

STATE OF TEXAS: COUNTY OF DALLAS: OWNER'S CERTIFICATE

VICINITY

MAP

WHEREAS, 2SP DEVELOPERS LLC., IS THE OWNER OF A TRACT OF LAND SITUATED IN THE GEORGE HASS SURVEY, ABSTRACT NO. 641, DALLAS COUNTY, TEXAS AND IN THE CITY OF DALLAS, BEING A PORTION OF DALLAS CITY BLOCKS 5835 & 5836 AND BEING A PORTION OF LOTS 3 & 4, KESSLER DOWN 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. 202300205138, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT 1/2 INCH IRON ROD FOUND FOR CORNER AT THE INTERSECTION OF THE RECOGNIZED NORTHEAST RIGHT—OF—WAY LINE OF WADSWORTH STREET (50' R.O.W.) AND THE RECOGNIZED SOUTHEAST RIGHT—OF—WAY LINE OF E. LEDBETTER DRIVE (100' R.O.W.), SAID POINT BEING THE RECOGNIZED WEST CORNER OF SAID LOT 3 & SAID 2SP DEVELOPERS LLC. TRACT; THENCE NORTH 60 DEGREES 03 MINUTES 25 SECONDS EAST, ALONG THE RECOGNIZED SOUTHEAST RIGHT—OF—WAY LINE OF SAID E. LEDBETTER DRIVE, THE RECOGNIZED NORTHWEST LINES OF SAID BLOCKS 5835 & 5836 AND THE RECOGNIZED NORTHWEST LINE OF SAID 2SP DEVELOPERS LLC. TRACT, A DISTANCE OF 608.18 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE RECOGNIZED NORTH CORNER OF SAID 2SP DEVELOPERS LLC. TRACT AND THE APPARENT WEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO TJ MANAGEMENT GROUP, LLC, RECORDED IN DOCUMENT NO. 2007—0328051, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE NORTH 29 DEGREES 47 MINUTES 16 SECONDS WEST, ALONG THE RECOGNIZED NORTHEAST RIGHT—OF—WAY LINE OF SAID WADSWORTH DRIVE AND THE RECOGNIZED SOUTHWEST LINE OF SAID LOT 3 AND SAID 2SP DEVELOPERS LLC. TRACT, A DISTANCE OF 139.88 FEET TO THE PLACE OF BEGINNING AND CONTAINING 84,984.94 SQ. FT. OR 1.951 ACRES OF LAND.

DEDICATION

THAT, 2SP DEVELOPERS LLC., DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS 2SP TOWNHOME 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 DEDICATED FOR THE PURPOSE 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 MAPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED, RECONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN. SAID EASEMENTS USING OR DESIRING TO USE SAME. ALL, AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR ANY BUILDING, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY MAY ENDANGER OR INTERFER 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 OR EGRESS TO OR FROM AND UPON THE SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. (ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS OR EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS AND ANY MAINTENANCE OR SERVICE REQUIRED OR ORDINARILY PERFORMED BY THE UTILITY).

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

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 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.

COUNTY

duly approved on the A.D. 20 by sa by said Commission. day of