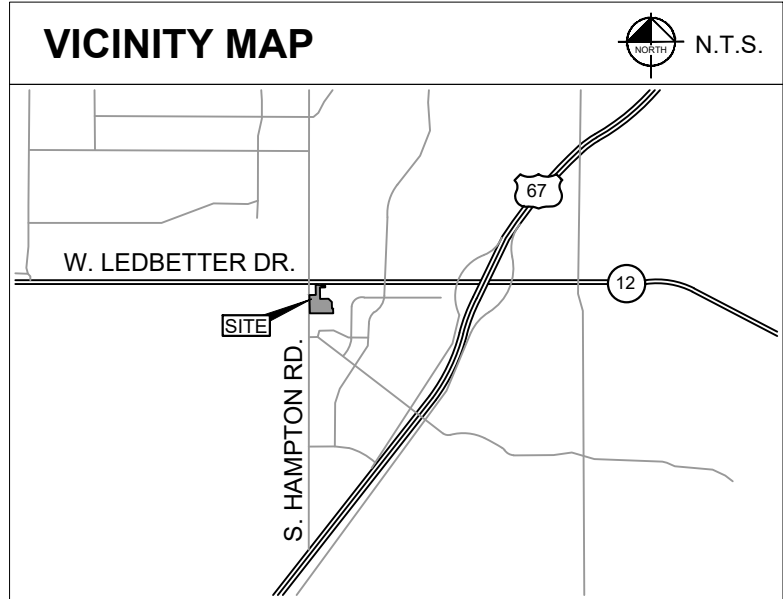


ABBREVIATIONS LEGEND

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
XF = "X" CUT FOUND
IRF = IRON ROD FOUND
O.P.R.D.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).
 - 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 VIRGINIANA	SOUTHERN LIVE OAK	21
②	1578	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	15

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

LINE TYPE LEGEND	
BOUNDARY LINE	
EASEMENT LINE	
BUILDING LINE	
W	WATER LINE
SS	SANITARY SEWER LINE
SS	STORM SEWER LINE
GS	UNDERGROUND GAS LINE
CHE	OVERHEAD UTILITY LINE
USE	UNDERGROUND ELECTRIC LINE
CBL	UNDERGROUND COMMUNICATION LINE
UNK	UNKNOWN SERVICE LINE
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. ____-

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

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

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, Dallas, 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 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. _____ - _____

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.
N/A	GDW	CDB	Apr. 2023	069313465	2 OF 2

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