

GENERAL NOTES

1. The purpose of this plat is to create one (1) lot of record from an unplatted tract.
2. The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 1983 (Adjustment Realization 2011).
3. Controlling monuments: as shown.
4. Lot-to-lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering section approval.
5. The Grid Coordinates shown are referenced to the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983.
6. This property is located in **Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated July 07, 2017 and is located in Community Number 480171 as shown on Map Number 48113C0480K. The location of the Flood Zone is approximate. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.
7. Elevations shown on this survey are based on GPS observations utilizing the AllTerra RTK Network. North American Vertical Datum of 1988 (Geoid 12A).
8. All existing structures will be demolished.

LEGEND

- | | |
|--------------|---|
| VOL. | = VOLUME |
| PG. | = PAGE |
| POB | = POINT OF BEGINNING |
| SQ.FT. | = SQUARE FEET |
| (CM) | = CONTROLLING MONUMENT |
| IRF | = IRON ROD FOUND |
| PKF | = PK NAIL FOUND |
| CIRS | = IRON ROD WITH GREEN PLASTIC CAP STAMPED "EAGLE SURVEYING" SET |
| INST. NO. | = INSTRUMENT NUMBER |
| D.R.D.C.T. | = DEED RECORDS, DALLAS COUNTY, TEXAS |
| O.P.R.D.C.T. | = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS |
| M.R.D.C.T. | = MAP RECORDS, DALLAS COUNTY, TEXAS |
| —C— | CENTERLINE |
| — | SUBJECT BOUNDARY LINE |

TRACT 1
CALLED 84.2933 ACRES
635-DOWDY VENTURE
VOL. 84229, PG. 1910
O.R.D.C.T.

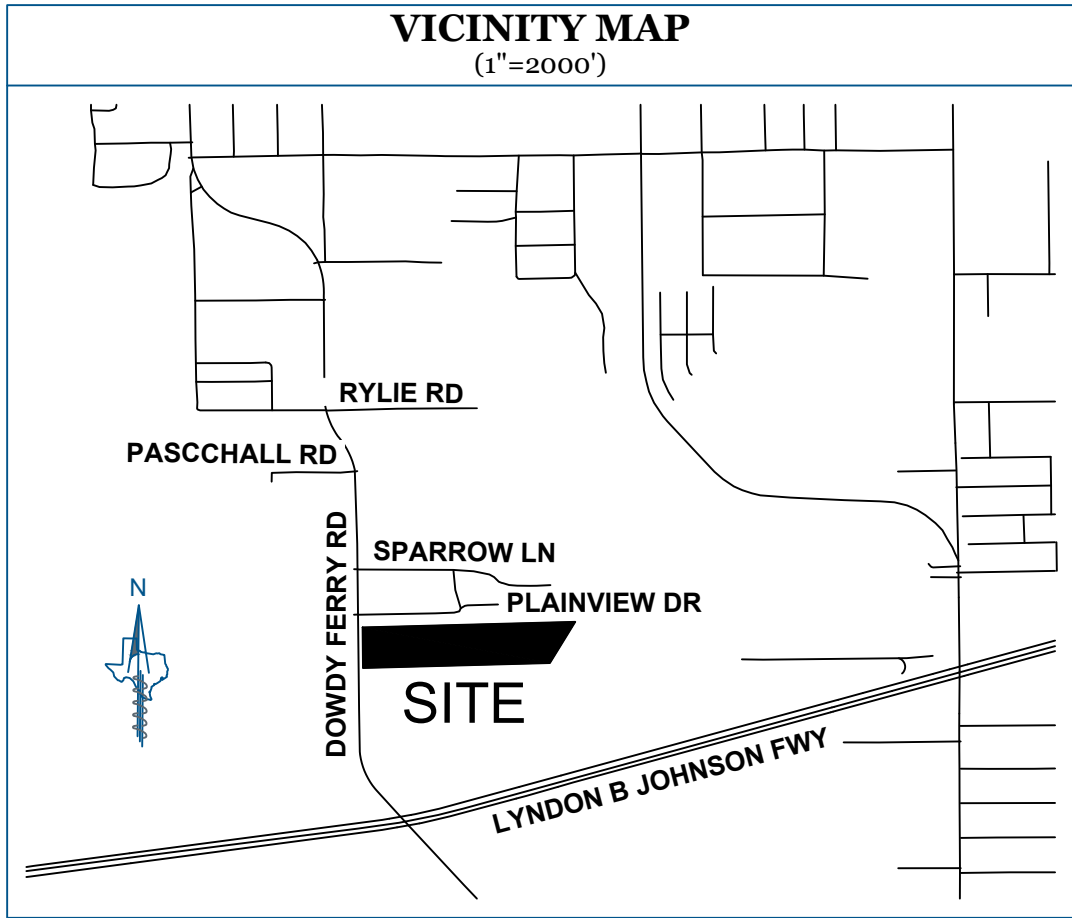
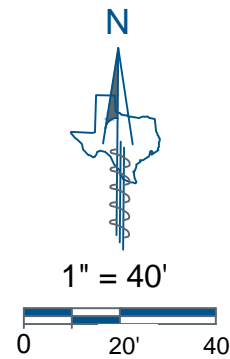
SURVEYOR
Eagle Surveying, LLC
Contact: Brad Eubanks
222 S. Elm Street, Suite 200
Denton, TX 76201
(940) 222-3009

OWNER
A & F Industrial, LLC
13901 Midway Road, Suite 120 B125
Dallas, TX 75244



Eagle Surveying, LLC
222 South Elm Street
Suite 200
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177

JOB NUMBER	2211.005-02
DATE	02/03/2023
REVISION	-
DRAWN BY	EN



GENERAL NOTES

- The purpose of this plat is to create one (1) lot of record from an unplatted tract.
- The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 1983 (Adjustment Realization 2011).
- Controlling monuments: as shown.
- Lot-to-lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering section approval.
- The Grid Coordinates shown are referenced to the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983.
- This property is located in **Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated July 07, 2017 and is located in Community Number 480171 as shown on Map Number 48113C0480K. The location of the Flood Zone is approximate. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.
- Elevations shown on this survey are based on GPS observations utilizing the AllTerra RTK Network. North American Vertical Datum of 1988 (Geoid 12A).
- All existing structures will be demolished.

LOT 1
CITY BLOCK 1/8525

20.17 ACRES
878,686 SQ.FT.

CALLLED 20.17 ACRES
A & F INDUSTRIAL, LLC
DOC. NO. 202200092470
O.P.R.D.C.T.

TRACT 1
CALLED 84.2933 ACRES
635-DOWDY VENTURE
VOL. 84229, PG. 1910
O.R.D.C.T.

LEGEND

- | | |
|--------------|---|
| VOL. | = VOLUME |
| PG. | = PAGE |
| POB | = POINT OF BEGINNING |
| SQ.FT. | = SQUARE FEET |
| (CM) | = CONTROLLING MONUMENT |
| IRF | = IRON ROD FOUND |
| PKF | = PK NAIL FOUND |
| CIRS | = IRON ROD WITH GREEN PLASTIC CAP STAMPED "EAGLE SURVEYING" SET |
| INST. NO. | = INSTRUMENT NUMBER |
| D.R.D.C.T. | = DEED RECORDS, DALLAS COUNTY, TEXAS |
| O.P.R.D.C.T. | = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS |
| M.R.D.C.T. | = MAP RECORDS, DALLAS COUNTY, TEXAS |
| —C— | CENTERLINE |
| — | SUBJECT BOUNDARY LINE |

SURVEYOR
Eagle Surveying, LLC
Contact: Brad Eubanks
222 S. Elm Street, Suite 200
Denton, TX 76201
(940) 222-3009

OWNER
A & F Industrial, LLC
13901 Midway Road, Suite 120 B125
Dallas, TX 75244

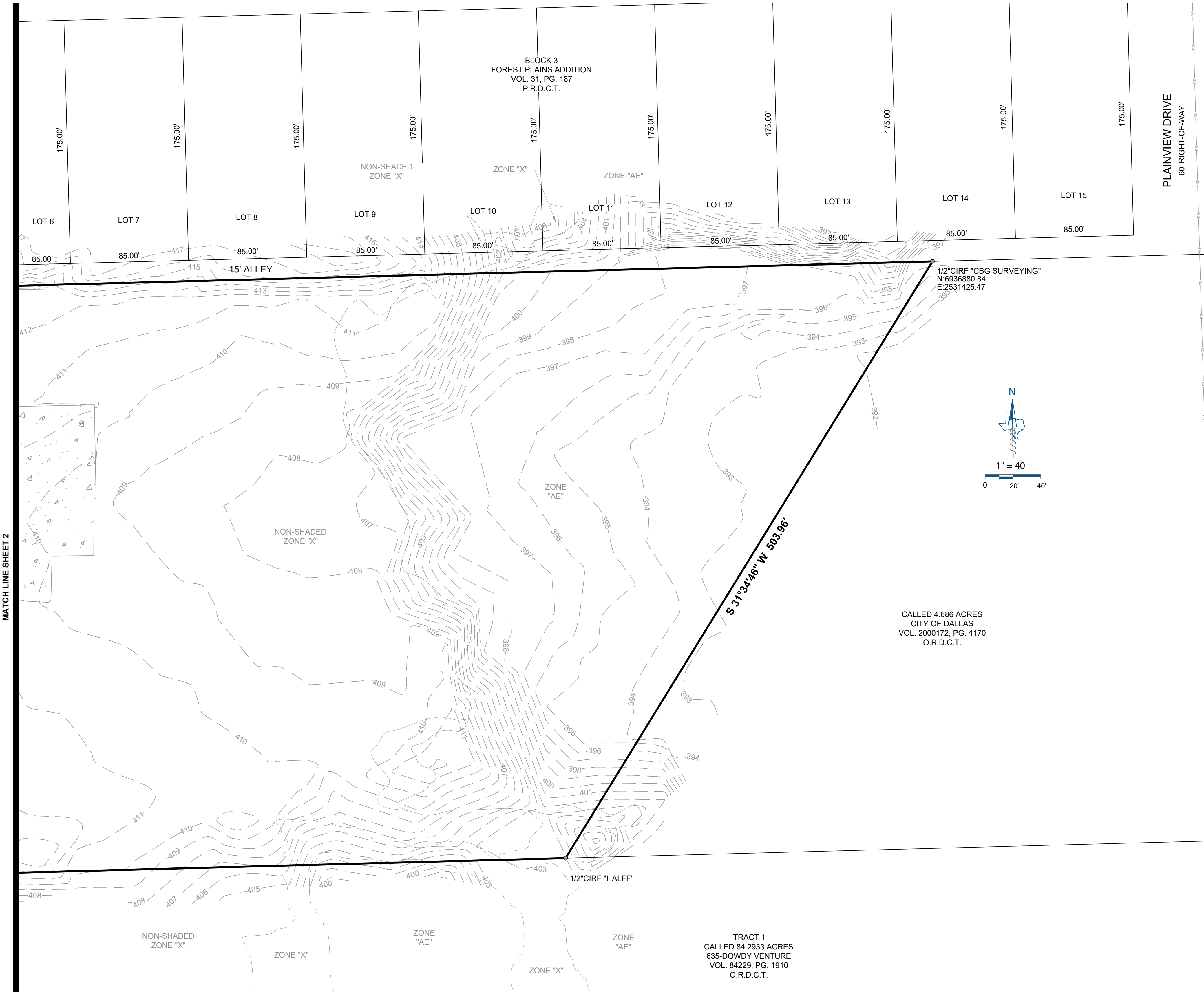
PRELIMINARY PLAT
A & F ADDITION
LOT 1, CITY BLOCK 1/8525
BEING ALL OF A 20.17 ACRE TRACT OF LAND
RECORDED IN DOCUMENT NUMBER 202200092470
OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
JOHN R. FONDREN SURVEY, ABSTRACT 475,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S223-076
CITY ENGINEERING NO. DP _____

PAGE 2 OF 3

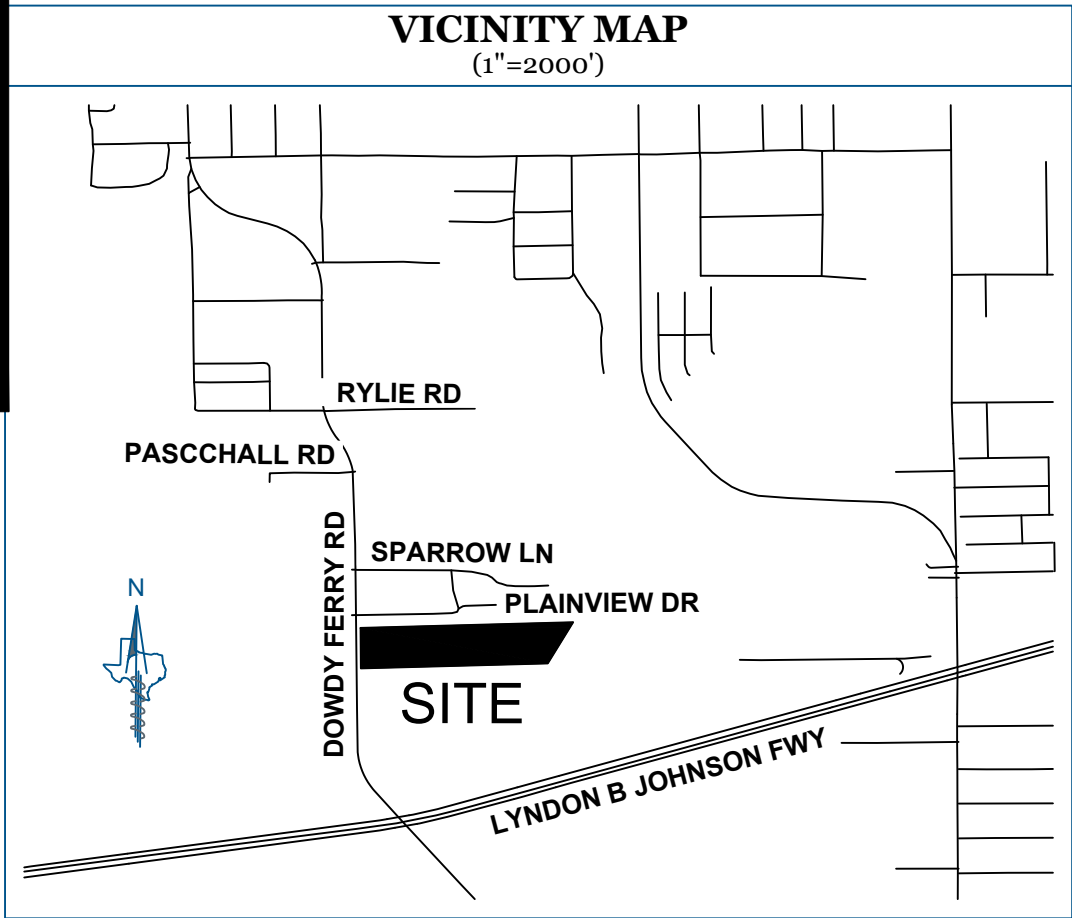
JOB NUMBER	2211.005-02
DATE	02/03/2023
REVISION	-
DRAWN BY	EN



Eagle Surveying, LLC
222 South Elm Street
Suite 200
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177



MATCH LINE SHEET 2



LEGEND	
VOL.	= VOLUME
PG.	= PAGE
POB	= POINT OF BEGINNING
SQ.FT.	= SQUARE FEET
(CM)	= CONTROLLING MONUMENT
IRF	= IRON ROD FOUND
PKF	= PK NAIL FOUND
CIRS	= IRON ROD WITH GREEN PLASTIC CAP STAMPED "EAGLE SURVEYING" SET
INST. NO.	= INSTRUMENT NUMBER
D.R.D.C.T.	= DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	= OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	= MAP RECORDS, DALLAS COUNTY, TEXAS
- C -	CENTERLINE
—	SUBJECT BOUNDARY LINE

GENERAL NOTES	
1.	The purpose of this plat is to create one (1) lot of record from an unplatted tract.
2.	The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 1983 (Adjustment Realization 2011).
3.	Controlling monuments: as shown.
4.	Lot-to-lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering section approval.
5.	The Grid Coordinates shown are referenced to the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983.
6.	This property is located in Non-Shaded Zone "X" as scaled from the F.E.M.A. Flood Insurance Rate Map dated July 07, 2017 and is located in Community Number 480171 as shown on Map Number 48113C0480K. The location of the Flood Zone is approximate. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.
7.	Elevations shown on this survey are based on GPS observations utilizing the AllTerra RTK Network. North American Vertical Datum of 1988 (Geoid 12A).
8.	All existing structures will be demolished.

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS **A & F INDUSTRIAL, LLC**, is the sole owner of a 20.17 acre tract of land out of the John R. Fondren Survey, Abstract Number 475, situated in the City of Dallas, Dallas County, Texas, and being all of a called 20.17 acre tract of land conveyed to A & F INDUSTRIAL, LLC by Special Warranty Deed with Vendor's Lien of record in Document Number 202200092470 of the Official Public Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 3/8" iron rod found in the east right-of-way line of Dowdy Ferry Road (100' right-of-way, recorded in Volume 1892, Page 203, Volume 72147, Page 1087, D.R.D.C.T.), being the northwest corner of said 20.17 acre tract and the southwest corner of Lot 1, Block 2, Forest Plains Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat recorded in Volume 31, Page 187 of the Plat Records of Dallas County, Texas, from which a found 1/2" iron rod with yellow plastic cap stamped "CBG SURVEYING" bears N31°32'02"E, a distance of 1.28 feet;

THENCE, N88°28'32"E, along the south line of said Forest Plains Addition, being the common north line of said 20.17 acre tract, a distance of 2215.20 feet to a 1/2" iron rod with yellow plastic cap stamped "HALFF" found, being the northwest corner of a called 4.686 acre tract of land conveyed to the City of Dallas by General Warranty Deed of record in Volume 2000172, Page 4170 of the Official Public Records of Dallas County, Texas;

THENCE, S31°34'46"W, along the west line of said 4.686 acre tract, being the common east line of said 20.17 acre tract, a distance of 503.96 feet to a 1/2" iron rod with yellow plastic cap stamped "CBG SURVEYING" found in the north line of a called 84.2933 acre tract of land described as Tract 1 conveyed to 635-Dowdy Venture by General Warranty Deed of record in Volume 84229, Page 1910 of the Official Public Records of Dallas County, Texas, being the southwest corner of said 4.686 acre tract and the southeast corner of said 20.17 acre tract;

THENCE, S88°28'32"W, along the north line of said Tract 1, being the common south line of said 20.17 acre tract, a distance of 1,947.63 feet to a 1/2" iron rod with black plastic cap stamped "SANDS" found in the east right-of-way line of said Dowdy Ferry Road, being the northwest corner of said Tract 1 and the southwest corner of said 20.17 acre tract;

THENCE, N00°29'00"W, along the east right-of-way line of said Dowdy Ferry Road, being the common west line of said 20.17 acre tract, a distance of 422.23 feet to the POINT OF BEGINNING, containing 20.17 acres or 878,686 square feet, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT **A & F INDUSTRIAL, LLC**, does hereby adopt this plat, designating the herein described property as **A & F ADDITION**, an addition to the City of Dallas, Dallas County, Texas and does 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.

OWNER: **A & F INDUSTRIAL, LLC**

BY: _____
AUTHORIZED AGENT SIGNATURE

BY: _____
AUTHORIZED AGENT, PRINTED NAME & TITLE

STATE OF TEXAS §
COUNTY OF _____ §

Before me, the undersigned Notary Public in and for said County and State on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 2023.

Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

That I, **MATTHEW RAABE**, 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 Surveyors, 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 _____ day of _____, 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

Matthew Raabe, R.P.L.S. # 6402

STATE OF TEXAS §
COUNTY OF DENTON §

Before me, the undersigned Notary Public in and for said County and State on this day personally appeared **MATTHEW RAABE**, known to me to be the person whose name is subscribed to the foregoing considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 2023.

Notary Public in and for the State of Texas

PRELIMINARY PLAT
A & F ADDITION
LOT 1, CITY BLOCK 1/8525
BEING ALL OF A 20.17 ACRE TRACT OF LAND
RECORDED IN DOCUMENT NUMBER 202200092470
OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
JOHN R. FONDREN SURVEY, ABSTRACT 475,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S223-076
CITY ENGINEERING NO. DP _____

PAGE 3 OF 3

JOB NUMBER	2211.005-02
DATE	02/03/2023
REVISION	-
DRAWN BY	EN



Eagle Surveying, LLC
222 South Elm Street
Suite 200
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177

SURVEYOR
Eagle Surveying, LLC
Contact: Brad Eubanks
222 S. Elm Street, Suite 200
Denton, TX 76201
(940) 222-3009

OWNER
A & F Industrial, LLC
13901 Midway Road, Suite 120 B125
Dallas, TX 75244