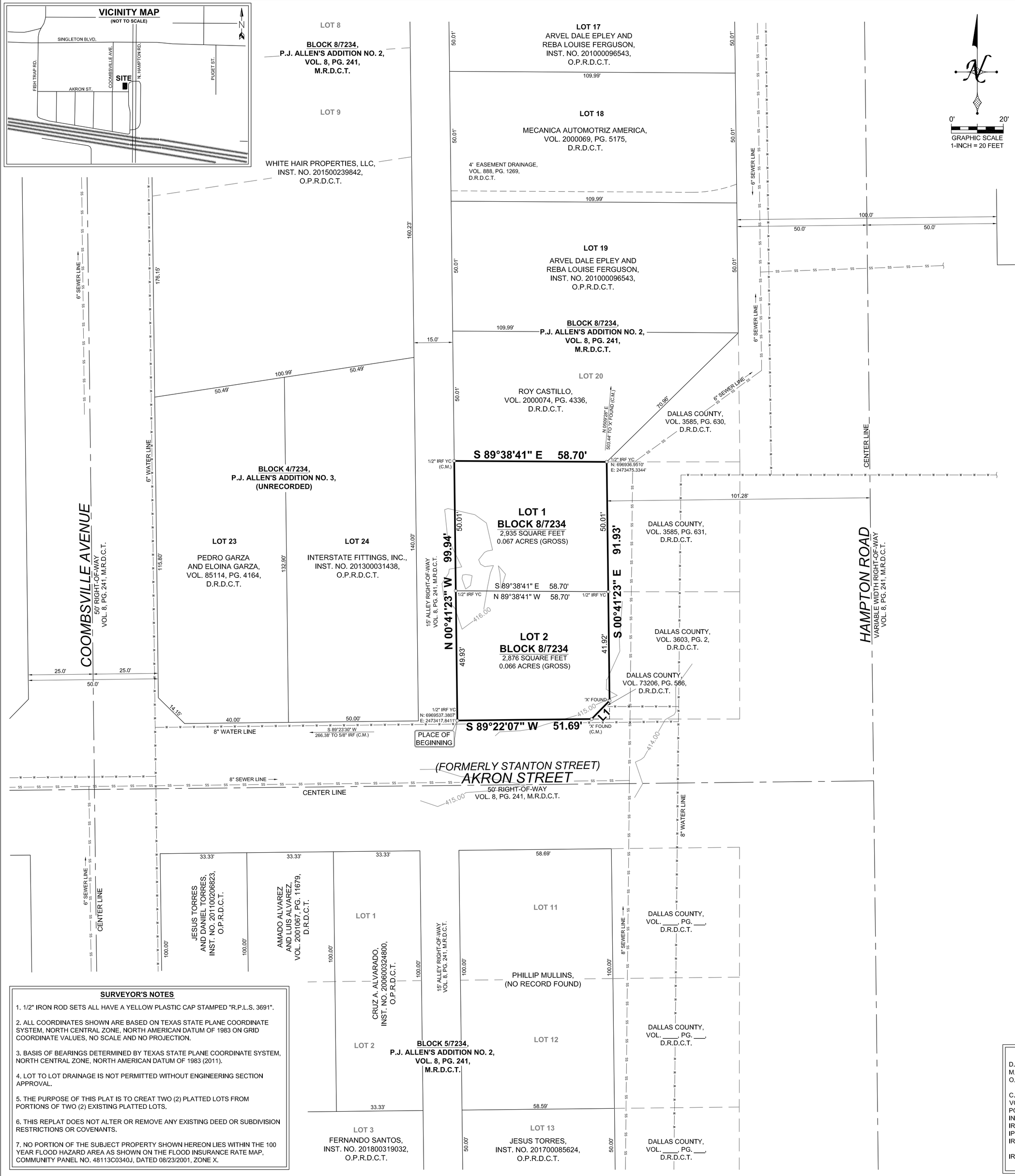

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Fitos Investments Group LLC, does hereby adopt this plat, designating the herein described property as: **LOTS 1 AND 2, BLOCK 8/7234, AKRON FITOS ADDITION**, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forevever 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 systems 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 _____, Texas, This _____ day of
_____, 20___.

_____
Name:
Title: Owner

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 _____, 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 therein expressed and in the capacity therein stated.

Witness my hand at _____, Texas, This _____ day of
_____, 20___.

_____
Notary Public in and for the State of Texas
My commission expires:

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS
WHEREAS Fitos Investments Group LLC, are the sole owners of a tract of land located in the L.G. COOMBS SURVEY, Abstract No. 289, City of Dallas, Dallas County, Texas, being part of Lots 21 and 22, Block 8/7234, of P.J. Allen No. 2, an addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 8, Page 241, Map Records, Dallas County, Texas, and being the same tract of land described in General Warranty Deed to Fitos Investments Group LLC, recorded In Instrument No. 202200235930, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

Beginning at a 1/2 inch iron rod with a yellow plastic cap stamped "RHODES" found at the intersection of the North line of Akron Street, with the East line of a 15 foot alley right-of-way, and being the Southwest corner of said Lot 22, Block 8/7234;

Thence North 00 degrees 41 minutes 23 seconds West, along said East line, a distance of 99.94 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RHODES" found at the Northwest corner of said Lot 21, same being the Southwest corner of Lot 20, Block 8/7234 and a tract of land described in deed to Roy Castillo, recorded in Volume 2000074, Page 4336, Deed Records, Dallas County, Texas;

Thence South 89 degrees 38 minutes 41 seconds East, a distance of 58.70 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RHODES" found in the West line of Hampton Road, at the Southeast corner of said Castillo tract, same being the Northeast corner of said Fitos Investments Group LLC tract;

Thence South 00 degrees 41 minutes 23 seconds East, along said West line, a distance of 91.93 feet to an 'X' found at the North corner of a corner clip of the intersection of said West line with said North line of Akron Street;

Thence South 44 degrees 20 minutes 22 seconds West, a distance of 9.89 feet to an 'X' found in the said North line of Akron Street, at the South corner of said corner clip;;

Thence 89 degrees 22 minutes 07 seconds West, along said North line, a distance of 51.69 feet to the PLACE OF BEGINNING and containing 5,811 square feet or 0.133 of an acre of land.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS
That I, Barry S. Rhodes, 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 this Signed Final Plat.

WITNESS MY HAND AT _____, TEXAS this the _____ day of _____, 20__.

PRELIMINARY / NOT FOR RECORDING PURPOSES

Barry S. Rhodes
Registered Professional Land Surveyor R.P.L.S. No. 3691

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 Barry S. Rhodes, R.P.L.S. 3691, State of Texas, 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 therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20__.

_____
Notary Public in and for the State of Texas
My commission expires:

SURVEYOR'S NOTES

1. 1/2" IRON ROD SETS ALL HAVE A YELLOW PLASTIC CAP STAMPED "R.P.L.S. 3691".

2. ALL COORDINATES SHOWN ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

3. BASIS OF BEARINGS DETERMINED BY TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).

4. LOT TO LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.

5. THE PURPOSE OF THIS PLAT IS TO CREAT TWO (2) PLATTED LOTS FROM PORTIONS OF TWO (2) EXISTING PLATTED LOTS.

6. THIS REPLAT DOES NOT ALTER OR REMOVE ANY EXISTING DEED OR SUBDIVISION RESTRICTIONS OR COVENANTS.

7. NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE 100 YEAR FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48113C0340J, DATED 08/23/2001, ZONE X.

LINE TABLE		
LINE	LENGTH	BEARING
L1	9.89'	S 44°20'22" W

LEGEND

D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
C.M.	CONTROLLING MONUMENT
VOL.	VOLUME
PG.	PAGE
INST. NO.	INSTRUMENT NUMBER
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
IRS	IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "RPLS 3691"
IRF YC	IRON ROD FOUND WITH A YELLOW PLASTIC CAP STAMPED "RHODES"

PROPERTY ADDRESS: 2803 NORTH HAMPTON ROAD, DALLAS, TEXAS 75212
OWNER: *FITOS INVESTMENTS GROUP LLC*
ADDRESS: *8514 WOODED TRL, DALLAS, TX 75249*
PHONE: 214-331-5758

BURNS SURVEYING
PROFESSIONAL LAND SURVEYORS
OFFICE: 1529 EAST INTERSTATE 30, GARLAND, TX 75043
SURVEYOR: BARRY S. RHODES - RPLS NO. 3691
FIRM NO. 10194366
WEBSITE: WWW.BURNSSURVEY.COM
PHONE: (214) 326-1090

JOB NO.: 202206196-02 PREPARATION DATE: 03/08/2023 DRAWN BY: TD

PRELIMINARY PLAT
LOTS 1 AND 2, BLOCK 8/7234,
AKRON FITOS ADDITION,

BEING A REPLAT OF LOTS 21 AND 22, BLOCK 8/7234,
OF P.J. ALLEN'S ADDITION NO. 2,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
L.G. COOMBS SURVEY, ABSTRACT NO. 289
CITY PLAN FILE NO. S223-122
ENGINEERING FILE NO. ____-_____