OWNER'S CERTIFICATE:

COUNTY OF DALLAS
STATE OF TEXAS

WHEREAS, Marlow's Enterprises is the sole owner of a 3.75 acre tract of land situated in the City of Dallas Block No. 8793, G.A. Cornaggy Survey, Abstract No. 369, Dallas County, Texas and being all of Lot 1, Block C/8793 Marlow's Addition as recorded in Instrument No. 202000275872 of the Official Public Records of Dallas County, Texas and being part of said Block 8793 as conveyed to Marlow Enterprises as recorded in Volume 92005, Page 1511 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.);

BEGINNING at a ½" iron rod found with a red plastic cap at the southeast line of U.S. Hwy. 175 (C.F. Hawn Freeway) and the westerly line of Silverado Drive said point being the northeasterly corner of said Marlow's Addition;

THENCE South 20°42'08" West along the west line of Silverado Drive, a distance of 187.63' to a ½" iron rod found for a corner;

THENCE South 45°48'59" West continuing along the west line of said Silverado Drive, a distance of 187.42' to a ½" iron rod found for a corner, said point being the southeasterly corner of said Marlow's Addition and on the northerly line of said Marlow Enterprises tract;

THENCE South 47°30'54" East along the boundary line of said Marlow Enterprises tract a distance of 27.58' to a ½" iron rod found for a corner;

THENCE South 46°05'24" West a distance of 42.68' to a ⅝" iron rod found with a plastic cap at the northeasterly corner of a tract of land conveyed to Steven Operations, LLC as recorded in Instrument No. 202000039805 O.P.R.D.C.T.;

THENCE along the southerly line of said Marlow Enterprises, LLC tract and the northerly line of said Steven Operations, LLC line the following calls;
North 47°56'28" West a distance of 231.40' to a ⅝" iron rod found with a yellow plastic cap;
South 34°09'57" West a distance of 58.29' to a ⅝" iron rod found with a plastic cap stamped "DCA";
North 45°39'46" West a distance of 271.86' to a ½" iron rod found said point being the southeasterly corner of a tract of land conveyed to Adilene Ortiz as recorded in Instrument No. 201700233817 O.P.R.D.C.T.;

THENCE North 34°06'37" East leaving the common line of said Marlow Enterprises, LLC and Stevens Operations, LLC and along the common line of said Marlow Enterprises, LLC and said Ortiz tract, a distance of 146.67' to a ½" iron rod found for a corner;

THENCE South 56°24'21" East a distance of 74.06' to a Mag Nail set for a corner;

THENCE South 58°10'32" East a distance of 73.18' to a Mag Nail set for a corner, said point being the beginning of a curve to the left having a central angle of 97°18'39", a radius of 3.30' and a chord that bears North 79°47'03" East a distance of 4.95';

THENCE along said curve an arc distance of 5.60' to a Mag Nail set for a corner;

THENCE North 31°16'34" East a distance of 108.00' to a Mag Nail set for a corner;

THENCE South 58°59'27" East a distance of 4.92' to a Mag Nail set for a corner;

THENCE North 31°25'07" East a distance of 114.78' to a Mag Nail set for a corner, said point being on the southerly right-of-way line of U.S. Highway No. 175;

THENCE South 58°13'00" East along the southerly right-of-way line of said U.S. Hwy. 175 a distance of 328.24' to the POINT OF BEGINNING and containing 3.75 acres or 163,455 square feet of land.

GENERAL NOTES

1). According to the F.I.R.M. No. 48113C0540K, the subject property lies in Zone X and does not lie within a Flood Prone Hazard Area.

2). Bearing are based upon Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983, (2011).

3). Lot-to-lot drainage will not be allowed without City of Dallas Paving and Drainage Section appproval.

4). Coordinates shown are State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983, on grid coordinate values, no scale or projection.

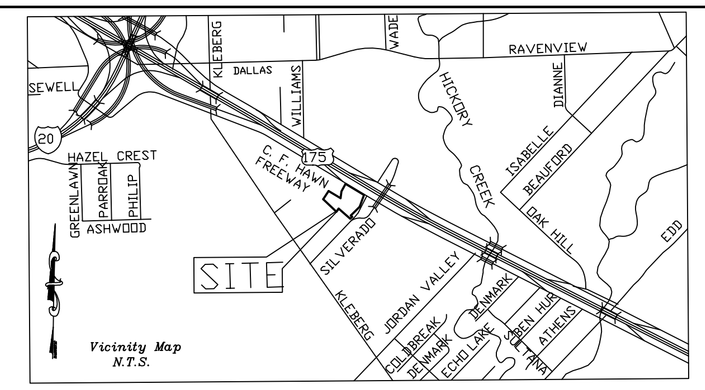
5). The maximum number of lots permitted by this plat is one.

6). Benchmark used: No. 2194–Square cut on top of concrete curb in front of fire hydrant southeast corner of intersection of Cade Road and Haymarket Road. Northing: 6,939,500.462 Easting: 2,540,919.642 Elevation: 456.43'

No. 2196 – square in center of south concrete headwall of double 2'x5' concrete box culvert under U.S. Hwy. 175 and 100' west of Haymarket Road. Northing: 6,940,397.036 Easting: 2,541,330.367 Elevation: 464.13'

7). The purpose of this plat is to combine the previously platted Marlow's Addition (Lot 1, Block C/8793) and a portion of a tract of land as recorded in Volume 92005, Page 1511 (Marlow Enterprises) Deed Records of Dallas County, Texas.

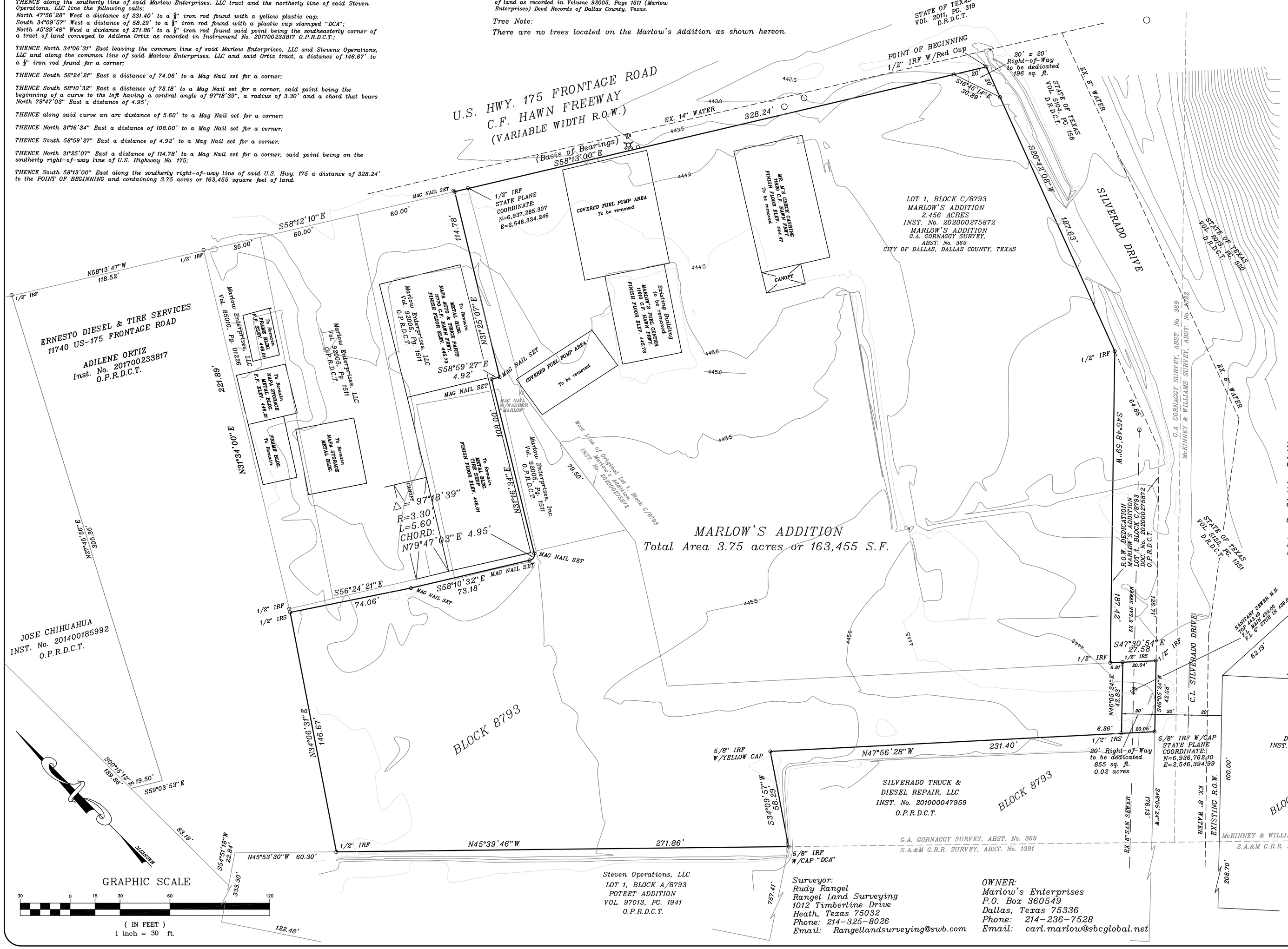
Tree Note:
There are no trees located on the Marlow's Addition as shown hereon.



Vicinity Map
N.T.S.

LEGEND:

WATER MAIN VALVE
FIRE HYDRANT
SSCO SANITARY SEWER CLEAN-OUT
SANITARY SEWER MANHOLE
POWER POLE
IRF IRON ROD FOUND
WM WATER METER
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
CLF = Chainlink Fence



OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Marlow's Enterprises, acting by and through its duly authorized agent does hereby adopt this plat, designating the herein described property as MARLOW'S 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 hereon. 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 building, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or places 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 part of any buildings, 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 easement, and all public utilities shall at all times have the right of ingress and egress to or from and upon said easement for the purpose of construction, reconstruction, inspection, 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 to ingress and egress to private property for the purpose of reading meters and any maintenance of 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 system. 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, Texas.

WITNESS MY HAND THIS _____ DAY OF _____, 2025.

Marlow's Enterprises

By Carl Marlow, Owner

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Car Marlow, know 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 therein expressed and under oath stated that the statements in the forgoing 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:

SURVEYOR'S STATEMENT

I, Rudy Rangel, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, form 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 Survey, the City of Dallas Development Code (Ordinance No. 19455. as amended), and Texas Local Government Code, Chapter 212. I further affirm that the 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 the 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. (7/08/2025)

Rudy Rangel
Texas Registered Professional Land Surveyor No. 5664
STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Rudy Rangel, know 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 therein expressed and under oath stated that the statements in the forgoing 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:

CERTIFICATE OF APPROVAL

I, _____, Chairperson or
I, _____, 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 the 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

Surveyor:
Rudy Rangel
Rangel Land Surveying
1012 Timberline Drive
Heath, Texas 75032
Phone: 214-325-8026
Email: Rangellandsurveying@swb.com

OWNER:
Marlow's Enterprises
P.O. Box 360549
Dallas, Texas 75336
Phone: 214-236-7528
Email: carl.marlow@sbcglobal.net

PRELIMINARY PLAT
MARLOW'S ADDITION
ALL OF LOT 1 AND
PART OF BLOCK 8793
CITY OF DALLAS
G.A. GORNAGGY SURVEY,
Abstract No. 369
DALLAS COUNTY, TEXAS
Total Area 3.75 acres or 163,455 S.F.

City Plan File No. Plat – 25-000087 & S245-245 DATE: 09-15-2025