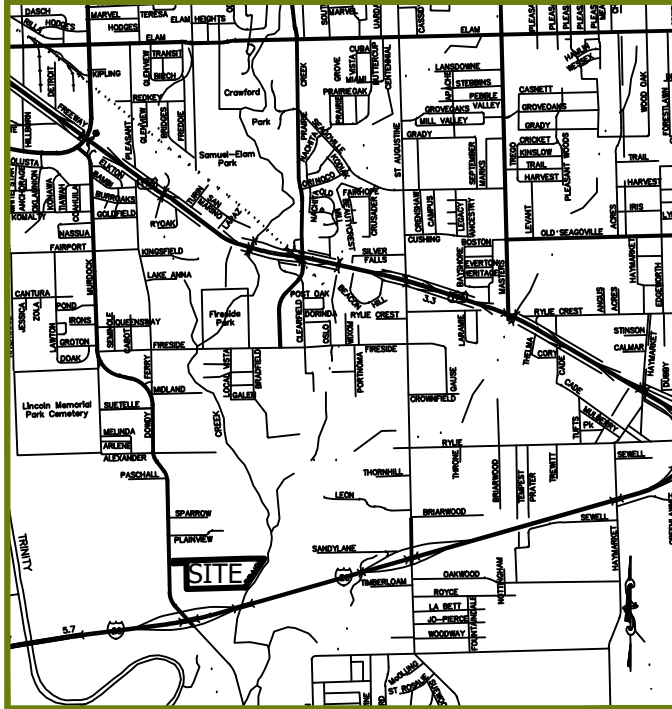




VICINITY MAP
NOT TO SCALE

METES AND BOUNDS DESCRIPTION

BEING a 29.995 acre tract of land situated in the John R. Fondren Survey, Abstract Number 476, Dallas County, Texas, in the City of Dallas, Dallas City Block 8524, being a portion of the tract of land described as Tract 1 in the instrument to 635-Dowdy Venture, recorded in Volume 84229, Page 1910, Deed Records of Dallas County, Texas, said 29.995 acre tract of land being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a broken blue cap found in the easterly right-of-way line of Dowdy Ferry Road (a 100 foot wide right-of-way) for the common westerly corner of said 635-Dowdy Venture tract and the tract of land described in the instrument to 2040 Dowdy Ferry ISF, LLC recorded in Document Number 202200236412, Official Public Records of Dallas County, Texas;

THENCE with the common line of said 635-Dowdy Venture tract and said 2040 Dowdy Ferry ISF, LLC tract North 88° 28' 50" East a distance of 1947.24 feet to a 1/2 inch iron rod with a cap stamped "CBG Surveying" found for the southeasterly corner of said 2040 Dowdy Ferry ISF, LLC tract;

THENCE continuing with the northerly line of said 635-Dowdy Venture North 89° 03' 15" East a distance of 401.93 feet to a point for corner;

THENCE departing the northerly line of said 635-Dowdy Venture tract South 33° 29' 26" West a distance of 891.38 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "Dunaway Assoc" set for corner;

THENCE South 88° 28' 50" West a distance of 1,499.09 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "Dunaway Assoc" set for corner;

THENCE North 00° 34' 25" West a distance of 669.70 feet to a 5/8" iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC." set for corner;

THENCE South 88° 28' 50" West a distance of 350.66 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "Dunaway Assoc" set in the easterly right-of-way line of Dowdy Ferry Road;

THENCE with the easterly right-of-way line of Dowdy Ferry Road North 00° 40' 42" West a distance of 64.51 feet to the POINT OF BEGINNING;

CONTAINING a computed area of 29.995 acres (1,306,597 square feet) of land.

NOTES:

The basis of bearings for this survey is the Texas State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. A combined scale factor of 0.99987768 was used for this project.

According to the Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, Panel 520 of 725, Map Number 48113C0520 K, Map Revised Date: July 7, 2014, the subject property is located in Zone "X", defined as "Areas determined to be outside the 0.2% annual chance floodplain", in Zone "X" (shaded), defined as "areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depth of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood ", and in Zone "AE", defined as "Base flood elevations determined". This statement does not reflect any type of flood study by this firm.



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
TEXAS REGISTERED SURVEYING FIRM NO. 10098100

SURVEYOR NAME

DUNAWAY ASSOCIATES, LLC
550 BAILEY STREET – SUITE 400
FORT WORTH, TEXAS 76107
GREG IFFLAND

ENGINEER NAME

DUNAWAY ASSOCIATES, LLC
550 BAILEY STREET – SUITE 400
FORT WORTH, TEXAS 76107
GREG WESCOTT

APPLICANT NAME

LDG DEVELOPMENT
1469 SOUTH FOURTH STREET
LOUISVILLE, KY. 40208
JAKE BROWN

OWNER NAME

635-DOWDY VENTURE
3129 HANOVER STREET
DALLAS, TEXAS 75225

O.P.R.D.C.T. = Official Public Records, Dallas County, Texas
P.R.D.C.T.= Plat Records, Dallas County, Texas
D.R.D.C.T. Deed Records, Dallas County, Texas

● = 5/8" IRON ROD WITH YELLOW CAP
STAMPED "DUNAWAY ASSOC." FOUND
UNLESS OTHERWISE NOTED

SA&MG RR CO
SURVEY
ABSTRACT NO.
1411

BURRAKH,
INC.
DOCUMENT
NUMBER
201800231378
O.P.R.D.C.T.

DOWDY FERRY ROAD
VOLUME 72075, PAGE 1221
PUBLIC RECORDS
(100' WIDE PUBLIC
RIGHT-OF-WAY)

THOMAS J
WAMPLER SURVEY
ABSTRACT NO.
1587

JOHN R. FONDREN SURVEY
ABSTRACT NO. 476

TRACT 1 635-DOWDY VENTURE
VOLUME 84229, PAGE 1910
D.R.D.C.T.

TRACT 1 635-DOWDY VENTURE
VOLUME 84229, PAGE 1910
D.R.D.C.T.

2040 DOWDY FERRY ISF
LLC DOCUMENT NUMBER
202200236412
O.P.R.D.C.T.

LOT 1
29.995 ACRES
(1,306,597 SQUARE
FEET)

ZONE X

ZONE AE

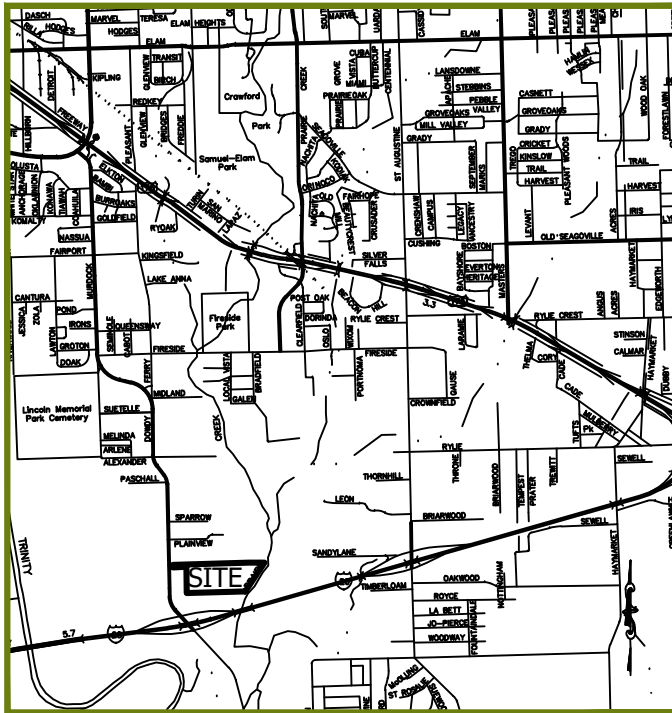
ZONE X SHADED

CITY PLAN FILE
NUMBER:
PLAT-25-000-012
ENGINEERING
NUMBER S245-181

THE PURPOSE OF THIS
PRELIMINARY PLAT IS TO
CREATE 1 LOT FROM A 29.995
ACRE TRACT OF LAND

PRELIMINARY PLAT OF
DOWDY FERRY
LOT 1 BLOCK 8524

Situated in the John R. Fondren Survey, Abstract No. 476
City of Dallas, Dallas County, Texas



VICINITY MAP
NOT TO SCALE

PRELIMINARY PLAT NOTES:

1. All visible structures present within the plat boundary at the time of the survey are shown.
2. Site is not located within the City of Dallas Escarpment Zone.
3. No common areas planned for this site.
4. The purpose of this plat is to create 1 lot from a 29.995 acre tract of land.

SURVEYOR NAME

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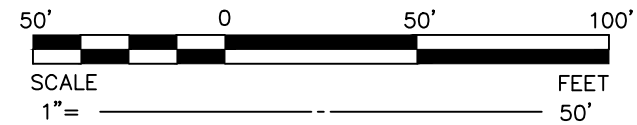
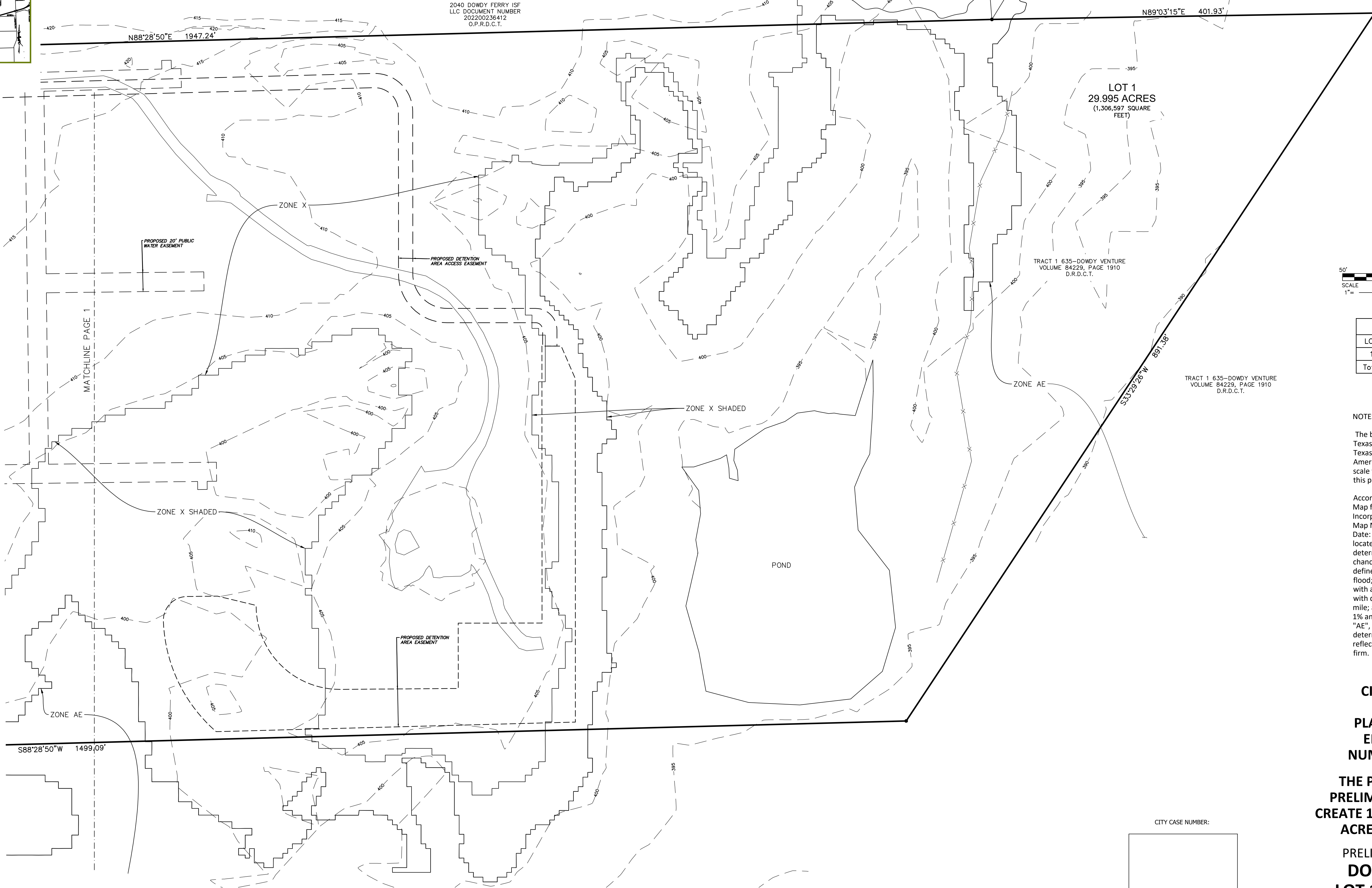
LDG DEVELOPMENT
1469 SOUTH FOURTH STREET
LOUISVILLE, KY. 40208
JAKE BROWN

OWNER NAME

635-DOWDY VENTURE
3129 HANOVER STREET
DALLAS, TEXAS 75225

● = 5/8" IRON ROD WITH YELLOW CAP
STAMPED "DUNAWAY ASSOC." FOUND
UNLESS OTHERWISE NOTED

O.P.R.D.C.T. = Official Public Records, Dallas County, Texas
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D.R.D.C.T. Deed Records, Dallas County, Texas



LOT TABLE	
LOT	GROSS ACRES
1	29.995 AC.
Total	29.995 AC.

NOTES:

The basis of bearings for this survey is the Texas State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. A combined scale factor of 0.99987768 was used for this project.

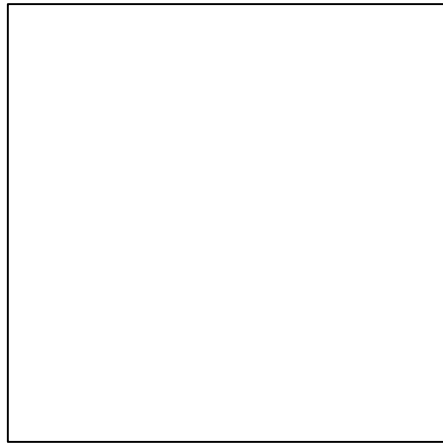
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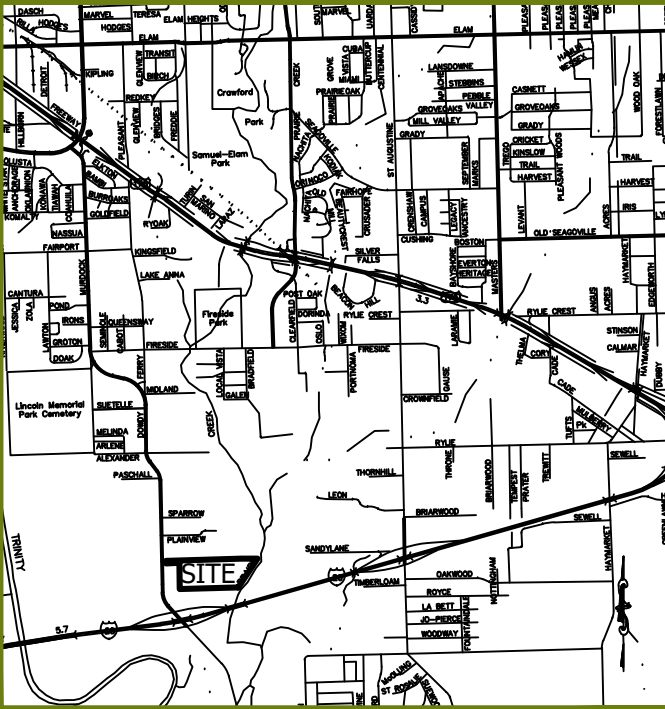
PRELIMINARY PLAT OF
DOWDY FERRY
LOT 1 BLOCK 8524

CITY CASE NUMBER:



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
TEXAS REGISTERED SURVEYING FIRM NO. 10098100

Situated in the John R. Fondren Survey, Abstract No. 476
City of Dallas, Dallas County, Texas



VICINITY MAP
NOT TO SCALE

SURVEYOR NAME

DUNAWAY ASSOCIATES, LLC
550 BAILEY STREET – SUITE 400
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GREG IFFLAND

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DALLAS, TEXAS 75225

OWNER'S DEDICATION

STATE OF TEXAS

COUNTY OF DALLAS

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That _____, acting by and through its duly authorized agent, _____, does hereby adopt this plat, designating the herein described property as **DOWDY FERRY ADDITION**, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any floodway management areas shown thereon, and do hereby reserve the streets shown thereon as private. Streets to be deeded, in fee simple to the homeowners association. The easements shown thereon are hereby reserved for the purposes indicated. The private streets, 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 private streets is the responsibility of the homeowners association. 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 growths 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).

Notwithstanding the general easement language recited above, the detention area easement shown on this plat is hereby dedicated to the public use forever, and may not be used in a manner inconsistent with the DETENTION AREA EASEMENT STATEMENT recited on this plat, which statement is hereby adopted and accepted.

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.

BY: _____

NAME: _____

TITLE: _____

DATE: _____

NOTARY CERTIFICATE

STATE OF TEXAS §

COUNTY OF TARRANT §

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 purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

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

Notary's Signature _____

SURVEYORS CERTIFICATE

I, Gregory S. Iffland, 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. I further affirm that monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.517 (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 relied upon as a final survey document.

Gregory S. Iffland
Registered Professional Land Surveyor
Texas Registration No. 4351
Dunaway Associates, LLP
550 Bailey Avenue - Suite 400
Fort Worth, Texas 76107
(817) 335-1121
giffland@dunaway.com

NOTARY CERTIFICATE

STATE OF TEXAS §

COUNTY OF TARRANT §

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Gregory S. Iffland, 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 purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

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

Notary's Signature _____

PLACE COUNTY
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL I, <u>Tony Shildt</u> , Chairperson or <u>Barrett Rubin</u> , 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
--

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NUMBER S245-181

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