

OWNER'S CERTIFICATION

STATE OF TEXAS:
COUNTY OF DALLAS:

WHEREAS FESBOD LLC IS THE OWNER OF ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING IN THE WILLIAM E. SLOAN SURVEY, ABSTRACT NO. 1283, BEING LOT 8 OF BLOCK 20/6912 OF FIFTH SECTION "GLEN OAKS" ADDITION, AN ADDITION OF THE CITY OF DALLAS RECORDED IN VOLUME 30, PAGE 27, DEED RECORDS, DALLAS COUNTY, TEXAS, ALSO BEING THAT TRACT OF LAND CONVEYED TO FESBOD LLC BY GENERAL WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 202500022236 OF THE OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND AT THE INTERSECTION OF THE WESTERLY R.O.W. LINE OF WEEHAVEN DRIVE, A 50 FOOT WIDE R.O.W. ACCORDING TO VOLUME 30, PAGE 27 OF SAID DEED RECORDS, AND THE NORTHERLY R.O.W. LINE OF MISTY GLEN LANE, A 50 FOOT WIDE R.O.W. ACCORDING TO SAID VOLUME 30, PAGE 27, OF SAID DEED RECORDS, SAME BEING THE SOUTHEASTERLY CORNER OF SAID LOT 8;

THENCE S40°31'43"W, WITH SAID NORTHERLY R.O.W. LINE, SAME BEING THE SOUTHERLY LINE OF SAID LOT 8 A DISTANCE OF 64.44 FEET TO A 1/2 INCH IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 800.00 FEET, AN ARC LENGTH OF 64.45 FEET, A CENTRAL ANGLE OF 04°36'57" (CHORD BEARS S42°50'11"W AND IS 64.43 FEET IN LENGTH) TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHWESTERLY CORNER OF SAID LOT 8, SAME BEING THE SOUTHEASTERLY CORNER OF SAID LOT 9;

THENCE N75°48'08"W, DEPARTING THE LAST MENTIONED COMMON LINE AND WITH THE COMMON LINE OF SAID LOTS 8 AND 9, A DISTANCE OF 206.58 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTHEASTERLY CORNER OF SAID LOT 9, SAME BEING THE NORTHWESTERLY CORNER OF LOT 8, SAME ALSO BEING ALONG THE SOUTHERLY R.O.W. LINE OF A 15 FOOT WIDE CONCRETE ALLEY;

THENCE N47°00'43"E WITH THE SOUTHERLY LINE OF SAID ALLEY, SAME BEING THE NORTHERLY LINE OF SAID LOT 8 A DISTANCE OF 78.10 FEET TO A 1/2 INCH IRON ROD FOUND;

THENCE N42°36'43"E, CONTINUING THE LAST MENTIONED COMMON LINE, A DISTANCE OF 105.51 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTHEASTERLY CORNER OF SAID LOT 8, SAME BEING ALONG THE WESTERLY R.O.W. LINE OF THE AFOREMENTIONED WEEHAVEN DRIVE;

THENCE S75°50'17"E WITH SAID WESTERLY R.O.W. LINE SAME BEING THE EASTERLY LINE OF LOT 8, A DISTANCE OF 25.68 FEET TO A 1/2 INCH IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 250.00 FEET, AN ARC LENGTH OF 115.05 FEET, A CENTRAL ANGLE OF 26°22'00" (CHORD BEARS S62°39'17"E AND IS 114.03 FEET IN LENGTH), TO A 1/2 INCH IRON ROD FOUND;

THENCE S49°28'17"E CONTINUING, A DISTANCE OF 41.05 FEET TO THE POINT OF BEGINNING, AND CONTAINING 28,994 SQUARE FEET OR 0.6656 OF AN ACRE OF LAND WITHIN THE METES RECITED.

SURVEYOR'S STATEMENT

I, Seth Ephraim Osabutey, 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. 514-8.617 (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 _____, 2025.



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.

Seth Ephraim Osabutey
Texas Registered Professional Land Surveyor No. 6063

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this date personally appeared Seth Ephraim Osabutey, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for purpose and considerations herein expressed.

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

Notary Public for the State of Texas
My Commission expires _____

GENERAL NOTES

- The purpose of the plat is to create two lots from one lot.
- Bearings are based on the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, (2011)
- Lot-to-lot drainage is not permitted without Engineering Section approval.
- Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, FESBOD LLC does hereby adopt this plat, designating the herein described property as **ASHFEB ADDITION**, an addition to the City of Dallas, Dallas County, Texas, and does 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 growth 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, this the ____ day of _____, 2025

BY: _____
FESBOD LLC, OWNER

STATE OF TEXAS
COUNTY OF DALLAS

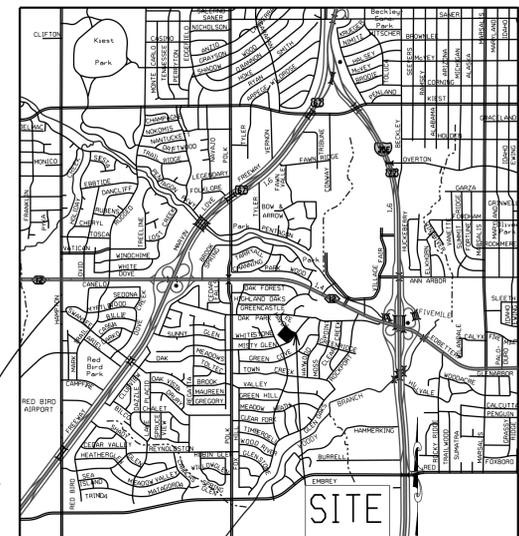
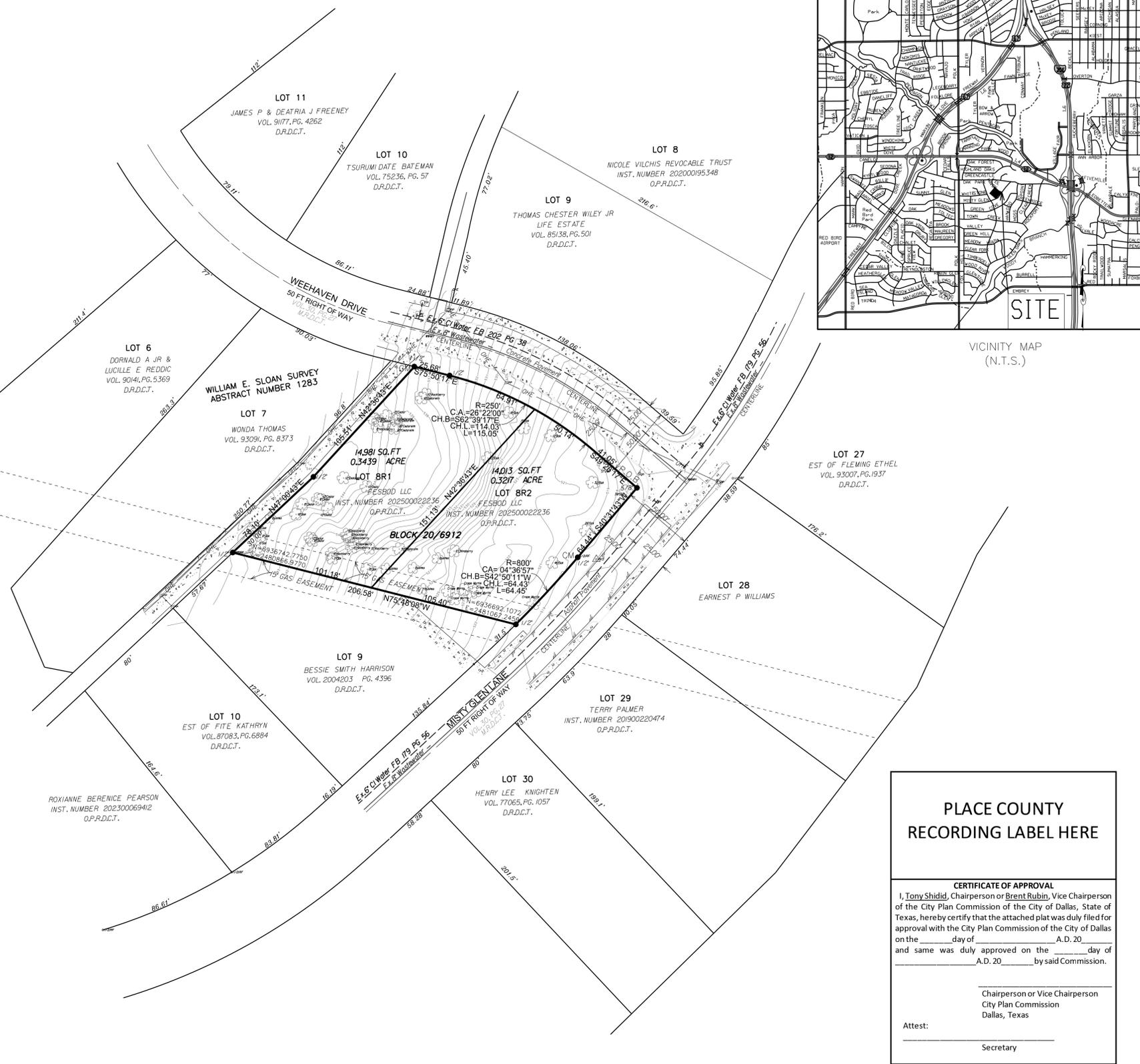
Before me, the undersigned authority, on this day personally appeared Corey Tiford, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purposes and consideration and under authority therein expressed.

GIVEN under my hand and seal of office this ____ day of _____, 2025.

Notary Public for and in the State of Texas
My Commission expires: _____

LEGEND

- Tree
- Iron Rod Found
- Sanitary Sewer Manhole
- Controlling Monument
- Water Valve
- Control Point
- Point of Beginning
- Right of Way
- Deed Records, Dallas County, Texas
- Official Public Records, Dallas County, Texas
- Volume, Page
- Instrument
- Square Feet
- Centerline
- Boundary line
- Lot Line
- Chainlink Fence
- Water Line
- Wastewater Line



VICINITY MAP
(N.T.S.)

**PLACE COUNTY
RECORDING LABEL HERE**

CERTIFICATE OF APPROVAL
I, Tony Shkidd, 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

**PRELIMINARY PLAT
LOT 8R1 & LOT 8R2 BLOCK 20/6912
ASHFEB ADDITION
REPLAT OF LOT 8,
BLOCK 20/6912
FIFTH SECTION
"GLEN OAKS"**

0.6656 ACRE / 28,993 SQ. FT.
WILLIAM E. SLOAN SURVEY,
ABSTRACT NO. 1283
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. 545-134

DRAWN BY: ED DATE: 03/26/25 SCALE: 1" = 40' SHEET 1 OF 1

SURVEYOR:
SETH EPHRAIM OSABUTEY
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ALLEN TX 75002
rplsgeodesist@gmail.com

OWNER:
FESBOD LLC
708 HERMAN DR
HURST, TEXAS 76054
PH. 202-400-5424