

VICINITY MAP  
NOT TO SCALE  
MAPSCO PAGE 22-H

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT FROM 2 LOTS.
2. BASIS OF BEARING: STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, (2011)
3. NO LOT TO LOT DRAINAGE WITHOUT ENGINEERING APPROVAL.
4. COORDINATES SHOWN HEREON REFERS TO TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

DALLAS COUNTY:

FLOOD STATEMENT: According to Community Panel No. 4811300170K, dated July 07, 2014 of the Federal Emergency Management Agency, National Flood Insurance Program map, this property is located within Flood Zone "X", which is not a special flood hazard area.

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.

Legend of Symbols & Abbreviations

O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS	▲ Set 3" Disk	3" ALUMINUM DISK STAMPED "FABENS ROAD ADDITION, RPLS 3664"
D.R.D.C.T.	DEED RECORDS DALLAS COUNTY, TEXAS	CM	CONTROLLING MONUMENT
M.R.D.C.T.	MAP RECORDS DALLAS COUNTY, TEXAS	● MON TX DOT	TX-DOT MONUMENT
INST. NO.	INSTRUMENT NUMBER	☼	TREE(SIZE/SPECIES)
SF	SQUARE FEET	—	EDGE OF ASPHALT
VOL./PG.	VOLUME/PAGE	- - -	PROPERTY LINES
Ac.	ACRE	—	POWER POLE
PT LT	Portion of Lot	—	WOOD FENCE
● FPK	FOUND PK NAIL	—	CHAIN LINK FENCE
● 1/2" IRF	1/2" IRON ROD FOUND	—	OVERHEAD ELECTRIC
● 1/2" PF	1/2" IRON PIPE FOUND	—	EX. STORM DRAIN PIPE
● 1/2" IRS	1/2" IRON ROD WITH YELLOW CAP STAMPED "SGI 3664", SET	—	WATER VALVE
		—	FIRE HYDRANT
		—	TOP OF BANK
		—	TOP OF ROCK

OWNERS DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT (OWNER NAME), DO HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **FABENS ROAD 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 GENERAL PUBLIC, FIRE AND POLICE UNITS, AND 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 OF GROWTHS SHALL BE CONSTRUCTED, RECONSTRUCTED OR PLACED UPON, OVER AND ACROSS THE EASEMENT AS SHOWN. SAID EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING OR DESIRING TO USE THE 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 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 PART OF ITS RESPECTIVE SYSTEMS, WITHOUT THE NECESSITY, AT ANY TIME, OF PROCURING THE PERMISSION OF ANYONE, AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS AND MAINTENANCE AND SERVICE REQUIRED OR ORDINARILY PERFORMED BY THE 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.

WITNESS MY HAND AT DALLAS, TEXAS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

SURVEYOR'S CERTIFICATE

I, LOUIS SALCEDO, 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) 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)(9)(C)(D) & (E); AND THAT THE DIGITAL DRAWING FILE ACCOMPANYING THIS PLAT IS A PRECISE REPRESENTATION OF THIS SIGNED FINAL PLAT.

\*PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UP AS A FINAL SURVEY DOCUMENT.\*

LOUIS M. SALCEDO  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3664

DATE

STATE OF TEXAS:

COUNTY OF DALLAS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS, ON THIS DAY PERSONALLY APPEARED LOUIS M. SALCEDO, 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. GIVEN UNDER MY HAND AND SEAL OF THIS OFFICE THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

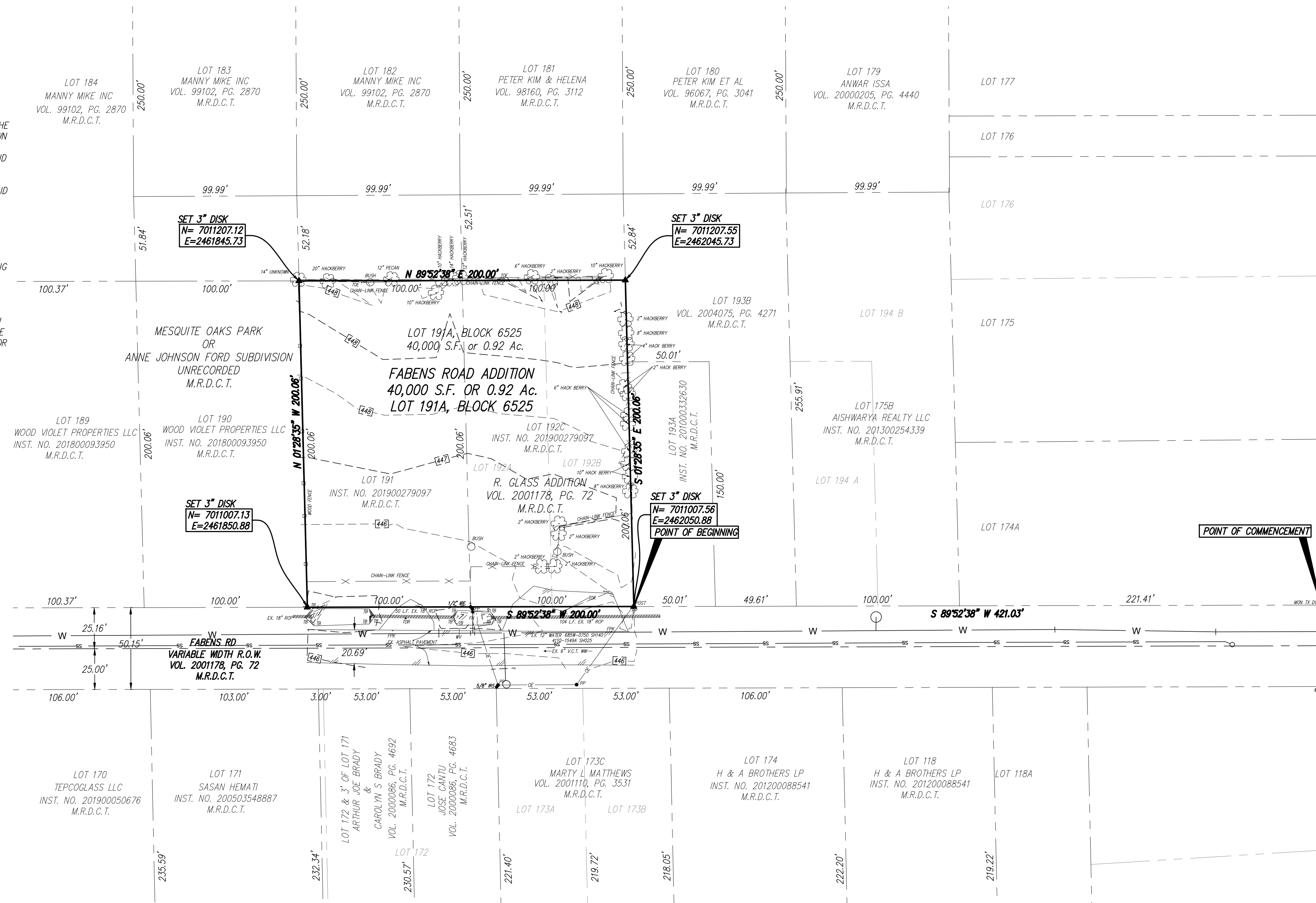
CHAUDHRY & ASSOCIATES INC  
TITLE:

STATE OF TEXAS:

COUNTY OF DALLAS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS, ON THIS DAY PERSONALLY APPEARED LOUIS M. SALCEDO, 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. GIVEN UNDER MY HAND AND SEAL OF THIS OFFICE THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.



Owner's Certificate  
State of Texas  
County of Dallas

Whereas CHAUDHRY & ASSOCIATES INC, are the Owners of a 0.92 acre tract of land situated in the Dr. S.C. Galloway Survey, Abstract Number 522 in the City of Dallas, Dallas County, Texas, and being all of Lot 191 Block 6525 of Mesquite-Oaks Park or Anne Johnson Ford Subdivision unrecorded & Lot 192C Block 6525 of R. Glass Addition recorded in Volume 2001178, Page 72 of the Map Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a TX-DOT monument found for the Southeast corner of Lot 174A, Block 6525, of the Mesquite-Oaks Park or Anne Johnson Ford Addition, an Addition to the City of Dallas, Dallas County, Texas, same being the intersection of the North line of Fabens Road (Variable width R.O.W.) and the West line of Shady Trail (60' R.O.W.)

THENCE South 89 deg. 52 min. 38 sec. West, a distance of 421.03 feet, along the North line of Fabens Road (Variable R.O.W.), to a 3" aluminum disk stamped "Fabens Road Addition, RPLS 3664" set for corner, same being the Southwest corner of Lot 192C of said R. Glass Addition, and being the POINT OF BEGINNING;

THENCE South 89 deg. 52 min. 38 sec. West, a distance of 200.00 feet, along the North line of Fabens Road (Variable R.O.W.), to a 3" aluminum disk stamped "Fabens Road Addition, RPLS 3664" set for corner, same being the Southwest corner of Lot 191 of said Mesquite-Oaks Park or Anne Johnson Addition,

THENCE North 01 deg. 28 min. 35 sec. West, a distance of 200.06 feet, along the West Line of Lot 191, of said Mesquite-Oaks Park or Anne Johnson Ford Addition, to a 3" aluminum disk stamped "Fabens Road Addition, RPLS 3664" set for corner;

THENCE North 89 deg. 52 min. 38 sec. East, a distance of 200.00 feet along the North line of Lot 191 & 192C of said Mesquite-Oaks Park or Anne Johnson Ford Addition & R. Glass Addition, to a 3" aluminum disk stamped "Fabens Road Addition, RPLS 3664" set for corner;

THENCE South 01 deg. 28 min. 35 sec. East, a distance of 200.06 feet along the East line of Lot 192C, of said R. Glass Addition, to a 3" aluminum disk stamped "Fabens Road Addition, RPLS 3664" set for corner, to the POINT OF BEGINNING, and containing 40,000 square feet or 0.92 acres of land, more or less.

PRELIMINARY PLAT

FABENS ROAD ADDITION  
LOT 191A  
BLOCK 6525  
40,000 S.F. or 0.92 Ac.

BEING A REPLAT OF  
LOTS 191 & 192C, BLOCK 6525  
MESQUITE OAKS PARK OR ANNE JOHNSON FORD ADDITION, UNRECORDED  
&  
R GLASS ADDITION, DR. S.C. GALLOWAY SURVEY, ABSTRACT NO. 522, VOL. 2001178,  
PG. 72, M.R.D.C.T.  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NUMBER S190-212

SGI SALCEDO GROUP, INC.  
401 COLLEGE STREET  
GRAND PRAIRIE TEXAS, 75050  
PHONE: (214)-412-3122

08-20-20  
SHEET 1 OF 1

Texas P.E. F-5482 : Texas TBPLS Firm License 10070800

SURVEYOR

Salcedo Group, Inc.  
401 College Street  
Grand Prairie, TX 75050  
(214) 412-3122

OWNERS

CHAUDHRY & ASSOCIATES INC  
11117 HARRY HINES BLVD  
STE 100, DALLAS, TX, 75229  
972-241-9555

