

Notice of a Meeting
Dalworthington Gardens Planning and Zoning Commission

January 8, 2026 at 6:00 p.m.

City Hall Council Chambers, 2600 Roosevelt Drive, Dalworthington Gardens, Texas

The Planning and Zoning Commission reserves the right to adjourn into closed session at any time during the course of this meeting as authorized by Texas Government Code, Section 551.071 (Consultation with Attorney).

1. Call to Order
2. Citizens who wish to speak to the Planning & Zoning Commission Members will be heard at this time. In compliance with the Texas Open Meetings Act, unless the subject matter of the presentation is on the agenda, the City staff and Planning and Zoning Commission Members are prevented from discussing the subject and may respond only with statements of factual information or existing policy.
3. Approval of minutes
 - i. December 11, 2025 Minutes
4. Discussion and possible recommendation on an application for a final plat submitted by Karla and Gabriel Sechere for a tract of land recorded in instrument Number D224057658, Deed of Tarrant County, Texas in the Leonard Randall Survey, Abstract No. 1311, 1.5 acres of land located in the City of Dalworthington Gardens, Tarrant County, Texas, and locally known as 3312 Sunset Lane.
 - i. Conduct a public hearing
 - ii. Discussion and action
5. Future agenda items.
6. Adjourn

CERTIFICATION

This is to certify that a copy of the **January 8, 2026** Planning and Zoning Commission Agenda was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times, and to the City's website, www.cityofdwg.net, in compliance with Chapter 551, Texas Government Code.

DATE OF POSTING: _____ TIME OF POSTING: _____ TAKEN DOWN: _____

Sandra Ma, City Secretary

Dalworthington Gardens Planning and Zoning Commission
Meeting Minutes
December 11, 2025 at 6:00 p.m.

While the order of some agenda items may have been changed, the following represents all items discussed and acted upon by the Planning and Zoning Commission.

1. Call to Order

Chairperson Todd Batiste called the meeting to order at 6:00 pm. with the following present:

Members Present

Todd Batiste, Chairperson
Maurice Clark, Vice Chairperson
Anthony Parker
Tracy Dodson, Alternate

Members Absent:

Brian Colin
Johanna Storm
Tom McCarty, Alternate

Staff Present:

Sandra Ma, City Secretary

- 2. Citizens who wish to speak to the Planning & Zoning Commission Members will be heard at this time. In compliance with the Texas Open Meetings Act, unless the subject matter of the presentation is on the agenda, the City staff and Planning and Zoning Commission Members are prevented from discussing the subject and may respond only with statements of factual information or existing policy.**

None

3. Approval of Minutes

i. November 6, 2025

A motion was made by Commissioner Tracy Dodson and seconded by Maurice Clark, Vice Chairperson to approve item 3i.

Motion carried by the following vote:

Ayes: Members Batiste, Clark, Park, and Dodson

Nays: None

- 4. Discussion and possible recommendation an application for a preliminary plat submitted by Karla and Gabriel Sechere for a tract of land recorded in instrument Number D224057658, Deed of Tarrant County, Texas in the Leonard Randall Survey, Abstract No. 1311, 1.5 acres of land located in the City of Dalworthington Gardens, Tarrant County, Texas and locally known as 3312 Sunset Lane.**

i. Conduct a public hearing

ii. Discussion and action

Background Information:

Application for a Preliminary Plat was received Karla and Gabriel Sechere on 11/19/2025. Per city ordinance 10.02.004 Platting Required. No building permit shall be issued for the construction of improvement on any property not platted.

Plat application was forwarded to the City engineer for review.

The city has notified all property owners within 200 feet and included information on how to provide public comments at the planning and zoning meeting held tonight on December 11, 2025 at 6:00 p.m. as well as the City Council Meeting held on December 18, 2025 at 7:00 p.m. These meetings were also published in the Commercial Recorder.

Local Government Code, Chapter 212, states plats that satisfy all applicable regulations must be approved. The proposed plat after review from the engineer does satisfy all requirements of city ordinance. As such, staff recommends approval of this preliminary plat.

Todd Batiste, Chairperson opened a public hearing at 6:02 p.m.
Applicant Gabriel Sechere gave a presentation.
Mike Redden, 3111 Sieber spoke in neutral of the item.
Ben Smith, 3121 Sieber spoke in neutral of the item.
Todd Batiste, Chairperson closed the public hearing at 6:08 p.m.

A motion was made by Commissioner Tracy Dodson and seconded by Commissioner Anthony Parker to recommend approval of the preliminary plat submitted by Karla and Gabriel Sechere for 3312 Sunset Lane

Motion carried by the following vote:

Ayes: Members Batiste, Clark, Park, and Dodson

Nays: None

6. Future Agenda Items

None

7. Adjourn

Meeting was adjourned at 6:11 p.m.

Agenda Subject:

Discussion and possible recommendation on an application for a final plat submitted by Karla and Gabriel Sechere for a tract of land recorded in instrument Number D224057658, Deed of Tarrant County, Texas in the Leonard Randall Survey, Abstract No. 1311, 1.5 acres of land located in the City of Dalworthington Gardens, Tarrant County, Texas, and locally known as 3312 Sunset Lane.

Background Information:

Application for Final Plat was received from Karla and Gabriel Sechere on 12/19/2025. Per city ordinance 10.02.004 Platting Required. No building permit shall be issued for the construction of improvement on any property not platted.

In accordance with Section 10.02.125, the plat application was forwarded to the city engineer for review. On January 6, 2026, the city engineer conducted his final review of the final plat and determined the plat conforms with the City's subdivision ordinance, and recommended approval of the plat.

The city has notified all property owners within 200 feet and included information on how to provide public comments at both the planning and zoning meeting tonight and City Council Meeting on January 15, 2026 at 7:00 p.m. as well as publishing the meeting in the Commercial Recorder.

Local Government Code, Chapter 212, states plats that satisfy all applicable regulations must be approved. The proposed plat satisfies all requirements of city ordinances. As such, staff recommends approval of this plat.

Recommended Action/Motion:

Recommendation to approve final plat

Attachments:

Application
1/6/2026 City Engineer approval recommendation
1/2/2026 Final Plat 2nd Revision
1/2/2026 Response to City Engineer Comments
12/30/2025 City Engineer 1st Review of Plan
12/19/2025 Application and Final Plan Submittal
Letter to Residents 200 Feet
Publication of Meeting



PLAT Application

CITY OF DALWORTHINGTON GARDENS

2600 Roosevelt
TEL. 817-274-7368 FAX 817-265-4401
www.cityofdwg.net

Replat Amending Plat Preliminary Plat Final Plat

Applicant's Name: KARLA & GABRIEL SECHERE

Address: 3312 SUNSET LANE, DALWORTHINGTON GARDENS, TEXAS, 76016

Applicant Contact Number: 817-975-9104

Applicant Email: KARLA.SECHERE@gmail.com

Surveyor: JOYCE STANTON, DI SCIULLO-TERRY, STANTON & ASSOCIATES, INC

Address: 908 W. MAIN STREET, ARLINGTON, TX 817-275-3361, jstanton@dterry.com

I have purchased or have access to the City of Dalworthington Gardens Subdivision Ordinance which specifies requirements for plat submissions.

Yes No

The attached submission complies with all applicable requirements of the City Subdivision Ordinance.

Yes No

Gabriella Karla Sechere
Signature

Date

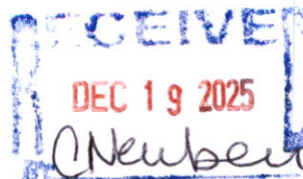
For Office Use Only

Fee: 1038 (\$38 adm) Date Paid: 12/19/2025 Receipt # CK 281382

P & Z Scheduled: 1/08/26 Public Hearing Published: 12/19/2025

Council Scheduled: 1/15/26 Public Hearing Published: 12/19/25

Pro-Rata Paid: \$ _____ Date: _____





January 6, 2026

Sandra Ma
City Secretary
City of Dalworthington Gardens
2600 Roosevelt Drive
Dalworthington Gardens, TX 76016

RE: Second Final Plat Submittal Review
3312 Sunset Lane
KHA No. 068302517

Dear Sandra:

We have completed our review of the second submittal of the Final Plat for the above-mentioned project.

The property lies within the corporate boundary of the City of Dalworthington Gardens.

Our previous review comments have been adequately addressed, and we recommend approval of the final plat as submitted.

Please remember that the adequacy of the design work reflected in the plans reviewed and the responsibility to adhere to all applicable ordinances and codes remains with the design engineer.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in blue ink that reads "Brandon Bell, P.E." in a cursive style.

Brandon Bell, P.E.

January 2, 2026

Ms. Sandra Ma
City Secretary
City of Dalworthington Gardens
2600 Roosevelt Drive
Dalworthington Gardens, Texas 76016

RE: Final Plat Resubmittal
3312 Sunset Lane
KHA No. 068302517

Dear Ms. Ma,

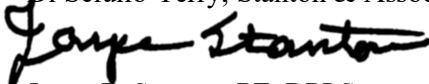
Thank you for forwarding the review letter from Kimley Horn dated December 30, 2025. We have made the requested revisions, and our response is in bold text below.

- 1) Add a note stating the benchmark used. **Complied**
- 2) Show the easement linework for the "Easement Agreement for Concrete Pad (Instrument No. D224057655, DRTCT). **A copy of this easement is attached. There was not any linework provided in the easement. The easement states " 3. Further, Grantor does hereby grant to all current and future owners of the Dominant Tract the right to use a reasonable portion of the existing Concrete Slab for the purpose of access to perform reasonable and necessary repairs and maintenance to the exterior of the existing Concrete Slab and to perform reconstruction as permitted under paragraph 1 above; but such access is limited to only that portion of the Servient Tract, which a reasonable and prudent person would need to use in order to perform such actions."**
- 3) Provide a separate line for each property owner and two notary blocks for the Deed Restriction Certification Statement. **Complied.**

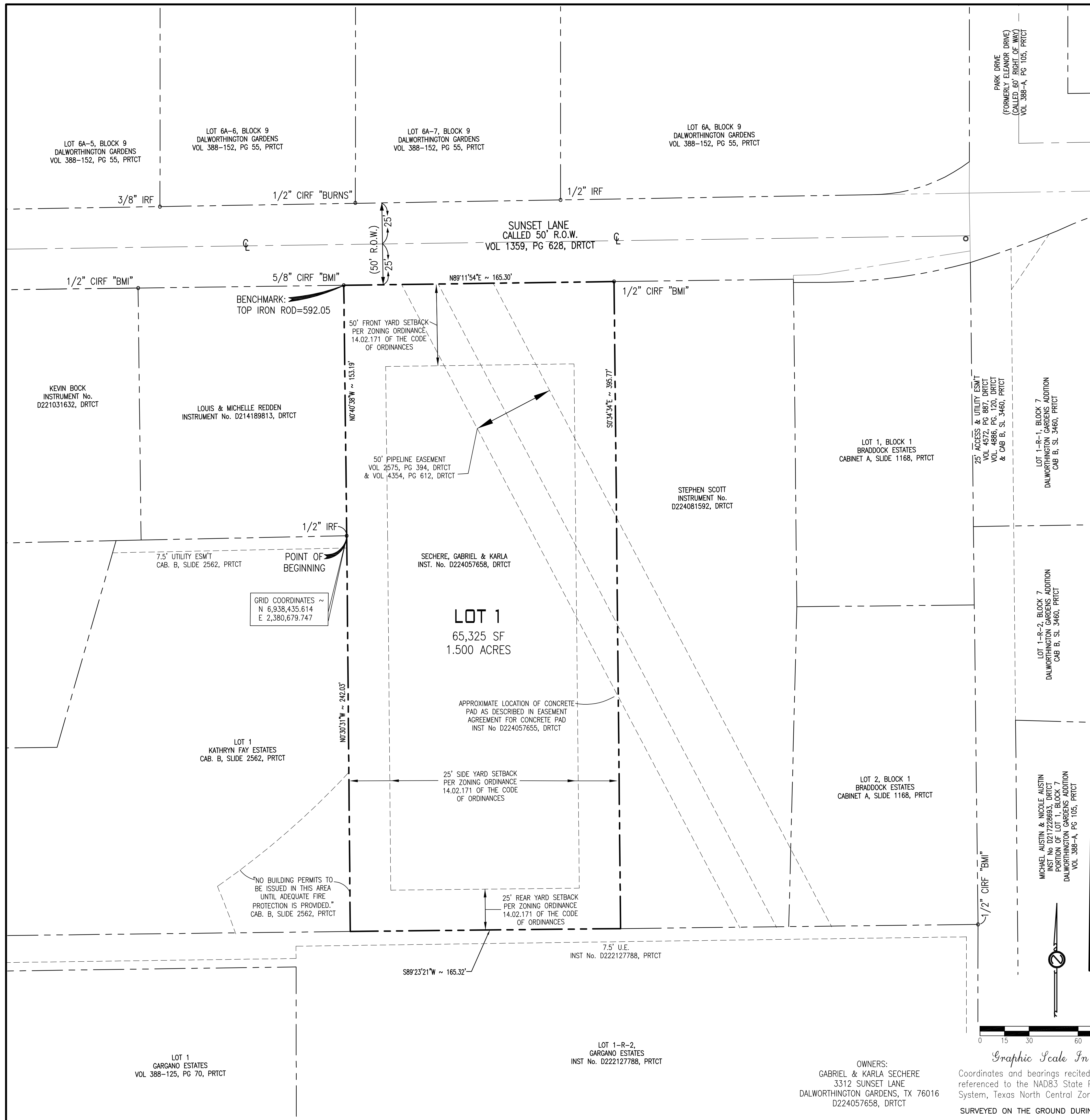
The revised Final Plat and a copy of the Easement Agreement for Concrete Pad are attached. Let us know if you need anything else or have any questions. I can be reached at 817-275-3361 or via email at jstanton@dterry.com.

Sincerely,

Di Sciullo-Terry, Stanton & Associates, Inc.


Joyce P. Stanton, PE, RPLS

Attachments



OWNER'S CERTIFICATE
 § STATE OF TEXAS
 § COUNTY OF TARRANT

WHEREAS, We, Gabriel and Karla Sechere, are all of the owners of a tract of land situated in the L. Randall Survey, Abstract No. 1311, County of Tarrant, according to the deed recorded in Instrument Number D224057658, Deed Records of Tarrant County Texas (DRTCT) and more particularly described as follows:

BEGINNING at 1/2" iron rod found in the west line of subject tract, at the northeast corner of Lot 1, Kathryn Fay Estates, an addition to the City of Dalworthington Gardens, Tarrant County, Texas as shown on plat recorded in Cabinet B, Slide 2562, Plat Records of Tarrant County, Texas (PRTCT), also being the southeast corner of a tract of land conveyed to Louis and Michelle Redden, as recorded in Instrument Number D214189813, DRTCT;

THENCE North 00°40'38" West, with the common line of subject tract and Redden tract, a distance of 153.19 feet to a 5/8 inch iron rod found with a plastic cap stamped "BMI", said iron rod in the south right of way line of Sunset Lane (a called 50 foot right of way) as described in Volume 1359, Page 628, DRTCT, for corner;

THENCE North 89°11'54" East, with the south right of way line of said Sunset Lane, a distance of 165.30 feet, to a 1/2 inch iron rod found with a plastic cap stamped "BMI", for corner;

THENCE South 00°34'34" East, departing the south right of way line of said Sunset Lane, a distance of 395.77 feet to a point in the north line of Lot 1-R-2, Gargano Estates, an addition to the City of Dalworthington Gardens, Tarrant County, Texas, as recorded in Instrument Number D222127788, PRTCT, for corner;

THENCE South 89°23'21" West, with the common line of subject tract and said Lot 1-R-2, Gargano Estates, a distance of 165.32 feet to a point, said point at the southeast corner of the aforementioned Lot 1, Kathryn Fay Estates, for corner;

THENCE North 00°30'31" West, with the common line of subject tract and said Kathryn Fay Estates, a distance of 242.03 feet, to the POINT OF BEGINNING, containing 1.500 acres (65,325 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT we, Gabriel and Karla Sechere being all of the owners, do hereby adopt this plat designating the hereinabove-described property as LOT 1, SECHERE ADDITION, an Addition to the City of Dalworthington Gardens, Tarrant County, Texas and we do hereby dedicate to the public's use the easements shown thereon.

WITNESS our hands this ____ day of _____, 2026.

Gabriel Sechere _____
 Karla Sechere _____

§ STATE OF TEXAS
 § COUNTY OF TARRANT

This instrument was acknowledged before me on the ____ day of _____, 2026, by Gabriel Sechere.

Notary Public, for the State Of Texas
 Notary Name: _____
 My Commission Expires: _____

§ STATE OF TEXAS
 § COUNTY OF TARRANT

This instrument was acknowledged before me on the ____ day of _____, 2026, by Karla Sechere.

Notary Public, for the State Of Texas
 Notary Name: _____
 My Commission Expires: _____

§ STATE OF TEXAS
 § COUNTY OF TARRANT

This instrument was acknowledged before me on the ____ day of _____, 2026, by Gabriel Sechere.

Notary Public, for the State Of Texas
 Notary Name: _____
 My Commission Expires: _____

§ STATE OF TEXAS
 § COUNTY OF TARRANT

This instrument was acknowledged before me on the ____ day of _____, 2026, by Karla Sechere.

Notary Public, for the State Of Texas
 Notary Name: _____
 My Commission Expires: _____

§ STATE OF TEXAS
 § COUNTY OF TARRANT

This instrument was acknowledged before me on the ____ day of _____, 2026, by Gabriel Sechere.

Notary Public, for the State Of Texas
 Notary Name: _____
 My Commission Expires: _____

§ STATE OF TEXAS
 § COUNTY OF TARRANT

This instrument was acknowledged before me on the ____ day of _____, 2026, by Karla Sechere.

Notary Public, for the State Of Texas
 Notary Name: _____
 My Commission Expires: _____

§ STATE OF TEXAS
 § COUNTY OF TARRANT

This instrument was acknowledged before me on the ____ day of _____, 2026, by Gabriel Sechere.

Notary Public, for the State Of Texas
 Notary Name: _____
 My Commission Expires: _____

§ STATE OF TEXAS
 § COUNTY OF TARRANT

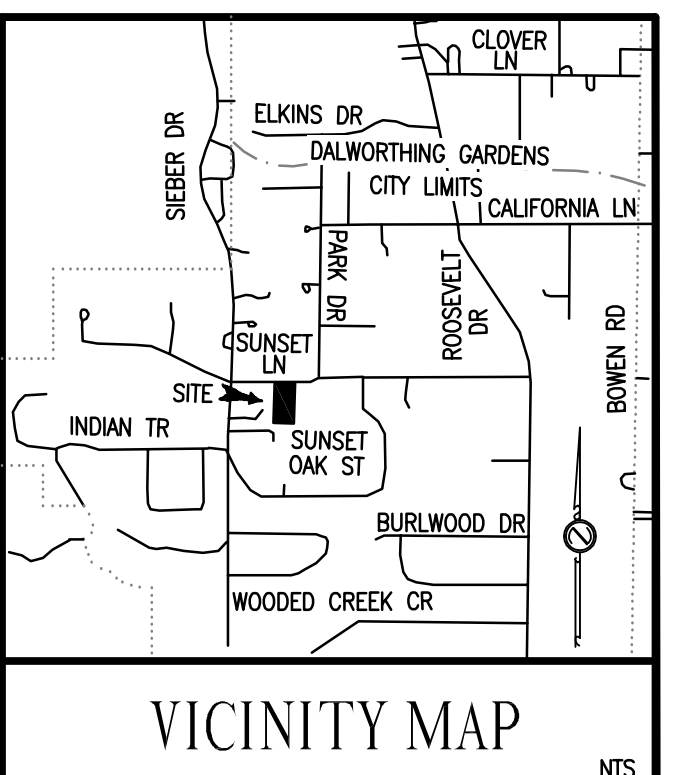
This instrument was acknowledged before me on the ____ day of _____, 2026, by Karla Sechere.

Notary Public, for the State Of Texas
 Notary Name: _____
 My Commission Expires: _____

§ STATE OF TEXAS
 § COUNTY OF TARRANT

This instrument was acknowledged before me on the ____ day of _____, 2026, by Gabriel Sechere.

Notary Public, for the State Of Texas
 Notary Name: _____
 My Commission Expires: _____



- LEGEND
- IRF IRON ROD FOUND
 - CIRF CAPPED IRON ROD FOUND
 - CIRS CAPPED 1/2" IRON ROD SET
 - IPF IRON PIPE FOUND
 - ESMT EASEMENT
 - PRTCT PLAT RECORDS OF TARRANT COUNTY, TEXAS
 - DRTCT DEED RECORDS OF TARRANT COUNTY, TEXAS
 - VOL VOLUME
 - PG PAGE
 - CAB CABINET
 - SL SLIDE

- NOTES:
1. SUBJECT TRACT IS ZONED SINGLE FAMILY (SF)
 2. THE MAXIMUM BUILDING COVERAGE OF THE LOT SHALL BE 25%.
 3. THE MAXIMUM IMPERVIOUS COVERAGE OF THE LOT SHALL BE 40%.
 4. THE REQUIRED SETBACKS TO COMPLY WITH THE CURRENT ZONING ARE SHOWN HEREON.

DEED RESTRICTION CERTIFICATION STATEMENT

I hereby certify that the area of this plat does not include any lots of a prior subdivision limited by deed restriction to residential use for not more than two residential units per lot.

Owners: Gabriel Sechere _____
 Owners: Karla Sechere _____

§ STATE OF TEXAS
 § COUNTY OF TARRANT

This instrument was acknowledged before me on the ____ day of _____, 2026, by Gabriel Sechere.

Notary Public, for the State Of Texas
 Notary Name: _____
 My Commission Expires: _____

§ STATE OF TEXAS
 § COUNTY OF TARRANT

This instrument was acknowledged before me on the ____ day of _____, 2026, by Karla Sechere.

Notary Public, for the State Of Texas
 Notary Name: _____
 My Commission Expires: _____

§ STATE OF TEXAS
 § COUNTY OF TARRANT

This instrument was acknowledged before me on the ____ day of _____, 2026, by Gabriel Sechere.

Notary Public, for the State Of Texas
 Notary Name: _____
 My Commission Expires: _____

§ STATE OF TEXAS
 § COUNTY OF TARRANT

This instrument was acknowledged before me on the ____ day of _____, 2026, by Karla Sechere.

Notary Public, for the State Of Texas
 Notary Name: _____
 My Commission Expires: _____

§ STATE OF TEXAS
 § COUNTY OF TARRANT

This instrument was acknowledged before me on the ____ day of _____, 2026, by Gabriel Sechere.

Notary Public, for the State Of Texas
 Notary Name: _____
 My Commission Expires: _____

§ STATE OF TEXAS
 § COUNTY OF TARRANT

This instrument was acknowledged before me on the ____ day of _____, 2026, by Karla Sechere.

Notary Public, for the State Of Texas
 Notary Name: _____
 My Commission Expires: _____

SURVEYOR'S CERTIFICATE

THIS is to certify that I, Joyce P. Stanton, a Registered Professional Licensed Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground; and that all lot corners, angle points, and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

PRELIMINARY! NOT TO BE FILED FOR ANY REASON. RELEASED FOR REVIEW ONLY 1-2-2026.

Joyce P. Stanton, PE, RPLS
 Texas Registration No. 6173

CITY APPROVAL STATEMENT
 APPROVED:
 City Council, City of Dalworthington Gardens

 (Date)

By: _____
 (Mayor)

This is a plat of previously unplatted property.

1.500 ACRE TRACT
FINAL PLAT
LOT 1
SECHERE ADDITION

BEING A PLAT OF A TRACT OF LAND CONVEYED TO GABRIEL AND KARLA SECHERE AS RECORDED IN INSTRUMENT NUMBER D224057658, DEED RECORDS OF TARRANT COUNTY, TEXAS IN THE LEONARD RANDALL SURVEY, ABSTRACT NO. 1311.

DALWORTHINGTON GARDENS, TARRANT COUNTY, TEXAS
 DATE: DECEMBER 2025 SCALE: 1" = 30' FILE: Z:\DALWORTHINGTON GARDENS 3312 SUNSET

DI SCIULLO-TERRY, STANTON & ASSOCIATES, INC.
 ENGINEERING AND SURVEYING
 908 WEST MAIN STREET * ARLINGTON, TEXAS 76013
 TELEPHONE: 817-275-3361 * FAX: 817-275-8920
 ESTABLISHED 1953 * FIRM NO. E-615 & S-100049-DD
 EMAIL: jstanton@dterry.com



Coordinates and bearings recited in this survey are referenced to the NAD83 State Plane Coordinate System, Texas North Central Zone 4202.

SURVEYED ON THE GROUND DURING OCTOBER 2025

OWNERS:
 GABRIEL & KARLA SECHERE
 3312 SUNSET LANE
 DALWORTHINGTON GARDENS, TX 76016
 D224057658, DRTCT

Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

-----[Space Above This Line for Recording Data]-----
RTC GF#24-0470 AR:MStovall;ecd

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

EASEMENT AGREEMENT

THE STATE OF TEXAS §
 §
COUNTY OF TARRANT §

KNOW ALL MEN BY THESE PRESENTS:

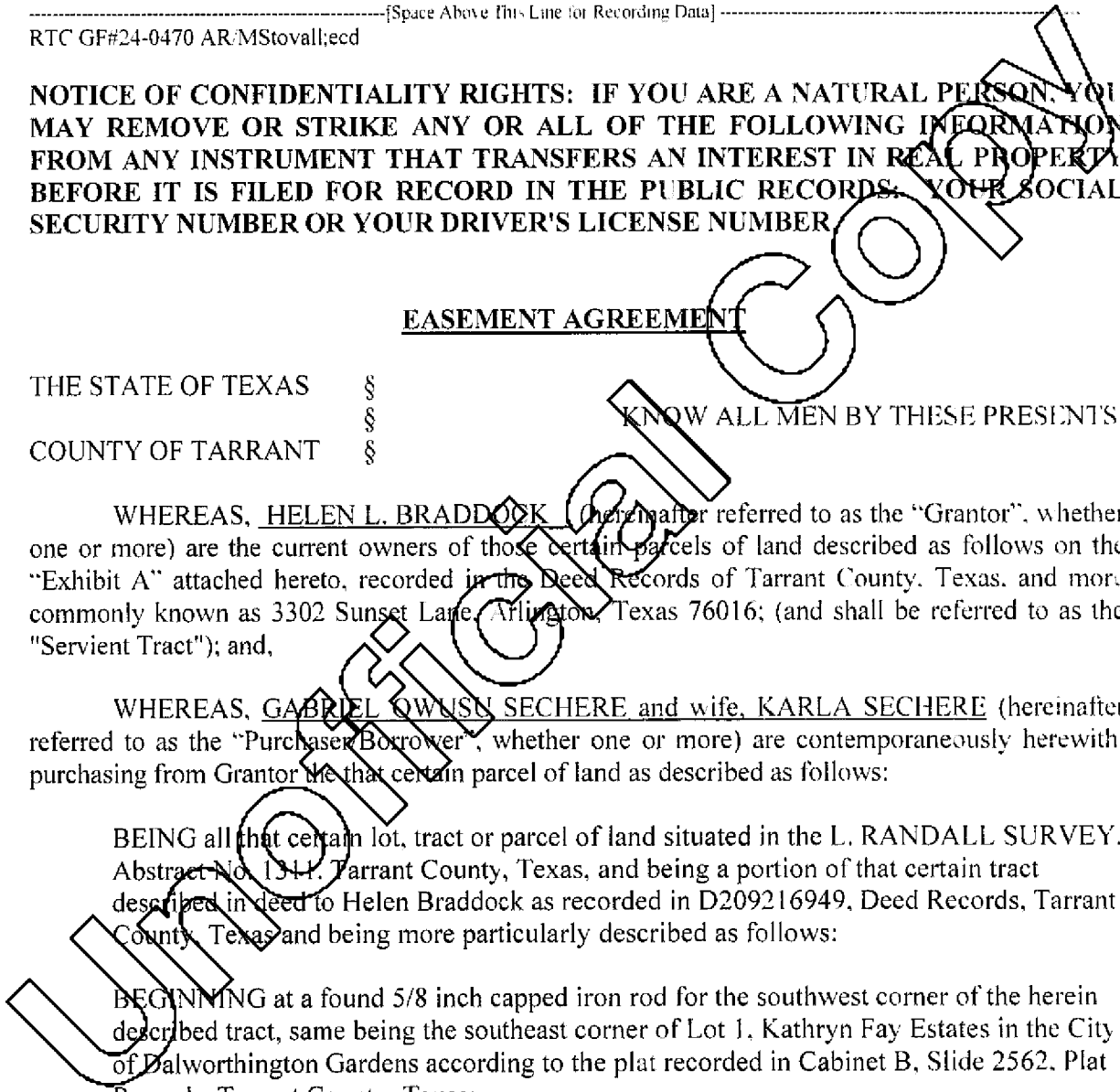
WHEREAS, HELEN L. BRADDOCK (hereinafter referred to as the "Grantor", whether one or more) are the current owners of those certain parcels of land described as follows on the "Exhibit A" attached hereto, recorded in the Deed Records of Tarrant County, Texas, and more commonly known as 3302 Sunset Lane, Arlington, Texas 76016; (and shall be referred to as the "Servient Tract"); and,

WHEREAS, GABRIEL OWUSU SECHERE and wife, KARLA SECHERE (hereinafter referred to as the "Purchaser/Borrower", whether one or more) are contemporaneously herewith, purchasing from Grantor the that certain parcel of land as described as follows:

BEING all that certain lot, tract or parcel of land situated in the L. RANDALL SURVEY, Abstract No. 1344, Tarrant County, Texas, and being a portion of that certain tract described in deed to Helen Braddock as recorded in D209216949, Deed Records, Tarrant County, Texas and being more particularly described as follows:

BEGINNING at a found 5/8 inch capped iron rod for the southwest corner of the herein described tract, same being the southeast corner of Lot 1, Kathryn Fay Estates in the City of Dalworthington Gardens according to the plat recorded in Cabinet B, Slide 2562, Plat Records, Tarrant County, Texas;

THENCE North 00 degrees 15 minutes 03 seconds East, in the common line between said herein described tract and said Lot 1, a distance of 242.03 feet to a found 5/8 inch iron rod for corner, same being the northeast corner of said Lot 1;



THENCE North 00 degrees 04 minutes 10 seconds East, in the common line between said herein described tract and that certain tract conveyed to Luis and Michelle Redden as recorded in D214189813, Deed Records, Tarrant County, Texas, a distance of 153.52 feet to a found 5/8 inch iron rod for corner;

THENCE South 89 degrees 57 minutes 03 seconds East, in the common line between said herein described tract and Sunset Lane, a distance of 165.41 feet to a found 1/2 inch iron rod for corner;

THENCE South 00 degrees 11 minutes 00 seconds West, departing said Sunset Lane, a distance of 395.77 feet to a point;

THENCE North 89 degrees 52 minutes 31 seconds West, in the common line between said herein described tract and Lot 1-R-2, Gargano Estates in the City of Dalworthington Gardens according to the plat recorded in D222127788, Deed Records, Tarrant County, Texas, a distance of 165.39 feet to the POINT OF BEGINNING and containing 1.501 acres of land, more or less.

NOTE: THE COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

STREET ADDRESS: 3312 Sunset Lane, Dalworthington Gardens, Texas 76016-5937

(herein the "Dominant Tract") by virtue of a deed of even date herewith, from Grantor to the Purchaser/Borrower; and,

WHEREAS, the Dominant Tract and the Servient Tract adjoin one another and have a common boundary line; and

WHEREAS, there is an existing concrete slab (herein called the "Concrete Slab") primarily located upon the Servient Tract, and a survey (herein called the "Survey") prepared by Proline Surveying, Ltd., Job Number 2403083312 G.F. No. 24-0470, dated March 12, 2024 and updated March 26, 2024, a copy of which is attached hereto and marked as "Exhibit B", and made a part hereof for all purposes, and that shows that a portion of the existing Concrete Slab (although primarily located upon the Servient Tract) encroaches or protrudes upon the Dominant Tract; and

WHEREAS, in connection with the Purchaser/Borrower's purchase of the Dominant Tract from Grantor, the Purchaser/Borrower is obtaining a loan (herein the "Loan") from FIRST FINANCIAL BANK, N.A. ("Lender"), for a portion of the purchase price thereof as evidenced by a vendor's lien and deed of trust in favor of Lender; and

WHEREAS, Lender requires as a condition of making the Loan to the Purchaser/Borrower that an easement be created (a) for the purpose of maintaining the encroachment or protrusion of the existing Concrete Slab upon the Dominant Tract and (b) for the purposes of performing reasonable Easement Agreement

and necessary repairs and maintenance to the exterior of the existing Concrete Slab and to perform reconstruction as necessary;

WHEREAS, the parties hereto desire to provide an easement (a) for the purpose of maintaining the encroachment of the existing Concrete Slab upon the Dominant Tract and (b) for the purposes of performing reasonable and necessary repairs and maintenance to the exterior of the existing Concrete Slab and to perform reconstruction as necessary :

NOW, THEREFORE, said premises considered, for and in consideration of Ten Dollars, Grantor does hereby COVENANT and AGREE, and do hereby bind Grantor, and Grantor's heirs, successors and assigns (including any and all of their successors in title to the Servient Tract), to the following conditions, covenants and grants:

1. Grantor does hereby grant to all current and future owners of the Dominant Tract, and impose upon the Dominant Tract, an Easement over and across that portion of the existing Concrete Slab for the purposes of maintaining the encroachment or protrusion of the existing Concrete Slab upon the Dominant Tract and to permit the reconstruction of that portion of the Concrete Slab upon the Dominant Tract at its present location in the event it is damaged or destroyed by any act of man or nature; the purpose of this easement is to allow the continued encroachment of the existing Concrete Slab as it presently is situated upon the Dominant Tract and any replacement thereof.
2. Attached hereto is a copy of the Survey (to which reference is hereby made for all purposes) which fairly represents the present location of that portion of the existing Concrete Slab as it encroaches upon the Dominant Tract and it is the intention of Grantor herein to establish and grant an easement upon the Dominant Tract to the full extent that the existing Concrete Slab actually encroaches upon the Dominant Tract, at its present location.
3. **Further, Grantor does hereby grant to all current and future owners of the Dominant Tract the right to use a reasonable portion of the existing Concrete Slab for the purpose of access to perform reasonable and necessary repairs and maintenance to the exterior of the existing Concrete Slab and to perform reconstruction as permitted under paragraph 1 above; but, such access is limited to only that portion of the Servient Tract, which a reasonable and prudent person would need to use in order to perform such actions.**
4. If any provision of this Agreement shall, for any reason, be held violative of any applicable law and/or unenforceable, then the invalidity of such specific provision herein shall not be held to invalidate any other provisions hereof, all of which such other provisions shall remain in full force and effect;
5. This Agreement shall be construed and enforced in accordance with the laws of the State of Texas, and venue for all purposes shall be in Tarrant County, Texas;

6. The rights herein established, as well as the covenants herein set forth, shall remain in full force and effect until all of the owners of the Tracts shall mutually modify or terminate this agreement; however, the undersigned parties agree that this agreement constitutes a third party beneficiary contract for the benefit of Lender, its successors and assigns, and therefore it is further stipulated and agreed that the rights herein established and set forth shall remain in full force and effect without termination, modification or amendment so long as (a) Lender, its successors and assigns, are the beneficiary of any lien upon the Dominant Tract securing the Loan, or any renewals and extensions thereof, or, (b) Lender, its successors and assigns, and, its successors in title, own all, or any portion, of the Dominant Tract, or (c) any purchaser of all or any portion of the Dominant Tract under a foreclosure of any lien securing the Loan (or any renewal and extension thereof), and their successors and assigns, and successors in title, own all, or any portion, of the Dominant Tract;
7. The terms of this Agreement shall be enforceable by any remedy provided at law or in equity by (a) Lender, its successors and assigns, (including any assignee of the Note) and/or by any owner of the Dominant Tract and/or by any owner of the Servient Tract, so long as the rights, covenants and easements herein granted and created remain in effect;
8. The parties hereto acknowledge that the legal description contained in this Easement Agreement may be or is technically, legally insufficient for purposes of supporting an action for specific performance or other enforcement hereof. As such, the parties hereto confirm unto one another that notwithstanding said insufficiency, they desire that this Easement Agreement be enforceable, and as a matter of mutual economic efficiency the parties hereto have elected not to obtain a new survey of the areas covered by the easements herein granted, but rather rely upon the existing attached Survey. Therefore, since the parties are desirous of executing this Easement Agreement and to herein provide each rights to demand and successfully enforce performance and insure such rights are not precluded due to the legal description of the property and easement areas which are the subject hereof, the parties hereto agree and confirm to one another that, in fact, they specifically are familiar with the location and boundaries of the Property that is the subject of this Easement Agreement having walked and examined same, and if the above description of the easements or the property covered thereby are lacking, it is a mis-description of the property and easements and is subject to reformation rather than a lack of a description of the property and easements, and each hereby waive (and hereby bind their heirs, administrators, successors and assigns to such waiver) any and all rights in a cause of action for performance hereunder

to claim that performance should not or cannot be demanded, ordered or enforced for want of a legally sufficient and enforceable description of the property and easements that is the subject of this Easement Agreement.

9. These Conditions and Covenants shall be binding upon the parties hereto, their heirs, administrators, successors and assigns, and shall run with the land.

10. The undersigned Grantor represents and warrants by the execution hereof that there are no existing lien(s) upon the Servient Tract.

EXECUTED Effective the 24th day of March, 2024 by the undersigned parties' regardless of the actual date each party signs.

HELEN L. BRADDOCK, Grantor

Gabriel Owusu Sechere

GABRIEL OWUSU SECHERE, Purchaser/Borrower

Karla Sechere

KARLA SECHERE, Purchaser/Borrower

STATE OF TEXAS

COUNTY OF TARRANT

This instrument was acknowledged before me on _____, 20____, by
HELEN L. BRADDOCK.

Notary Public, State of Texas

My commission expires: _____

to claim that performance should not or cannot be demanded, ordered or enforced for want of a legally sufficient and enforceable description of the property and easements that is the subject of this Easement Agreement.

9. These Conditions and Covenants shall be binding upon the parties hereto, their heirs, administrators, successors and assigns, and shall run with the land.

10. The undersigned Grantor represents and warrants by the execution hereof that there are no existing lien(s) upon the Servient Tract.

EXECUTED Effective the 29th day of March, 2024 by the undersigned parties' regardless of the actual date each party signs.

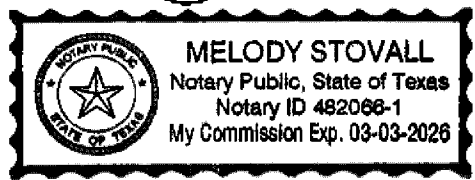
Helen L. Braddock, by and through Karen Annita Ross as agent
HELEN L. BRADDOCK, by and through
KAREN ANNITA ROSS, as Agent, Grantor

GABRIEL OWUSU SECHERE, Purchaser/Borrower

KARLA SECHERE, Purchaser/Borrower

STATE OF TEXAS §
§
COUNTY OF Tarrant §

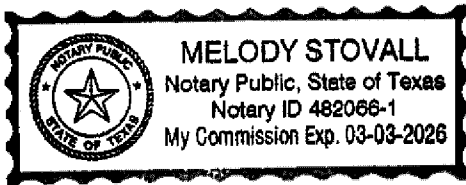
This instrument was acknowledged before me on March 29, 2024, by KAREN ANNITA ROSS, acting as Agent on behalf of HELEN L. BRADDOCK.



Melody Stovall
Notary Public, State of Texas
My commission expires: 3/3/2026

STATE OF TEXAS §
 §
COUNTY OF Tarrant §

This instrument was acknowledged before me on March 29, 2024, by GABRIEL OWUSU SECHERE and wife, KARLA SECHERE.



Melody Stovall
Notary Public, State of Texas
My commission expires: 3/3/2026

AFTER RECORDING RETURN TO:

Karla Sechere
3312 Sunset Lane
Arlington, TX 76016

Unofficial Copy

EXHIBIT "A"

Tract 1:

Lot 2, Block 1, Braddock Estates, an Addition to the City of Dalworthington Gardens, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 1168, Plat Records, Tarrant County, Texas.

Tract 2:

Being all that certain lot, tract or parcel of land situated in the L. RANDALL SURVEY, Abstract No. 1311, Tarrant County, Texas, and being a portion of that certain tract described in deed to Helen Braddock as recorded in D209216949, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a found 1/2 inch capped iron rod for an angle point in the east line of the herein described tract, same being the southwest corner of Lot 1, Block 1, Braddock Estates, an Addition to the City of Dalworthington Gardens, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 1168, Plat Records, Tarrant County, Texas and the northwest corner of Lot 2, of said Block 1, Braddock Estates;

THENCE South 02 degrees 22 minutes 43 seconds West, in the common line between said herein described tract and said Lot 2, a distance of 195.78 feet to a set 5/8 inch capped iron rod for corner;

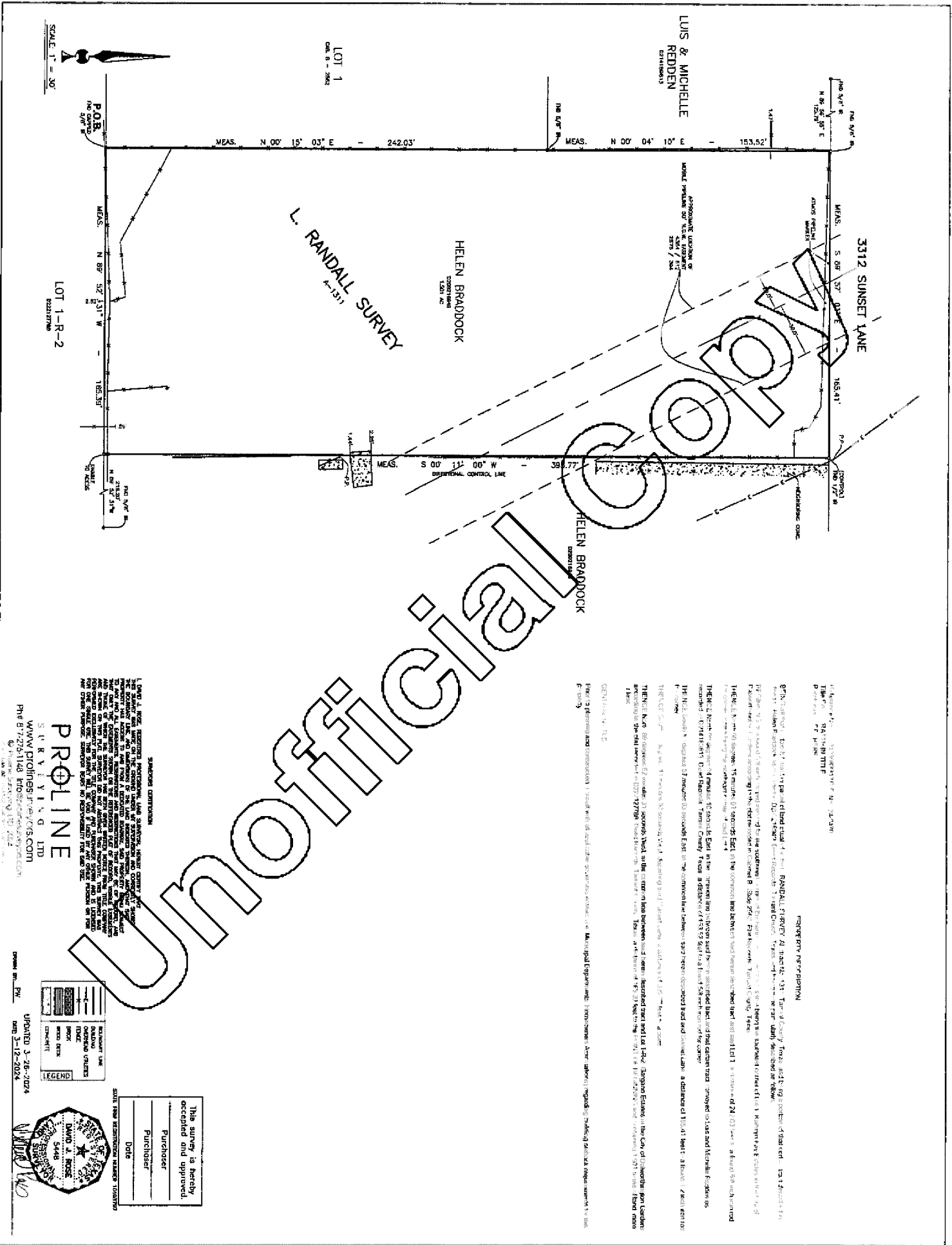
THENCE North 88 degrees 55 minutes 03 seconds West, in the common line between said herein described tract and Lot 1-R-2, Gargano Estates in the City of Dalworthington Gardens according to the plat recorded in D222127788, Deed Records, Tarrant County, Texas, a distance of 102.91 feet to a set 5/8 inch capped iron rod for corner;

THENCE North 00 degrees 19 minutes 12 seconds East, over and across said Braddock tract, a distance of 395.77 feet to a found 5/8 inch capped iron rod for corner;

THENCE North 89 degrees 39 minutes 08 seconds East, in the common line between said herein described tract and Sunset Lane, a distance of 109.46 feet to a set 5/8 inch capped iron rod for corner;

THENCE South 00 degrees 11 minutes 00 seconds West, departing said Sunset Lane, passing at 4.54 feet a found 1/2 inch capped iron rod for the northwest corner of the aforementioned Lot 1, Block 1, Braddock Estates and continuing in the common line between said herein described tract and Lot 1, a total distance of 202.76 feet to the POINT OF BEGINNING and containing 0.985 acres of land, more or less.

NOTE: THE COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.



of Record #10-11-2024
 Title #10-11-2024
 P 10-11-2024

REQUIRE FOR PERMISSION

1. LINDA J. ROSE, REGISTERED PROFESSIONAL LAND SURVEYOR, MEMBER COUNTY SURVEYORS ASSOCIATION OF ALBERTA, HAS CONDUCTED THIS SURVEY IN ACCORDANCE WITH THE SURVEY ACT AND REGULATIONS THEREUNDER. SHE HAS BEEN PROVIDED WITH ALL NECESSARY RECORDS AND INFORMATION AND HAS CONDUCTED THIS SURVEY IN ACCORDANCE WITH THE SURVEY ACT AND REGULATIONS THEREUNDER. SHE HAS BEEN PROVIDED WITH ALL NECESSARY RECORDS AND INFORMATION AND HAS CONDUCTED THIS SURVEY IN ACCORDANCE WITH THE SURVEY ACT AND REGULATIONS THEREUNDER.

2. THE SURVEYOR HAS CONDUCTED THIS SURVEY IN ACCORDANCE WITH THE SURVEY ACT AND REGULATIONS THEREUNDER. SHE HAS BEEN PROVIDED WITH ALL NECESSARY RECORDS AND INFORMATION AND HAS CONDUCTED THIS SURVEY IN ACCORDANCE WITH THE SURVEY ACT AND REGULATIONS THEREUNDER.

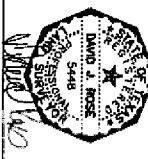
3. THE SURVEYOR HAS CONDUCTED THIS SURVEY IN ACCORDANCE WITH THE SURVEY ACT AND REGULATIONS THEREUNDER. SHE HAS BEEN PROVIDED WITH ALL NECESSARY RECORDS AND INFORMATION AND HAS CONDUCTED THIS SURVEY IN ACCORDANCE WITH THE SURVEY ACT AND REGULATIONS THEREUNDER.

PROLINE SURVEYING LTD

1100 10th Street NW
 Calgary, Alberta T2N 1V4
 Phone: 403-243-1148
 Email: info@proline.ca

SYMBOL	DESCRIPTION
(Symbol)	BOUNDARY LINE
(Symbol)	ADJACENT OWNERS
(Symbol)	MONUMENT
(Symbol)	STAKE
(Symbol)	CONCRETE

This survey is hereby
 executed and approved.
 Purchaser
 Purchaser
 Date



Updated: 3-26-2024
 2024-12-2024



December 30, 2025

Sandra Ma
City Secretary
City of Dalworthington Gardens
2600 Roosevelt Drive
Dalworthington Gardens, TX 76016

RE: Initial Final Plat Submittal Review
3312 Sunset Lane
KHA No. 068302517

Dear Sandra:

We have completed our review of the initial submittal of the Final Plat for the above-mentioned project.

The property lies within the corporate boundary of the City of Dalworthington Gardens.

We recommend denial of the final plat as submitted.

We offer the following comments which are based on the requirements outlined in the City of Dalworthington Gardens Code of Ordinances:

- 1) Add a note stating the benchmarks used.
- 2) Show the easement linework for the "Easement Agreement for Concrete Pad (Inst. No. D224057655, DRTCT)".
- 3) Provide a separate line for each property owner and two notary blocks for the Deed Restriction Certification Statement.

Modifications to the documents may result in additional comments not noted in this letter.

Please remember that the adequacy of the design work reflected in the plans reviewed and the responsibility to adhere to all applicable ordinances and codes remains with the design engineer.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in blue ink that reads "Brandon Bell, P.E." in a cursive style.

Brandon Bell, P.E.



PLAT Application

CITY OF DALWORTHINGTON GARDENS

2600 Roosevelt
TEL. 817-274-7368 FAX 817-265-4401
www.cityofdwg.net

Replat Amending Plat Preliminary Plat Final Plat

Applicant's Name: KARLA & GABRIEL SECHERE

Address: 3312 SUNSET LANE, DALWORTHINGTON GARDENS, TEXAS, 76016

Applicant Contact Number: 817-975-9104

Applicant Email: KARLA.SECHERE@gmail.com

Surveyor: JOYCE STANTON, DI SCIULLO-TERRY, STANTON & ASSOCIATES, INC

Address: 908 W. MAIN STREET, ARLINGTON, TX 817-275-3361, jstanton@dterry.com

I have purchased or have access to the City of Dalworthington Gardens Subdivision Ordinance which specifies requirements for plat submissions.

Yes No

The attached submission complies with all applicable requirements of the City Subdivision Ordinance.

Yes No

Karla Sechere
Signature

Date

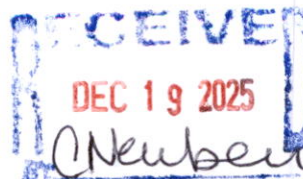
For Office Use Only

Fee: 1038 (\$38 adm) Date Paid: 12/19/2025 Receipt # CK 281382

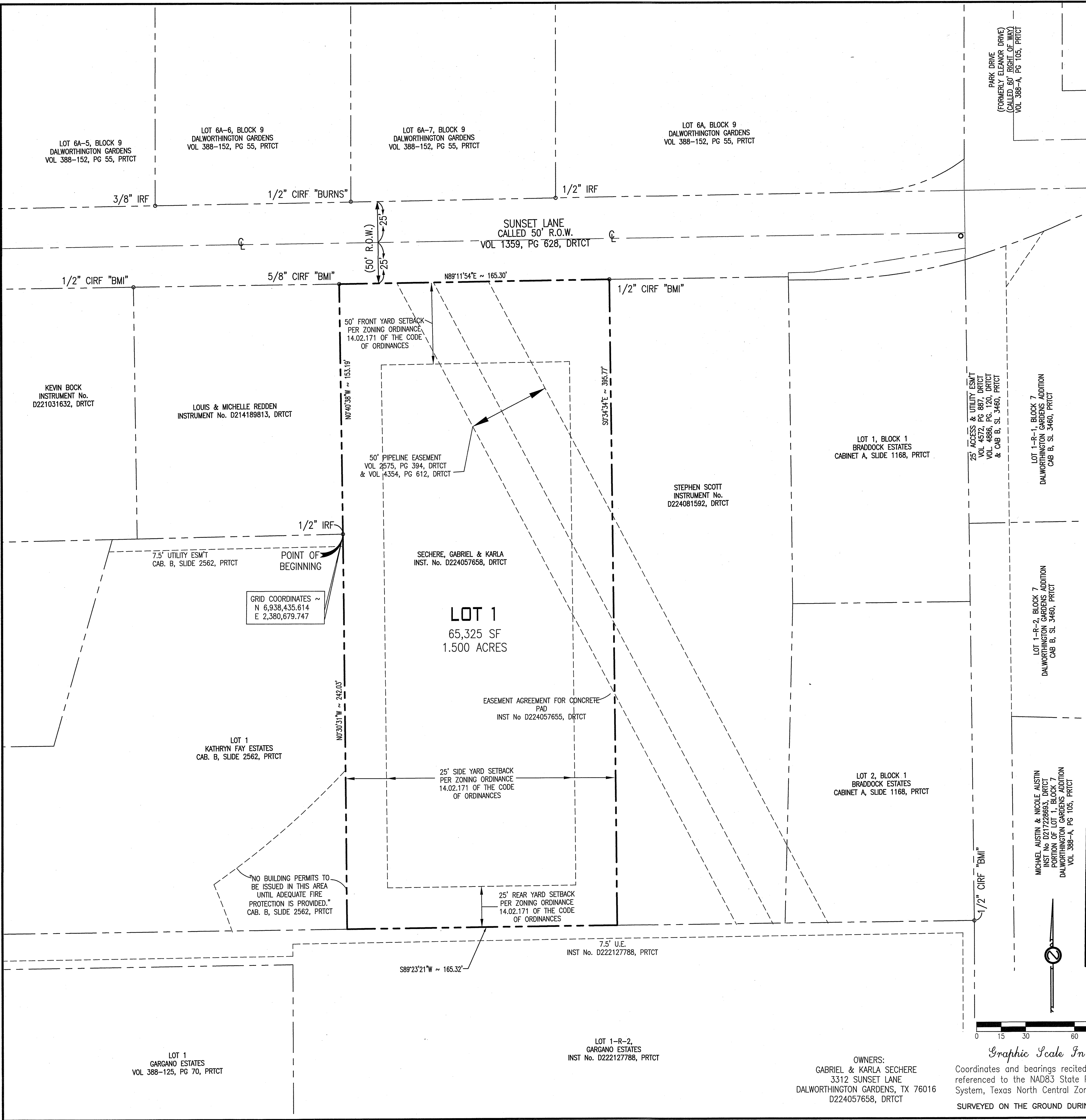
P & Z Scheduled: 1/08/26 Public Hearing Published: 12/19/2025

Council Scheduled: 1/15/26 Public Hearing Published: 12/19/25

Pro-Rata Paid: \$ _____ Date: _____



Z:\DALWORTHINGTON GARDENS - 3312 SUNSET LANE\SUNSET IN FINAL PLAT.dwg, 12/18/2025 1:53:32 PM, 1:1



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, We, Gabriel and Karla Sechere, are all of the owners of a tract of land situated in the L. Randall Survey, Abstract No. 1311, County of Tarrant, according to the deed recorded in Instrument Number D224057658, Deed Records of Tarrant County Texas (DRTCT) and more particularly described as follows:

BEGINNING at 1/2" iron rod found in the west line of subject tract, at the northeast corner of Lot 1, Kathryn Fay Estates, an addition to the City of Dalworthington Gardens, Tarrant County, Texas as shown on plat recorded in Cabinet B, Slide 2562, Plat Records of Tarrant County, Texas (PRTCT), also being the southeast corner of a tract of land conveyed to Louis and Michelle Redden, as recorded in Instrument Number D214189813, DRTCT;

THENCE North 00°40'38" West, with the common line of subject tract and Redden tract, a distance of 153.19 feet to a 5/8 inch iron rod found with a plastic cap stamped "BMI", said iron rod in the south right of way line of Sunset Lane (a called 50 foot right of way) as described in Volume 1359, Page 628, DRTCT, for corner;

THENCE North 89°11'54" East, with the south right of way line of said Sunset Lane, a distance of 165.30 feet, to a 1/2 inch iron rod found with a plastic cap stamped "BMI", for corner;

THENCE South 00°34'34" East, departing the south right of way line of said Sunset Lane, a distance of 395.77 feet to a point in the north line of Lot 1-R-2, Gargano Estates, an addition to the City of Dalworthington Gardens, Tarrant County, Texas, as recorded in Instrument Number D222127788, PRTCT, for corner;

THENCE South 89°23'21" West, with the common line of subject tract and said Lot 1-R-2, Gargano Estates, a distance of 165.32 feet to a point, said point at the southeast corner of the aforementioned Lot 1, Kathryn Fay Estates, for corner;

THENCE North 00°30'31" West, with the common line of subject tract and said Kathryn Fay Estates, a distance of 242.03 feet, to the POINT OF BEGINNING, containing 1.500 acres (65,325 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT we, Gabriel and Karla Sechere being all of the owners, do hereby adopt this plat designating the hereinabove-described property as LOT 1, SECHERE ADDITION, an Addition to the City of Dalworthington Gardens, Tarrant County, Texas and we do hereby dedicate to the public's use the easements shown thereon.

WITNESS our hands this ____ day of _____, 2026.

Gabriel Sechere
Karla Sechere

STATE OF TEXAS
COUNTY OF TARRANT

This instrument was acknowledged before me on the ____ day of _____, 2026, by Gabriel Sechere.

Notary Public, for the State Of Texas
Notary Name: _____
My Commission Expires: _____

STATE OF TEXAS
COUNTY OF TARRANT

This instrument was acknowledged before me on the ____ day of _____, 2026, by Karla Sechere.

Notary Public, for the State Of Texas
Notary Name: _____
My Commission Expires: _____

SURVEYOR'S CERTIFICATE

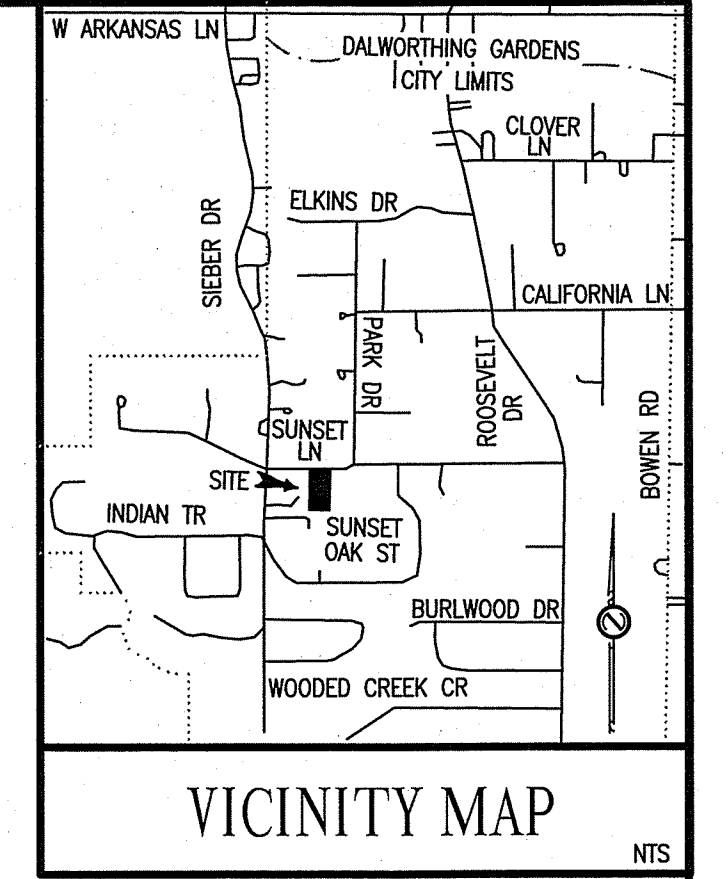
THIS IS to certify that I, Joyce P. Stanton, a Registered Professional Licensed Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground; and that all lot corners, angle points, and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

PRELIMINARY! NOT TO BE FILED FOR ANY REASON. RELEASED FOR REVIEW ONLY 12-19-2025.

Joyce P. Stanton, PE, RPLS
Texas Registration No. 6173

CITY APPROVAL STATEMENT
APPROVED:
City Council, City of Dalworthington Gardens

(Date)
By: _____
(Mayor)



LEGEND

IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
CIRS	CAPPED 1/2" IRON ROD SET
	STAMPED "DTS 8172753361"
IPF	IRON PIPE FOUND
ESMT	EASEMENT
PRTCT	PLAT RECORDS OF TARRANT COUNTY, TEXAS
DRTCT	DEED RECORDS OF TARRANT COUNTY, TEXAS
VOL	VOLUME
PG	PAGE
CAB	CABINET
SL	SLIDE

- NOTES:
- SUBJECT TRACT IS ZONED SINGLE FAMILY (SF)
 - THE MAXIMUM BUILDING COVERAGE OF THE LOT SHALL BE 25%.
 - THE MAXIMUM IMPERVIOUS COVERAGE OF THE LOT SHALL BE 40%.
 - THE REQUIRED SETBACKS TO COMPLY WITH THE CURRENT ZONING ARE SHOWN HEREON.

DEED RESTRICTION CERTIFICATION STATEMENT
I hereby certify that the area of this plat does not include any lots of a prior subdivision limited by deed restriction to residential use for not more than two residential units per lot.

Owners: Gabriel and Karla Sechere

SWORN TO AND SUBSCRIBED before me this ____ day of _____, 2026.

Notary Public, State of Texas

Notary name (printed): _____

My commission expires: _____

1 LOT

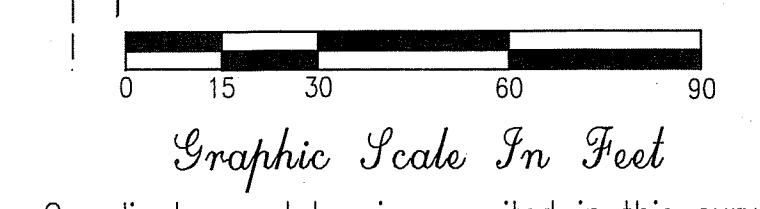
This is a plat of previously unplatted property.

1.500 ACRE TRACT
FINAL PLAT
LOT 1
SECHERE ADDITION

BEING A PLAT OF A TRACT OF LAND CONVEYED TO GABRIEL AND KARLA SECHERE AS RECORDED IN INSTRUMENT NUMBER D224057658, DEED RECORDS OF TARRANT COUNTY, TEXAS IN THE LEONARD RANDALL SURVEY, ABSTRACT NO. 1311.

DALWORTHINGTON GARDENS, TARRANT COUNTY, TEXAS
DATE: DECEMBER 2025 SCALE: 1" = 30' FILE: Z:\DALWORTHINGTON GARDENS 3312 SUNSET

DISCIULLO-TERRY, STANTON & ASSOCIATES, INC.
ENGINEERING AND SURVEYING
908 WEST MAIN STREET * ARLINGTON, TEXAS 76013
TELEPHONE: 817-275-3361 * FAX: 817-275-8920
ESTABLISHED 1953 * FIRM No. E-615 & S-100049-00
EMAIL: jstanton@dterry.com



OWNERS:
GABRIEL & KARLA SECHERE
3312 SUNSET LANE
DALWORTHINGTON GARDENS, TX 76016
D224057658, DRTCT

Coordinates and bearings recited in this survey are referenced to the NAD83 State Plane Coordinate System, Texas North Central Zone 4202.

SURVEYED ON THE GROUND DURING OCTOBER 2025



CITY OF DALWORTHINGTON GARDENS

NOTICE OF PUBLIC HEARINGS

Re: FINAL Plat Application for 3312 Sunset Lane

To Property Owners within 200' of 3312 Sunset Lane Dalworthington Gardens, Tarrant County, Texas

Notice is hereby given that the Dalworthington Gardens Planning and Zoning Commission will hold a public hearing on January 8, 2026 at 6:00 p.m. and the Dalworthington Gardens City Council will hold a public hearing on January 15, 2026 at 7:00 p.m., both to be held in the City Hall Council Chambers, 2600 Roosevelt Drive, Dalworthington Gardens, Texas to consider the following:

An application from Karla and Gabriel Sechere was received for a final plat in accordance with Subdivision Regulation Ordinance Section 10.02.091.

This notice has been sent to all owners of real property within 200 feet of the request as such ownership appears on the last approved city tax roll. All interested persons are encouraged to attend the public hearing and express their opinions on the amendment. If you are unable to attend but wish to have your opinions made part of the public record, please mail your opinions to the address below prior to the public hearing. Please include your name, address, and property description on all correspondence.

COMMENTS:

I AM IN FAVOR: _____ I HAVE NO OBJECTIONS: _____ I HAVE OBJECTIONS: _____

(PRINTED NAME)

(SIGNATURE)

(ADDRESS)

(CITY, STATE, ZIP)

MAIL TO:
CITY OF DALWORTHINGTON GARDENS
CITY ADMINISTRATOR
2600 ROOSEVELT DRIVE
DALWORTHINGTON GARDENS, TX 76016

For questions: 817-385-6454 or sandra@cityofdmg.net

COMMERCIAL RECORDER PROOF

EMAIL ADDRESS: recorder@flash.net

Deadline for submitting legal notices is 11:00 (am) the business day before

PUBLIC NOTICE

PUBLIC NOTICE

PUBLIC NOTICE

PUBLIC NOTICE

PUBLIC NOTICE

PUBLIC NOTICE

PUBLIC NOTICE

PUBLIC NOTICE

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Public Hearing Notices

Notice is hereby given that the City of Dalworthington Gardens Planning and Zoning Commission will hold a public hearing on January 8, 2026 at 6:00 p.m. and the Dalworthington Gardens City Council will hold a public hearing on January 15, 2026 at 7:00 p.m., both to be held in the City Hall Council Chambers, 2600 Roosevelt Drive, Dalworthington Gardens, Texas to consider the following:

* Application by Karla and Gabriel Sechere for a final plat accordance with Subdivision Regulation Ordinance Section 10.02.091 a tract of land recorded in instrument Number D224057658, Deed of Tarrant County, Texas in the Leonard Randall Survey, Abstract No. 1311, 1.5 acres of land located in the City of Dalworthington Gardens, Tarrant County, Texas, and locally known as 3312 Sunset Lane.

_____ 12:22