

[illegible]

Name: Jared V. Westmoreland
Title: Managing Member

BEFORE ME, the undersigned, 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2025.

Notary Public in and for the State of Texas

- South 01 deg. 09 min. 33 sec. East a distance of 148.00 feet to an aluminum disk stamped "H. 551" (set) for corner.
- South 89 deg. 53 min. 33 sec. East a distance of 25.00 feet to a 1/2 inch iron rod (found) for corner and.
- South 01 deg. 09 min. 36 sec. East a distance of 110.04 feet to nail found in concrete for the southeast corner of said 4.9519 acre tract and being in the north line of a 10 feet wide alley.

THENCE North 89 deg 54 min. 52 sec. West with the south line of said 4,9519 acre tract and the north line of said alley, a distance of 530.98 feet to a nail (found) for the southwest corner of said 4,9519 acre tract, same being in the east right of way line of Hampton Road.

distance of 185.94 feet to the PLACE OF BEGINNING, containing 3.8165 acres (42,763 sq. ft.) of land.

1. Joe W. Clark, a Retired Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under his 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 State Board of Professional Land Surveyors, Chapter 106, Title 19, Part 1, Subchapter A, of the Texas Administrative Code (1985), as amended; and Texas Local Government Code, Chapter 212, 1 further affirms that no representation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8-617 (Ord.(D) 2004-10-12); and that the digital drawing in accordance with this plat is a precise representation of the Signed Final Plat.

Joe W. Clark



BEFORE ME, the undersigned, 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

_____ day of _____, 2025.

NOTARY UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2025.

Notary Public in and for the State of Texas

PLACE COUNTY RECORDING
LABEL HERE

CERTIFICATE OF APPROVAL

_____ day of _____ A.D. 20 _____ and
 _____ day of _____ A.D. 20 _____ by said Commission.

**Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas**

Secret

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 UNLESS SIGNED AND SEALED BY THE SURVEYOR.

PRELIMINARY PLAT
HAMPTON LEDBETTER No. 2
LOTS 3 AND 5, BLOCK A/6049
3.8165 ACRES
N. B. HARWOOD SURVEY A-612
CITY OF DALLAS
DALLAS COUNTY, TEXAS

OWNER:
DWF Land Holdings, LLC
1818 Summit Ave.
Dallas, TX. 75206
Contact: Jared Westmore
(972) 841-2417
jw@dwhlandholdings.com

SURVEYOR:
Summit Surveying, Inc.
2040 Deerbrook Dr.
Tyler, TX. 75703
Contact: Joe W. Clark
(903) 561-9544
jclark@summit-surveying.com

ENGINEER:
Langan
8951 Cypress Waters Blvd
Dallas, TX. 75019
Contact: Tamara Turton
(817) 328-3244
tturton@langan.com

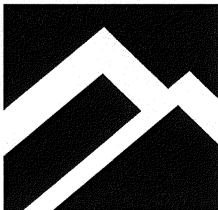
City Plan File No. S245-147
Wastewater No. WW 24-065
Sewering and Drainage No. DP24-284

Paving and Drainage No. DP24-284

SHEET NO. 2 of 2

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



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

REVISIONS	DATE	BY
ISSUED		
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

PROJECT MGR.
JWC

PROJECT TECH
JWC

CHECKED BY
MLN

JOB NO.
24-013