

VICINITY MAP  
(NOT TO SCALE)

**LEGEND**

- BOUNDARY/LOT CORNER
- EASEMENT CORNER
- ▣ A/C UNIT
- ⊕ LIGHT POLE
- ⊕ TRAFFIC LIGHT POLE
- ⊕ POWER POLE
- ⊕ POWER POLE w/ LIGHT
- ⊕ POWER POLE w/ XFORMER
- ⊕ POWER POLE w/ METER BOX
- ⊕ ELECTRIC BOX
- ⊕ GUY WIRE
- ⊕ ELECTRIC TRANSFORMER
- ⊕ ELECTRIC MANHOLE
- ⊕ ELECTRIC VAULT
- ⊕ GAS METER
- ⊕ GAS MANHOLE
- ⊕ GAS VALVE
- ⊕ GAS MARKER
- ⊕ WASTEWATER MANHOLE
- ⊕ WASTEWATER CLEANOUT
- ⊕ ELECTRIC TRANSFORMER
- ⊕ STORM DRAIN MANHOLE
- ⊕ TELECOMMUNICATION MANHOLE
- ⊕ TELECOMMUNICATION MARKER
- ⊕ TELECOMMUNICATION PEDESTAL
- ⊕ FIRE HYDRANT
- ⊕ WATER METER
- ⊕ WATER VALVE
- ⊕ WATER MANHOLE
- ⊕ WATER IRRIGATION BOX
- ⊕ WATER MARKER
- ⊕ MAILBOX
- ⊕ BOLLARD
- ⊕ SIGN
- ⊕ MONITORING WELL
- ⊕ UNKNOWN MANHOLE
- ⊕ UNKNOWN VAULT
- TREE

**ABBREVIATIONS**

- |               |  |
|---------------|--|
| INST. NO.     | INSTRUMENT NUMBER  |
| M.R.D.C.T.    | MAP RECORDS, DALLAS COUNTY, TEXAS  |
| D.R.D.C.T.    | DEED RECORDS, DALLAS COUNTY, TEXAS   |
| O.P.R.D.C.T.  | OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS                                      |
| VOL.          | VOLUME   |
| PG.           | PAGE   |
| (XX' XX' XX") | RECORD BEARING   |
| (XX.XX)       | RECORD DISTANCE  |
| P.O.B.        | POINT OF BEGINNING   |
| (C.M.)        | CONTROLLING MONUMENT   |
| ADS           | 1/2" IRON ROD SET W/ 3-1/4" ALUMINUM DISC STAMPED "URBAN STRATEGY" "10194610" "FA" |
| IRF           | IRON ROD FOUND   |
| IPF           | IRON PIPE FOUND  |
| IRFC          | IRON ROD FOUND CAPPED  |
| ESMT          | EASEMENT   |
| FFE           | FINISHED FLOOR ELEVATION   |
| ELEV.         | ELEVATION  |

**LINETYPES**

- |     |                           |
|-----|---------------------------|
| --- | STREET CENTERLINE         |
| --- | ASPHALT                   |
| --- | OVERHEAD ELECTRIC LINE    |
| --- | UNDERGROUND ELECTRIC LINE |
| --- | WASTEWATER LINE           |
| --- | STORM-DRAIN LINE          |
| --- | WATER LINE                |
| --- | GAS LINE                  |
| --- | TELECOMMUNICATION LINE    |
| --- | WROUGHT-IRON FENCE        |
| --- | CHAINLINK FENCE           |
| --- | WOOD FENCE                |
| --- | BUILDING                  |

**SURVEYOR'S STATEMENT**

I, David A. Minton, 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.

dated this the \_\_\_\_ day of \_\_\_\_, 2024.

David A. Minton  
Texas Registered Professional Land Surveyor No. 6233

STATE OF TEXAS §  
COUNTY OF DALLAS §

Before me, the undersigned authority on this day personally appeared David A. Minton, 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 in the capacity therein stated.

given under my hand and seal of office on this \_\_\_\_ day of \_\_\_\_, 2024

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

**GENERAL NOTES**

- BASIS OF BEARING IS STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.
- VERTICAL DATUM IS NAVD88 GEOID12B, AS DERIVED BY GNSS FROM THE TRIMBLE RTK NETWORK.
- NOT ALL LOT LINES OUTSIDE OF THE BOUNDARY OF THE SUBJECT PROPERTY SHOW HEREON HAVE BEEN SURVEYED AND ARE SHOWN AS GRAPHICAL DEPICTION BASED ON RECORDED INFORMATION AND TAX MAPS.
- LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
- EXISTING STRUCTURE TO REMAIN.

PLAT PURPOSE:  
THE PURPOSE OF THIS PLAT IS TO CREATE ONE PLATTED LOT OUT OF TWO EXISTING PLATTED LOTS.

**OWNER'S CERTIFICATE**

STATE OF TEXAS §  
COUNTY OF DALLAS §

WHEREAS, VLR Fabens, LP, is the owner of a 50,684 square foot or 1.164 acre tract of land situated in the Dave RSC Galloway survey, Abstract Number 522, City of Dallas, Dallas County, Texas, being all of Lots 169 and Lot 170, Block 6526 of Anne Johnston Ford Addition, an unrecorded plat to the City of Dallas, Texas, being that tract of land described to said VLR Fabens, LP, by Special Warranty Deed recorded in Instrument Number 202300025390, Official Public Records of Dallas County Texas (O.P.R.D.C.T.), and being more particularly described as follows:

**BEGINNING** at a 5/8-inch iron rod found with cap stamped "RPLS 4918" for the northeast corner of Lot 168D, Block 6526, Giant Sign Subdivision, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 95185, Page 4327, Deed Records Dallas County Texas, (D.R.D.C.T.), and being in the south Right-of-Way (R.O.W.) line of Fabens Road, (a 50 foot R.O.W.);

**THENCE** North 89 degrees 54 minutes 48 seconds East, with the south R.O.W. line of said Fabens Road, a distance of 212.47 feet to a 1/2 inch iron rod with 3-1/4 inch aluminum disc stamped "Urban Strategy" "10194610" and "FA" set for the northeast corner of that tract of land described to Sasan Hemati, by deed recorded in Instrument Number 200503548887, O.P.R.D.C.T., from which a 5/8 inch iron rod found for witness bears North 25 degrees 12 minutes 08 seconds West, a distance of 1.64 feet;

**THENCE** South 01 degrees 21 minutes 47 seconds East, with the west line of said Hemati tract, a distance of 235.38 feet to a 1/2 inch iron rod with 3-1/4 inch aluminum disc stamped "Urban Strategy" "10194610" and "FA" set for the southwest corner of said Hemati tract, and the northwest corner of a 7.5 foot Alley R.O.W., according to the plat recorded in Volume 18, Page 11, D.R.D.C.T., and also being the northeast corner of that tract of land described to The 1997 McGarth Trust "A", by deed recorded in Volume 98104, Page 5501, D.R.D.C.T.;

**THENCE** South 88 degrees 02 minutes 37 seconds West, with the north line of said 1997 McGarth Trust "A" tract, and the north line of that tract of land described to 11210 Ables Ln. Property LP, by deed recorded in Instrument Number 200503629860, O.P.R.D.C.T., at a distance of 212.01 feet to a 1/2 inch iron rod with 3-1/4 inch aluminum disc stamped "Urban Strategy" "10194610" and "FA" set for the northwest corner of said 11210 Ables Ln. Property LP tract, the northeast corner of a 7.5 foot Alley R.O.W. according to plat recorded in Volume 20, Page 235, Map Records, Dallas County, Texas, (M.R.D.C.T.), and the southeast corner of said Lot 168D Giant Sign Subdivision;

**THENCE** North 01 degrees 27 minutes 42 seconds West, with the east line of the said Lot 168D, Giant Sign Subdivision, a distance of 242.31 feet, to the **POINT OF BEGINNING** and containing 50,684 square feet or 1.164 acres of land.

**OWNER'S DEDICATION**

Now therefore, know all men by these presents:

That, **VLR Fabens, LP**, acting by and through its duly authorized agent, Seth Thatcher, does hereby adopt this plat, designating the herein described property as Preliminary plat minor Fabens Addition, 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.

Witness, my hand at Dallas, Texas, this the \_\_\_\_ day of \_\_\_\_, 2024.

Owner: VLR Fabens, LP, a Texas limited partnership

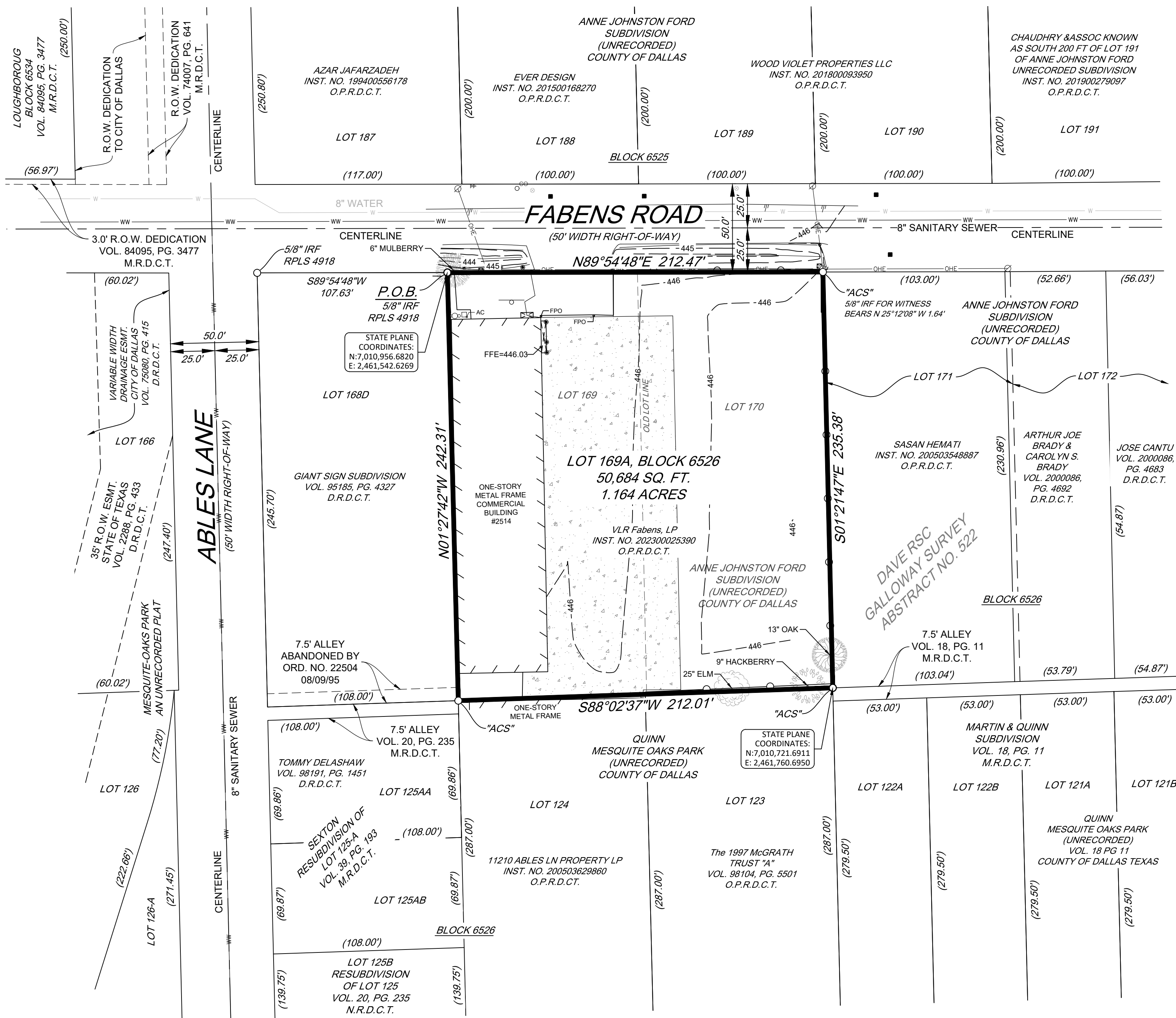
by: \_\_\_\_\_  
Seth Thatcher, President

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

Before me, the undersigned authority, a notary public in and for the said County and State, on this day personally appeared Seth Thatcher, 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 and as the act and deed therein stated.

Given under my hand and seal of office, this \_\_\_\_ day of \_\_\_\_, 2024.

Notary Public, in and for said State



**CERTIFICATE OF APPROVAL**

I, Tony Shiddi, 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 \_\_\_\_, 20\_\_\_\_, by said Commission

Chairperson  
City Plan Commission  
Dallas, Texas

Attest:

Secretary

**URBAN STRATEGY**  
1100 E. Campbell Road, Suite 210, Richardson, Texas 75081  
Firm Registration #10194/610, 214-396-2339  
www.urbanstrategy.us

**PRELIMINARY PLAT**

**LOT 169A, BLOCK 6526  
FABENS ADDITION**  
1.184 ACRES / 50,684 SQUARE FEET  
LOTS 169 & 170, BLOCK 6526,  
ANNE JOHNSTON FORD ADDITION  
AN UNRECORDED PLAT OUT OF THE  
DAVE RSC GALLOWAY SURVEY, ABSTRACT NO. 522  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S234-158  
ENGINEERING PLAN NO. XXX-\_\_\_\_

**CIVIL**  
URBAN STRATEGY  
4222 MAIN ST.  
DALLAS, TX 75226  
WWW.URBANSTRATEGY.US  
214-295-5775

**SURVEYOR**  
DAVID A. MINTON, RPLS  
TEXAS LICENSE NO 6233  
URBAN STRATEGY  
1100 E. CAMPBELL, STE 210  
214-396-2339  
DAVIDM@URBANSTRATEGY.US  
TBPLS FIRM NO. 10194610

**DEVELOPER**  
Pritchard Associates  
Contact: Kyle Nix  
2121 North Akard St., Suite 100  
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817-739-6925  
kyle@pritchardassociates.com

**OWNER**  
VLR Fabens, LP  
Contact: Seth Thatcher  
214-999-0060  
st@viceroynv.com