LAND AND LOAN COMPANY ADDITION  
TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS  
LOCATED IN THE  
G.L. LEONARD SURVEY, ABSTRACT NO. 770  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

PREPARED: January 2019

0.154 ACRES GROSS, 1 LOT

**CITY PLANNING FILE NO. S189-113**