



NOTES:

- BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE.
- EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.
- THIS SURVEY IS MADE IN CONJUNCTION WITH THE INFORMATION PROVIDED BY THE CLIENT. CBG SURVEYING TEXAS, LLC HAS NOT RESEARCHED THE LAND TITLE RECORDS FOR THE EXISTENCE OF EASEMENTS, RESTRICTIVE COVENANTS OR OTHER ENCUMBRANCES.

REVISIONS		
DATE	BY	NOTES

LEGEND	
CM	CONTROLLING MONUMENT
○	1/2" IRON ROD FOUND
⊗	1/2" IRON ROD SET
○	1" IRON PIPE FOUND
⊗	FENCE POST CORNER
⊗	"X" FOUND / SET
⊗	5/8" ROD FOUND
▲	UNDERGROUND ELECTRIC
●	OVERHEAD ELECTRIC
⊙	POWER POLE
⊙	POINT FOR CORNER
⊙	GRAVEL/ROCK ROAD OR DRIVE
PE	POOL EQUIPMENT
■	COLUMN
AC	AIR CONDITIONING
⊙	FIRE HYDRANT
⊙	OES - OES
—	OHP - OHP
—	OVERHEAD ELECTRIC SERVICE
—	OVERHEAD POWER LINE
—	CONCRETE PAVING
—	GUARD RAIL
—	ASPHALT PAVING
—	CHAIN LINK FENCE
—	WOOD FENCE
—	0.5" WIDE TYPICAL BARBED WIRE
—	IRON FENCE
—	PIPE FENCE
—	COVERED PORCH, DECK OR CARPORT

**CBG**  
SURVEYING TEXAS, LLC  
PROFESSIONAL LAND SURVEYORS

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SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 40'	10/10/2024	2416142	N/A	CAJ

9510 Briggs Street

Being a portion of Lot 40A, Block 6740, of THE ALLAN SUBDIVISION, an Addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 85221, Page 2328, Map Records of Dallas County, Texas, same being a portion of a tract of land conveyed to Briggs Street Congregational Methodist Church, by deed recorded in Volume 88193, Page 3791, Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the INTERSECTION OF THE East line of Aspen Drive (60 foot right-of-way) and the South line of Briggs Street (60 foot right-of-way);

THENCE North 89 degrees 07 minutes 45 seconds East, along the said South line of Briggs Street, a distance of 188.00 feet to a 1/2 inch iron rod found for corner, said corner being the Northwest corner of a tract of land conveyed to Lourdes Tirado Mora and Raymundo Godinez Rodriguez, by deed recorded in Instrument Number 201900011521, official Public Records of Dallas County, Texas;

THENCE South 00 degrees 52 minutes 15 seconds East, along the West line of said Rodriguez tract, a distance of 125.00 feet to a 1/2 inch iron rod found for corner, said corner being the Southwest corner of said Rodriguez tract;

THENCE North 89 degrees 28 minutes 28 seconds East, along the South line of said Rodriguez tract, a distance of 75.00 feet to a 5/8 inch iron rod found for corner, said corner being the Southeast corner of said Rodriguez tract;

THENCE South 00 degrees 52 minutes 15 seconds East, a distance of 174.55 feet to a 1/2 inch iron rod found for corner, said corner being the Northeast corner of a tract of land conveyed to Lorenzo Del Carmen Moreno Castillo, a married man, by deed recorded in Instrument Number 20200280259, Official Public Records of Dallas County, Texas;

THENCE South 89 degrees 44 minutes 53 seconds West, along the North line of said Castillo tract, a distance of 111.77 feet to a 1/2 inch iron rod found for corner, said corner being the Southeast corner of Lot 41B, Block 6740, of Allan Subdivision, an Addition to Dallas County, Texas, according to the Plat thereof recorded in Volume 37, Page 39, Map Records of Dallas County, Texas;

THENCE North 01 degree 20 minutes 47 seconds West, along the East line of said Lot 41B, Block 6740, of Allan Subdivision (37/39), a distance of 150.00 feet to a point for corner, said corner being the Northeast corner of Lot 41A, Block 6740, of said Allan Subdivision (37/39), from which a fence post found bears South 18 degrees 13 minutes 06 seconds East a distance of 0.40 feet for witness;

THENCE South 88 degrees 40 minutes 13 seconds West, along the North line of said Lot 41A, Block 6740, of Allan Subdivision (37/39), a distance of 150.00 feet to a point for corner, said corner being the Northwest corner of said Lot 41A, Block 6740, of Allan Subdivision (37/39), and lying on the aforementioned East line of Aspen Drive, from which a 1/2 inch iron rod found bears North 78 degrees 18 minutes 25 seconds West a distance of 0.75 feet for witness;

THENCE North 00 degrees 52 minutes 17 seconds West, along the said East line of Aspen Drive, a distance of 150.00 feet to the POINT OF BEGINNING and containing 46,756 square feet or 1.07 acres of land.

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor hereby certifies to Ken Griffis that, (a) this plat of survey and the property description set forth hereon were prepared from an actual on-the-ground survey of the real property 9510 Briggs Street described in Volume 88193, Page 3791, and shown hereon; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; (d) except as shown hereon there are no observable protrusions on to the Property or observable protrusions there from, there are no observable improvements on the Property, there are no observable discrepancies, conflicts, shortages in area or boundary line conflicts; (e) the size, location and type of improvements, if any, are shown hereon and all are located within the boundaries of the Property and setback from the Property lines the distances indicated; (f) the distance from the nearest intersection street or road is as shown; (g) the Property has apparent access to and from a public roadway; (h) recorded easements listed hereon have been labeled and platted hereon; (i) the boundaries, dimensions and other details shown hereon are shown to the appropriate accuracy standards of the State of Texas; (j) the Property is not located in a 100 Year Flood Plain or in an identified "Flood Prone Area" as defined by the U. S. Department of Housing and Urban Development (Federal Emergency Rate Map, Community Panel No. 48113C0370K with a date of 07/07/2014) pursuant to the Flood Disaster Protection Act of 1973.

The surveyor expressly understands and agrees that entities mentioned above are entitled to rely on this survey as having been performed to the appropriate standards of the current (2021 Edition) Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned.

EXECUTED this 10th day of October, 2024.

Registered Professional Land Surveyor

ACCEPTED BY: \_\_\_\_\_ SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_ SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

TEXAS LAND TITLE SURVEY

PORTION OF LOT 40A, BLOCK 6740, ALLAN SUBDIVISION

CITY OF DALLAS, DALLAS COUNTY, TEXAS

9510 BRIGGS STREET