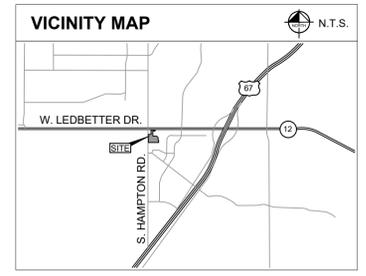


ABBREVIATIONS LEGEND

IRFC = 5/8-INCH IRON ROD WITH RED PLASTIC CAP STAMPED "KHA"  
 AMON = 3 1/4" ALUMINUM DISK STAMPED "RC HL KHA" AFFIXED TO 5/8" IRON ROD SET  
 MNS = MAG NAIL WITH WASHER STAMPED "KHA" SET  
 SQ. FT. = SQUARE FEET  
 VOL., PG. = VOLUME, PAGE  
 R.O.W. = RIGHT-OF-WAY  
 C.M. = CONTROLLING MONUMENT  
 INST. NO. = INSTRUMENT NUMBER  
 XF = "X" CUT FOUND  
 IRF = IRON ROD FOUND  
 O.P.R.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS  
 D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS  
 P.O.B. = POINT OF BEGINNING  
 PMY = PAINT MARK YELLOW



- NOTES:**
- All bearings shown are based on grid north of the State Plane Coordinate System of Texas, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. Coordinate shown hereon are grid coordinates scaled from a base point 0,0 using a project combined scale factor of 0.999863513.
  - There are no buildings existing on the surveyed property.
  - Tax ID's shown hereon referenced from the Dallas Central Appraisal District ([www.dcad.org](http://www.dcad.org))
  - Underground utilities shown hereon are the result of a Level B Subsurface Utility Investigation performed by Vosburg Welsh Utility Locating. Field work performed 11/18/2022 through 12/7/2022.
  - The purpose of this plat is to create two lots for development.
  - Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering section approval.
  - Notice: Selling a portion of this addition by metes and bounds is a violation of the City Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building permits.

**FLOOD STATEMENT:**

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48113C0480K, for Dallas County, Texas and incorporated areas, dated July 7, 2014, this property is located within Zone X (unshaded) defined as "areas determined to be outside the 0.2% annual chance floodplain."  
 This flood statement shall not create liability on the part of the surveyor.

TREE TABLE				
	TAG #	GENUS/SPECIES	COMMON NAME	CALIPER SIZE (in.)
①	1592	QUERCUS VIGINIANA	SOUTHERN LIVE OAK	21
②	1578	QUERCUS VIGINIANA	SOUTHERN LIVE OAK	15

LEGEND	
☐	ROOF DRAIN
☐	CABLE TV BOX
☐	CABLE TV HANDHOLE
☐	CABLE TV MANHOLE
☐	CABLE TV MARKER FLAG
☐	CABLE TV MARKER SIGN
☐	CABLE TV VAULT
☐	COMMUNICATIONS BOX
☐	COMMUNICATIONS HANDHOLE
☐	COMMUNICATIONS MANHOLE
☐	COMMUNICATIONS MARKER FLAG
☐	COMMUNICATIONS MARKER SIGN
☐	COMMUNICATIONS VAULT
☐	ELEVATION BENCHMARK
☐	FLOW DIRECTION
☐	FIBER OPTIC BOX
☐	FIBER OPTIC HANDHOLE
☐	FIBER OPTIC MANHOLE
☐	FIBER OPTIC MARKER FLAG
☐	FIBER OPTIC MARKER SIGN
☐	FIBER OPTIC VAULT
☐	MONITORING WELL
☐	FUEL TANK
☐	GAS BOX
☐	GAS HANDHOLE
☐	GAS METER
☐	GAS MANHOLE
☐	GAS MARKER FLAG
☐	GAS SIGN
☐	GAS TANK
☐	GAS VAULT
☐	GAS VALVE
☐	GAS WELL
☐	TELEPHONE BOX
☐	TELEPHONE HANDHOLE
☐	TELEPHONE MANHOLE
☐	TELEPHONE MARKER FLAG
☐	TELEPHONE MARKER SIGN
☐	TELEPHONE VAULT
☐	PIPELINE BOX
☐	PIPELINE HANDHOLE
☐	PIPELINE METER
☐	PIPELINE MANHOLE
☐	PIPELINE MARKER FLAG
☐	PIPELINE MARKER SIGN
☐	PIPELINE VAULT
☐	PIPELINE VALVE
☐	ELECTRIC BOX
☐	FLOOD LIGHT
☐	GUY ANCHOR
☐	GUY ANCHOR POLE
☐	ELECTRIC MANHOLE
☐	LIGHT STANDARD
☐	ELECTRIC METER
☐	ELECTRIC MANHOLE
☐	ELECTRIC MARKER FLAG
☐	ELECTRIC MARKER SIGN
☐	UTILITY POLE
☐	ELECTRIC SWITCH
☐	ELECTRIC TRANSFORMER
☐	ELECTRIC VAULT
☐	HANDICAPPED PARKING
☐	PARKING METER
☐	RAILROAD BOX
☐	RAILROAD HANDHOLE
☐	RAILROAD SIGNAL
☐	RAILROAD SIGN
☐	RAILROAD VAULT
☐	SIGN
☐	HANDICAPPED BILLBOARD
☐	A/C UNIT
☐	BASKET BALL GOAL
☐	BENCH LOCATION
☐	FLAG POLE
☐	GOAL POST
☐	GREASE TRAP
☐	IRRIGATION VALVE
☐	MAIL BOX
☐	NEWS STAND
☐	PHONE BOOTH
☐	SECURITY CAMERA
☐	TRANSIT BENCH
☐	SANITARY SEWER BOX
☐	SANITARY SEWER CLEAN OUT
☐	SANITARY SEWER HANDHOLE
☐	SANITARY SEWER MANHOLE
☐	SANITARY SEWER METER
☐	SANITARY SEWER MARKER FLAG
☐	SANITARY SEWER MARKER SIGN
☐	SANITARY SEWER VAULT
☐	SANITARY SEWER SEPTIC TANK
☐	STORM SEWER VAULT
☐	STORM SEWER BOX
☐	STORM SEWER CLEAN OUT
☐	STORM SEWER HANDHOLE
☐	STORM SEWER METER
☐	STORM SEWER MARKER FLAG
☐	STORM SEWER MARKER SIGN
☐	STORM SEWER VAULT
☐	TRAFFIC SIGNAL
☐	TRAFFIC BOLLARD
☐	TRAFFIC BOX
☐	TRAFFIC BARRIER
☐	CROSS WALK SIGNAL
☐	TRAFFIC HANDHOLE
☐	TRAFFIC MANHOLE
☐	TRAFFIC MARKER SIGN
☐	TRAFFIC CAMERA
☐	TRAFFIC SENSOR
☐	TRAFFIC SIGNAL
☐	TRAFFIC VAULT
☐	UNIDENTIFIED BOX
☐	UNIDENTIFIED HANDHOLE
☐	UNIDENTIFIED METER
☐	UNIDENTIFIED MARKER FLAG
☐	UNIDENTIFIED MARKER SIGN
☐	UNIDENTIFIED MANHOLE
☐	UNIDENTIFIED TANK
☐	UNIDENTIFIED VAULT
☐	UNIDENTIFIED POLE
☐	UNIDENTIFIED TANK
☐	UNIDENTIFIED VAULT
☐	UNIDENTIFIED VALVE
☐	UNIDENTIFIED TANK
☐	UNIDENTIFIED VAULT
☐	UNIDENTIFIED VALVE
☐	WATER BOX
☐	WATER METER
☐	WATER HAND-HOLE
☐	FIRE HYDRANT
☐	WATER METER
☐	WATER MANHOLE
☐	WATER MARKER FLAG
☐	WATER MARKER SIGN
☐	WATER TANK
☐	WATER VAULT
☐	WATER VALVE
☐	AIR RELEASE VALVE
☐	WATER WELL

LINE TYPE LEGEND	
---	BOUNDARY LINE
---	EASEMENT LINE
---	BUILDING LINE
---	WATER LINE
---	STORM SEWER LINE
---	SANITARY SEWER LINE
---	STORM SEWER VAULT
---	SANITARY SEWER VAULT
---	UNDERGROUND GAS LINE
---	OVERHEAD UTILITY LINE
---	UNDERGROUND ELECTRIC LINE
---	UNDERGROUND COMMUNICATION LINE
---	UNKNOWN SERVICE LINE
---	FENCE
---	CONCRETE PAVEMENT
---	ASPHALT PAVEMENT

**PRELIMINARY PLAT**  
**HAMPTON LEDBETTER NO. 2**  
 4.9534 ACRES  
 CITY OF DALLAS BLOCK A/6049  
 N.B. HARWOOD SURVEY, ABSTRACT NO. 612  
 CITY OF DALLAS,  
 DALLAS COUNTY, TEXAS  
 City Plan File No. S223-121  
 Wastewater No. \_\_\_\_\_  
 Paving and Drainage No. \_\_\_\_\_

OWNER : DFW LAND HOLDINGS, LLC  
 1818 SUMMIT AVENUE  
 DALLAS, TEXAS 75206  
 PH: 972-841-2417  
 CONTACT: JARED WESTMORELAND  
 JW@DFWLANDHOLDINGS.COM

ENGINEER/SURVEYOR :  
 KIMLEY-HORN AND ASSOCIATES, INC.  
 13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER  
 SUITE 700  
 DALLAS, TEXAS 75240  
 PH: 972-770-1300  
 CONTACT: CRAIG BARTOSH, RPLS  
 CRAIG.BARTOSH@KIMLEY-HORN.COM

**Kimley»Horn**

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3620

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	GDW	CDB	Apr. 2023	069313465	1 OF 2

**OWNERS CERTIFICATE**

**STATE OF TEXAS §**  
**COUNTY OF DALLAS §**

**WHEREAS DFW LAND HOLDINGS, LLC** is the owner of a tract of land in the N.B. Harwood Survey, Abstract No. 612, City of Dallas Block A/6049, Dallas County, Texas, and being a portion of a called 4.9519 acres tract of land designated as "Tract I" in the Special Warranty Deed to DFW Land Holdings, LLC, recorded in Instrument No. 202200167933, Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

**BEGINNING** at a cut "x" found in the east right-of-way line of South Hampton Road (a variable width public right-of-way) and being at the southwest corner of a 5-foot right-of-way dedication as depicted in Lot 1, Block A/6049, Treasure Yorn Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 201000306992, O.P.R.D.C.T., and being at the most westerly northwest corner of said 4.9519 acre tract of land;

**THENCE** with the common line of said 4.9519 acre tract of land and said Lot 1, Block A/6049, the following calls:

North 88°50'27" East, a distance of 144.96 feet to a 3-1/4-inch aluminum disk stamped "RC HL KHA" affixed to a 5/8-inch iron rod set for corner;

North 01°09'32" West, a distance of 236.80 feet to a 1/2-inch iron rod found for the northeast corner of said Lot 1, Block A/6049, same being in the most northerly northwest corner of said 4.9519 acre tract of land, and being in the south right-of-way line of West Ledbetter Drive (a variable width public right-of-way);

**THENCE** along said right-of-way line, the following calls:

South 89°53'33" East, a distance of 30.00 feet to a 3-1/4-inch aluminum disk stamped "RC HL KHA" affixed to a 5/8-inch iron rod set for corner;

South 75°51'33" East, a distance of 103.08 feet to a 3-1/4-inch aluminum disk stamped "RC HL KHA" affixed to a 5/8-inch iron rod set for corner;

South 89°53'33" East, a distance of 87.50 feet to a 3-1/4-inch aluminum disk stamped "RC HL KHA" affixed to a 5/8-inch iron rod set for the most northerly northeast corner of said 4.9519 acre tract, same being the northwest corner of Lot 2A, Block A/6049 Hampton/Ledbetter Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Instrument No. 2007024917, O.P.R.D.C.T.;

**THENCE** South 01°09'33" East, along the west line of said Lot 2A, Block A/6049, a distance of 40.00 feet to a 3-1/4-inch aluminum disk stamped "RC HL KHA" affixed to a 5/8-inch iron rod set for corner, same being the northeast corner of Lot 2B, Block A/6049 of said Hampton/Ledbetter Addition;

**THENCE** South 88°50'27" West, along the north line of said Lot 2B, Block A/6049, a distance of 120.00 feet to a 3-1/4-inch aluminum disk stamped "RC HL KHA" affixed to a 5/8-inch iron rod set for corner, same being the northwest corner of said Lot 2B, Block A/6049;

**THENCE** along the east line of said 4.9519 acre tract, the following calls:

South 01°09'33" East, a distance of 259.18 feet to a 3-1/4-inch aluminum disk stamped "RC HL KHA" affixed to a 5/8-inch iron rod set for corner in the west line of Lot 2, Block A/6049 of Hampton/Ledbetter Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 89167, Page 1994, O.P.R.D.C.T.;

North 88°50'27" East, a distance of 189.00 feet to a 3-1/4-inch aluminum disk stamped "RC HL KHA" affixed to a 5/8-inch iron rod set for corner;

South 01°09'33" East, a distance of 1.00 feet to a 3-1/4-inch aluminum disk stamped "RC HL KHA" affixed to a 5/8-inch iron rod for corner;

South 46°32'33" East, a distance of 105.36 feet to a 3-1/4-inch aluminum disk stamped "RC HL KHA" affixed to a 5/8-inch iron rod for corner;

South 01°09'33" East, a distance of 149.00 feet to a 3-1/4-inch aluminum disk stamped "RC HL KHA" affixed to a 5/8-inch iron rod set for corner;

South 89°53'33" East, a distance of 25.00 feet to a 3-1/4-inch aluminum disk stamped "RC HL KHA" affixed to a 5/8-inch iron rod set for corner;

South 01°09'33" East, a distance of 110.04 feet to a 3-1/4-inch aluminum disk stamped "RC HL KHA" affixed to a 5/8-inch iron rod set for corner in the north right-of-way line of an Alley (10' foot wide public right-of-way);

**THENCE** North 89°54'52" West, along the north right-of-way line of said Alley, a distance of 531.00 feet to a 60D nail found for the southwest corner of said 4.9519 acre tract of land, and being the point of intersection of said Alley and the east right-of-way line of said South Hampton Road;

**THENCE** North 01°09'31" West, along the east right-of-line of said South Hampton Road, a distance of 415.24 feet to a point for corner; to the **POINT OF BEGINNING** and containing a computed area of 215,770 square feet or 4.9534 acres of land.

**OWNER'S DEDICATION**

**NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

**That, DFW Land Holdings, LLC**, acting by and through its duly authorized agent, does hereby adopt this 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 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 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).

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.

**WITNESS**, my hand at Dallas, Texas, this the \_\_\_\_ day of \_\_\_\_\_, 2023.

DFW LAND HOLDINGS LLC.

BY: \_\_\_\_\_  
Name:  
Title:

**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 \_\_\_\_\_, 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 \_\_\_\_\_, 2023.

\_\_\_\_\_  
Notary Public in and for the State of Texas

**SURVEYOR'S STATEMENT**

I, Craig D. Bartosh, 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 Engineers and 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-8.617 (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 5th day of April, 2023.

**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

Craig D. Bartosh \_\_\_\_\_ Date  
Registered Professional Land Surveyor No. 6459  
Kimley-Horn and Associates, Inc.  
13455 Noel Road  
Two Galleria Office Tower, Suite 700  
Dallas, Texas 75240  
Ph. (972) 770-1300  
craig.bartosh@kimley-horn.com

**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 Craig D. Bartosh 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 the \_\_ of \_\_\_\_\_ 2023.

\_\_\_\_\_  
Notary Public in and for the State of Texas

**PRELIMINARY PLAT**  
**HAMPTON LEDBETTER NO. 2**  
4.9534 ACRES  
CITY OF DALLAS BLOCK A/6049  
N.B. HARWOOD SURVEY, ABSTRACT NO. 612  
CITY OF DALLAS,  
DALLAS COUNTY, TEXAS  
City Plan File No. S223-121  
Wastewater No. \_\_\_\_\_ - \_\_\_\_\_  
Paving and Drainage No. \_\_\_\_\_ - \_\_\_\_\_

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	GDW	CDB	Apr. 2023	069313465	2 OF 2