

CHECKED E MLN JOB NO.

HAMPTON LEDBETTER No. 2 LOTS 3 AND 5, BLOCK A/6049



Land Boundary • Topography • GPS • Geodetic 2040 Deerbrook Drive, Tyler, Texas 75703 • (903)-561-9544 TBPELS Firm No. 10081000

REVISIONS	DATE	BY
PRELIMINARY ISSUED	09/11/24	JWC
ADD PROPOSED EASEMENTS	10/31/24	JWC
REVISE PROPOSED ESMT LABELS, ADD ACCESS ESMT	02/28/25	JWC
REVISE TO PRELIMINARY PLAT	03/21/25	JWC
ADD LOT TABLE	03/26/25	. JWC
ADDRESS CITY COMMENTS	04/07/25	JWC
ADD NEW S NUMBER	04/10/25	JWC

THENCE South 01 deg. 09 min. 41 sec. East, a distance of 31.58 THENCE North 89 deg. 54 min. 52 sec. West with the south line of said 4.9519 acre tract and the north distance of 530.98 feet to a nail (found) for the southwest corner of said 4.9519 acre tract, same being ine of Hampton Road. THENCE South 88 deg. 50 min. 27 sec. West with a north line of said Lot 2B, a distance of 120.00 feet to a 1/2 inch found) for a western northwest corner of said Lot 2B and being in an east line of said 4.9519 acre tract; THENCE South 01 deg. 09 min. 33 sec. East with a west line the northeast corner of said Lot 2B; HENCE South 46 deg. 32 min. 31 sec. East with said northeast line, SSI' (set) for an eastern northeast corner of said 4.9519 acre tract; HENCE North 88 deg. 50 min. 27 sec. East a distance of 99.99 feet to ortheast line of said 4.9519 acre tract; HENCE North 01 deg. 09 min. 31 sec. West with the east line of said Lot 4, a distance of 229.30 feet to an alumin stamped "KHA" (found) for the northeast corner of said Lot 4; THENCE North 88 deg. 50 min. 27 sec. East across said 4.9519 acre tract, at a distance of 5.00 feet pass an aluminum disk stamped "KHA" (found) for the southwest corner of Lot 4, Block A/6049 of said Hampton Ledbetter No. 2, Phase 1 and conting with the south line of said Lot 4, for a total distance of 204.40 to an aluminum disk stamped "KHA" (found) for the southeas constructed in the southeas some; WHEREAS DFW LAND HOLDINGS, LLC is the owner of that certain tract or parcel of land located in the N. B. Harwood, Abstract No. 512, City of Dallas, Dallas County, Texas, and being a part of a called 4.9519 acre tract as described by deed from FNPH, LLC to DFW Land Holdings, LLC, dated June 15, 2022 and recorded in Document Number 202200167933 in the Official Public Records of Dallas County, Texas, and being more particularly described as follows: HENCE North 01 deg. 09 min. 31 sec. West with the west line of said 4.9519 acre tract and with said istance of 185.94 feet to the PLACE OF BEGINNING, containing 3.8165 acres (42,763 sq. ft.) of land. HENCE South 88 deg. 50 min. 27 sec. West with the north line of said Lot 4, a distance of 59.44 feet to aa "X" scribe oncrete (set) for the southeast corner of Lot 1, Block A/6049, Treasure Yom Addition, as shown on the plat of Treasure Addition, recorded in Document Number 201000306992 in said Official Records; BEGINNING at a 1/2 inch iron rod (set) wouthwest corner of a 5 feet right of way ocument Number 202400100315 in said South 89 deg. 53 min. 33 sec. East a distance of 87.50 feet to an "X" scribe (found) for the northwest A/6049 Hampton/Ledbetter Addition, recorded in Document Number 2007024917 in said Official Records; HENCE with said south right of way line
South 89 deg. 53 min. 33 sec. East South 75 deg. 51 min. 33 sec. East a distance of 103.08 feet to a divot in asphalt (found) for corner and, North 88 deg. 50 min. 27 sec. East with a north line of said 4.9519 acre tract, a distance imped "HL SSI" (set) for corner in a west line of said Tract 2; South 01 deg. 09 min. 33 sec. East with a west line of said Lot 2B and a west line of the remainder of Tract ment Number 202200167933 in said Official Records and the east line of said 4.9519 acre tract, a distance of Juminum disk stamped "HL SSI" (set) for corner; 53 min. 33 sec. East a distance of 25.00 feet to a 1/2 inch iron rod (found) for 09 min. 36 sec. East a distance of 110.04 feet to nail found in concrete for the stands in the north line of a 10 feet wide alley; sec. East a distance of 30.00 feet to a 1/2 inch iron rod (found) for 32 sec. West with the east line of said Lot 1, a distance of 236.80 feet to a 1/2 inch iron rod r of same, and being the northernmost northwest corner of said 4.9519 acre tract and being in the Ledbetter Drive; with 'Summit' cap for corner in the east right of way line S. Hampton Road for the sy dedication as shown on the plat of Hampton Ledbetter No. 2, Phase 1, recorded in Official Records; of 149.00 feet to feet to 5/8 of 40.00 feet to SSI" (set) (set) of NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, DFW Land Holdings, LLC, acting by and through its duly authorized agent, does hereby adopt his plat, designating the herein described property as HAMPTON LEDBETTER NO. 2, 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 sholl be open to the public, fire and police units, garage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire land 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 accommodations of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, remaintenance 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 sheriin granted shall be determined by their location as installed. This plat approved subject to all platting ordi GIVEN UNDER MY HAND AND SEAL OF OFFICE this DFW LAND HOLDINGS, GIVEN UNDE Joe W. Clar PLACE COUNTY RECORDING LABEL HERE 6049 612 Summit Surveying, Inc. PROJECT MGR. JWC

PROJECT TECH CHECKED B MLN JOB NO. 24-013

SUMMIT DRAWING NO. K:\2024\24-013 McDonalds-42-3556 Hampton Rd Dallas TX\Dwg\24-013-Preliminary Plat.dw

PRELIMINARY PLAT HAMPTON LEDBETTER No. 2 LOTS 3 AND 5, BLOCK A/6049



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