

[illegible]

(IN FEET)
1 inch = 40 ft.

[illegible][illegible]

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT".

BRIAN GALLIA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 55663

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 _____ 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 AND CONSIDERATIONS THEREIN EXPRESSED. THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED. THAT THE STATEMENTS IN THE FOREGOING CERTIFICATE ARE TRUE.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON _____

TEXAS LICENSED SURVEYING FIRM REGISTRATION NUMBER 10150300



O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 "CM" - CONTROLLING MONUMENT
 ⊗ 1/2" IRON ROD SET
 ○ 1/2" IRON ROD FOUND-IRF (UNLESS NOTED)
 — — — — — EASEMENT LINE

~BRIAN CALLIA & ASSOCIATES~
BC&A Land Surveying, Inc.
9011 STATE HIGHWAY 34 S, SUITE - C
QUINLAN, TEXAS, 75144
PHONE: (903) 447-0668
FAX: (903) 447-0931
www.bcqasurveying.com

OWNER
ZSP DEVELOPERS LLC.
2308 RAY HUBBARD WA
WHITE TEXAS 75098

ENGINEER
PLES LLC.
406 CAYMUS ST.
MEDFORD TEXAS 76060

STATE OF TEXAS:
COUNTY OF DALLAS:

WHERAS, 2SP DEVELOPERS LLC IS THE OWNER OF A TRACT OF LAND SITUATED IN THE GEORGETOWN SUBDIVISION, TRACT NO. 641, DALLAS COUNTY, TEXAS, AND IN THE CITY OF DALLAS, BEING A PORTION OF DALLAS CITY BLOCKS 5815, 5816, 5838, AND BEING A PORTION OF LOTS 3 & 4, KESTERBERG ADDITION, PLAT NO. 2, RECORDED IN VOLUME 7, PAGE 283, PLAT RECORDS, DALLAS COUNTY, TEXAS AND BEING KNOWN AS THAT TRACT OF LAND DESCRIBED IN DEED TO 2SP DEVELOPERS LLC, RECORDED IN DOCUMENT NO. 202200205158, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND BEING DESCRIBED BY MEETS AND BOUNDS AS FOLLOWS:

[illegible][illegible]

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS

[illegible]

THIS PLAN APPROVED SUBJECT TO ALL PLATING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF DALLAS, TEXAS.

WITNESS MY HAND THIS _____ DAY OF _____, 2025

2SP DEVELOPERS LLC

COUNTY OF DALLAS &

BEFORE ME, THE FOREGOING AUTHORITY, 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 PURPOSE AND CONSIDERATIONS 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 _____, 2025

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:

RECORDING LABEL HERE

_____, Longstanding Chairperson of Greent Krumm, 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**

Secretary

2SP TOWNHOME ADDITION

LOTS 1-13, BLOCK 5835 & 5836
BEING PART OF CITY BLOCK 5835 & 5836
THE CITY OF DALLAS, TEXAS SITUATED IN THE
GEORGE HASS SURVEY, ABSTRACT NO. 641
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S245-081