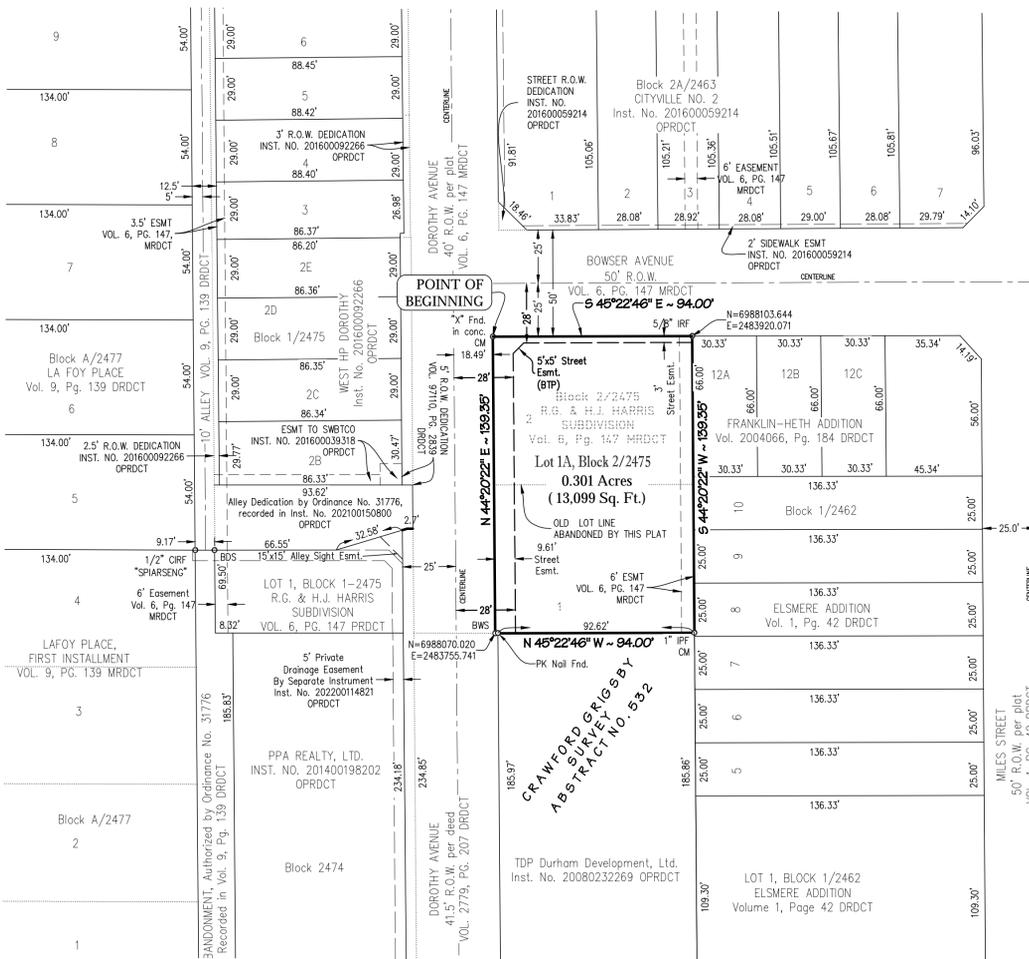


LOCATION MAP
1" = 2000'

LEGEND	
ADS	3-1/4" ALUMINUM DISC STAMPED "AB ADDITION SPARSSENG RPLS 5252 SET
BDS	2" BRASS DISC WITH "PK" NAIL STAMPED "AB ADDITION SPARSSENG RPLS 5252 SET
CRF	CAPPED IRON ROD FOUND
CM	CONTROL MONUMENT
Esmt.	EASEMENT
ROW	RIGHT-OF-WAY
BL	BUILDING LINE
Vol.	VOLUME
Pg.	PAGE
No.	NUMBER
Inst. No.	INSTRUMENT NUMBER
DRDCT	DEED RECORDS, DALLAS COUNTY, TEXAS
MRDCT	MAP RECORDS, DALLAS COUNTY, TEXAS
OPRDCT	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
BTP	BY THIS PLAT
S.F.	SQUARE FEET

NOTES:

- The purpose of this plat is to create one lot from two for development.
- Basis of bearing: State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
- Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
- Lot to lot drainage will not be allowed without proper City of Dallas Engineering Division approval.
- No protected trees exist on subject tract.



STATE OF TEXAS §
COUNTY OF DALLAS §

OWNER'S CERTIFICATE

WHEREAS PPA Realty, Ltd., is the owner of a tract of land situated in the Crawford Grigsby Survey, Abstract No. 532, City of Dallas, Dallas County, Texas, being all of a tract conveyed to PPA Realty, Ltd., by deed recorded in Instrument No. 201400198202 of the Official Public Records of Dallas County, Texas, and being all of Lots 1 and 2, Block 2/2475 of R.G. & H.J. Harris Subdivision, according to the plat thereof recorded in Volume 6, Page 147 of the Plat Records of Dallas County, Texas, with the subject tract being more particularly described as follows:

BEGINNING at an "X" found in concrete at the north corner of said Block 2/2475 at the intersection of the southeast right-of-way line of Dorothy Avenue, (variable width right-of-way) and the southwest right-of-way line of Bowser Avenue (50 foot right-of-way);

THENCE, S 45°22'46" E, 94.00 feet to a 5/8 inch iron rod found at the north corner of Lot 12A, Block 1/2462 of Franklin-Heth Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 2004066, Page 184 of the Deed Records of Dallas County, Texas;

THENCE, S 44°20'22" W, passing at a distance of 66.00 feet the west corner of said Lot 12A, Block 1/2462 and the north corner of Lot 10, Block 1/2462 of Elsmere Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 1, Page 42 of the Deed Records of Dallas County, Texas, and continuing a total distance of 139.35 feet to a 1 inch pipe found at the east corner of a tract of land conveyed to TDP Durham Development, Ltd., by deed recorded in Instrument No. 20080232269 of the Official Public Records of Dallas County, Texas and lying in the northwest line of Lot 8, Block 1/2462 of Elsmere Addition;

THENCE, N 45°22'46" W, passing a PK Nail found at 92.62 feet, and continuing a total distance of 94.00 feet to a 2 inch brass disc with PK Nail stamped "AB Addition Sparseng RPLS 5252 set at the north corner of said TDP Durham Development tract and lying in said southeast right-of-way line of Dorothy Avenue;

THENCE, N 44°20'22" E, 139.35 feet to the POINT OF BEGINNING with the subject tract containing 13,099 square feet or 0.300 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That PPA Realty, Ltd., acting by and through its duly authorized agent, Kenneth L. Schnitzer, does hereby adopt this plat, designating the herein described property as **AVONDALE BOWSER 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 roadway 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).

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 _____, 2022.

PPA Realty, Ltd.

Kenneth L. Schnitzer / CEO

STATE OF TEXAS §
COUNTY OF DALLAS §

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 Kenneth L. Schnitzer, 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 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 _____, 2022.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

I, Darren K. Brown, 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 Engineers and Land Surveyors, 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 this Signed Final Plat.

Dated this the ____ day of _____, 2022.

PRELIMINARY, THIS DOCUMENT
SHALL NOT BE RECORDED
FOR ANY PURPOSE

DARREN K. BROWN
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5252



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 Darren K. Brown 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 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 _____, 2022.

Notary Public in and for the State of Texas

REVISED PLAT

AVONDALE BOWSER ADDITION

LOT 1A, BLOCK 2/2475
BEING A REPLAT OF LOTS 1 AND 2, BLOCK 2/2475 OF
R.G. AND H.J. HARRIS SUBDIVISION
SITUATED IN THE
CRAWFORD GRIGSBY SURVEY, ABSTRACT NO. 532
IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS
City Plan File No. S212-221R

OWNER / APPLICANT
PPA REALTY, LTD.
2100 McKinney Avenue, Suite 1760
Dallas, Texas 75201
Telephone (214) 443-8211
Contact: Kenneth L. Schnitzer

ENGINEER / SURVEYOR
Spars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
NBPE No. F-2121 / TBPLS No. F-10043100
Contact: David Bond