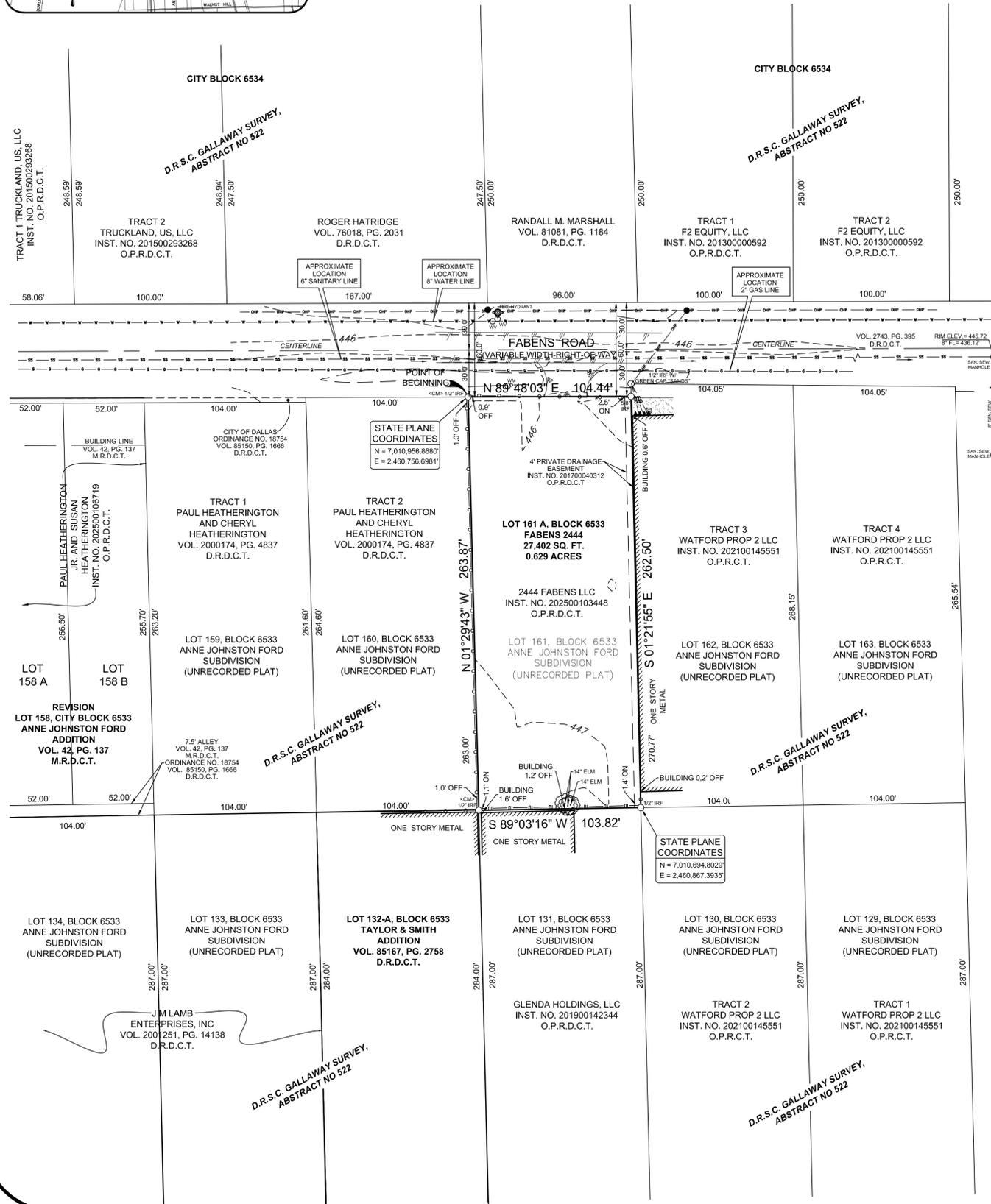
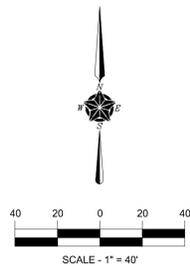
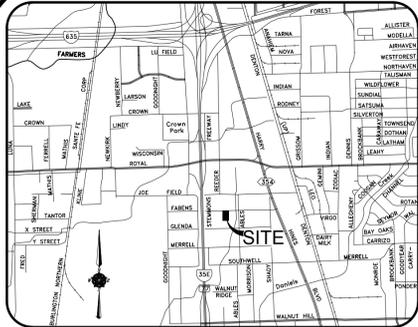


VICINITY MAP - NOT TO SCALE



PLACE COUNTY
 RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, Tony Shiddi, Chairperson or Brent Rubin, Vice Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the _____ day of _____, A.D. 20____ and same was duly approved on the _____ day of _____, A.D. 20____ by said Commission.

Chairperson or Vice Chairperson
 City Plan Commission
 Dallas, Texas

Attest: _____
 Secretary

SURVEYOR
TEXAS HERITAGE
 SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243
 Office 214-340-9700 Fax 214-340-9710
 txheritage.com
 Firm #10169300

OWNER
 2444 FABENS LLC
 9424 MEADOWBROOK DRIVE
 DALLAS, TEXAS 75220
 ATTN: KAREN ROUSSOS

PRELIMINARY PLAT
FABENS 2444
LOT 161 A, BLOCK 6533
 REPLAT OF LOT 161, BLOCK 6533
 ANN JOHNSTON FORD SUBDIVISION (UNRECORDED)
 D.R.S.C. GALLOWAY SURVEY, ABSTRACT NO. 522
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. PLAT-25-000037 & S245-202

DATE: 07/03/2025 / JOB # 2501094-1 / SCALE - 1" = 40' / JAM