

OWNER'S CERTIFICATE

STATE OF TEXAS

COUNTY OF DALLAS

WHEREAS, 2444 FABENS LLC, is the owner of a 0.629 acre tract of land in the City Block 6533 situated in the D.R.S.C. Gallaway Survey, Abstract No. 522, City of Dallas, Dallas County, Texas, also being Lot 161, Block 6533 of Anne Johnston Ford Subdivision, an unrecorded plat in the City of Dallas, Dallas County, Texas, same being that same tract of land described in Special Warranty Deed to 2444 Fabens LLC, recorded in Instrument Number 202500103448, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a 1/2 inch iron rod found for the northeast corner of that certain tract of land described as Tract 2 in Warranty Deed with Vendor's Lien to Paul Heatherington and Cheryl Heatherington recorded in Volume 2000174, Page 4837, Deed Records, Dallas County, Texas, also being the northwest corner of said 2444 Fabens LLC tract, lying on the south right-of-way line of Fabens Road (variable width right-of-way);

THENCE North 89 degrees 48 minutes 03 seconds East, along the said right-of-way line of Fabens Road, a distance of 104.44 feet to a 5/8 inch iron rod found for the northeast corner of said 2444 Fabens LLC tract, lying on the west line of that certain tract of land described as Tract 3 in Special Warranty Deed with Vendor's Lien to Watford Prop 2 LLC, recorded in Instrument Number 202100145551, Official Public Records, Dallas County, Texas;

THENCE South 01 degrees 21 minutes 55 seconds East, departing the said south right-of-way line of Fabens Road, along the west line of said Tract 3 of Watford Prop 2 LLC, a distance of 262.50 feet to a 1/2 inch iron rod found for the southwest corner of said Tract 3 of Watford Prop 2 LLC, also being the northwest corner of Tract 2 of said Watford Prop 2 LLC, and also being the northeast corner of that certain tract of land described in Special Warranty Deed with Vendor's Lien to Glenda Holdings, LLC recorded in Instrument Number 201900142344, Official Public Records, Dallas County, Texas;

THENCE South 89 degrees 03 minutes 16 seconds West, along the north line of said Glenda Holdings tract, a distance of 103.82 feet to a 1/2 inch iron rod found for the northwest corner of said Glenda Holdings tract, said point also being the northeast corner of Lot 132-A, Block 6533 of Taylor & Smith Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 85167, Page 2758, Deed Records, Dallas County, Texas, and being the southeast corner of said Tract 2 to Paul Heatherington and Cheryl Heatherington;

THENCE North 01 degrees 29 minutes 43 seconds West, along the east line of said Tract 2 to Paul Heatherington and Cheryl Heatherington, a distance of 263.87 feet to the POINT OF BEGINNING and containing 27,402 square feet or 0.629 acres of land more or less.

SURVEYOR'S STATEMENT

I, J.R. JANUARY, 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 ______, 2025.

Preliminary, this document shall not be recorded for any purposes and shall not be used or viewed or relied upon as a final survey document. (07/07/2025)

J.R. JANUARY

Texas Registered Professional Land Surveyor No. 5382

STATE OF TEXAS **COUNTY OF DALLAS**

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared J.R. JANUARY, 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

Notary Public in and for the State of Texas

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That 2444 FABENS LLC, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **FABENS 2444** 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 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 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).

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Dallas, Texas.

WITNESS MY HAND THIS DAY OF 2444 FABENS LLC,	, 2025.
By: Karen Roussos - Member	

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Karen Roussos, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she 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
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Notary Public in and for the State of Texas

STATE OF TEXAS

COUNTY OF DALLAS

CERTIFICATE OF APPROVAL I, Tony Shidid, Chairperson or Brent Rubin, Vice Chairperso 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 Dalla on the day of A.D. 20 and same was duly approved on the day A.D. 20 by said Commission City Plan Commission Dallas, Texas		PLACE	_	O O 1 1	1 1	
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SURVEYOR TEXAS HERITAGE OWNER 2444 FABENS LLC SURVEYING, LLC 9424 MEADOWBROOK DRIVE DALLAS, TEXAS 75220 ATTN: KAREN ROUSSOS

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

PRELIMINARY PLAT **FABENS 2444 LOT 161 A, BLOCK 6533**

REPLAT OF LOT 161, BLOCK 6533 ANN JOHNSTON FORD SUBDIVISION (UNRECORDED) D.R.S.C. GALLAWAY SURVEY, ABSTRACT NO. 522 CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY PLAN FILE NO. <u>PLAT-25-000037 & S245-202</u>

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