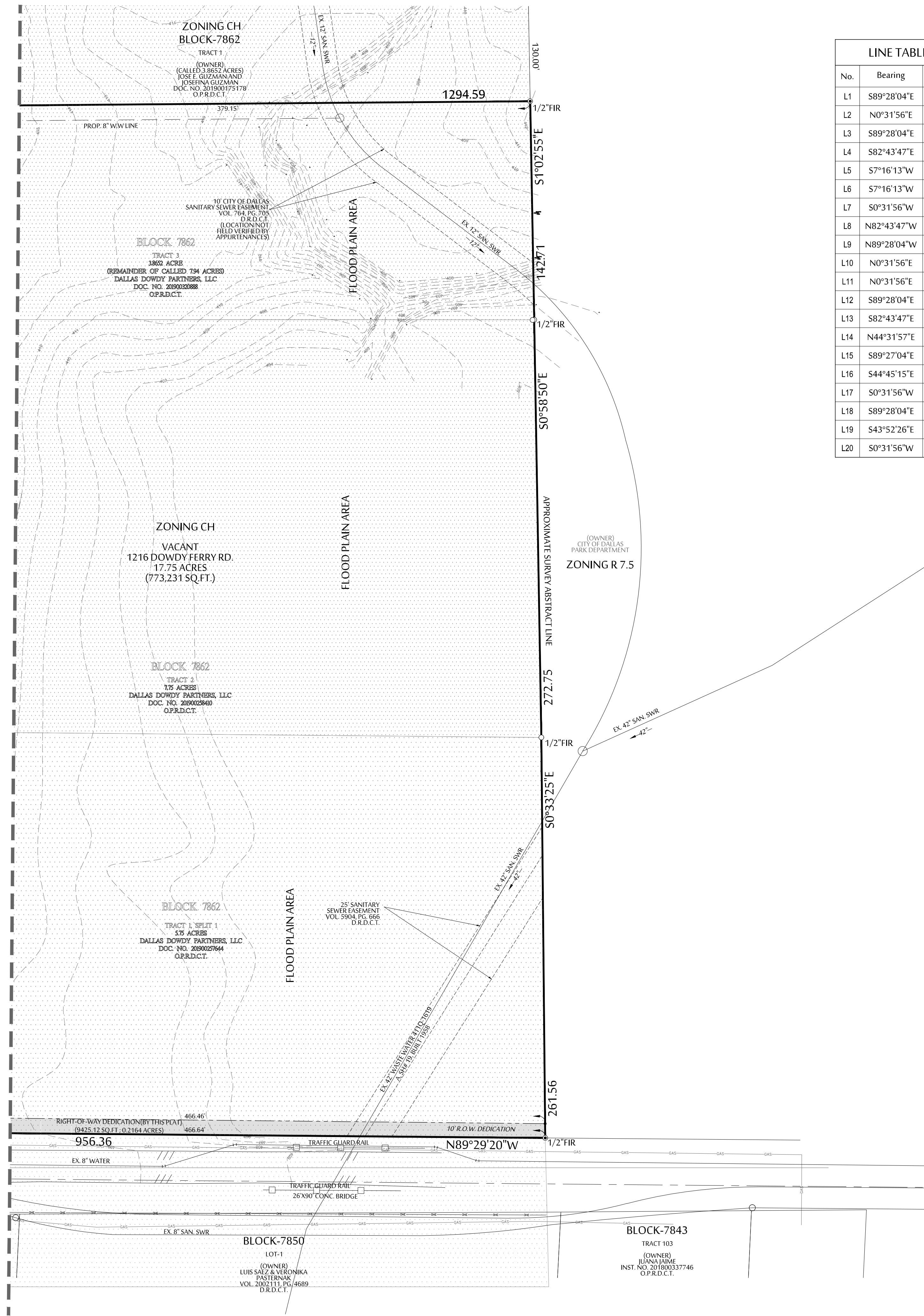


MATCH LINE SHEET 1

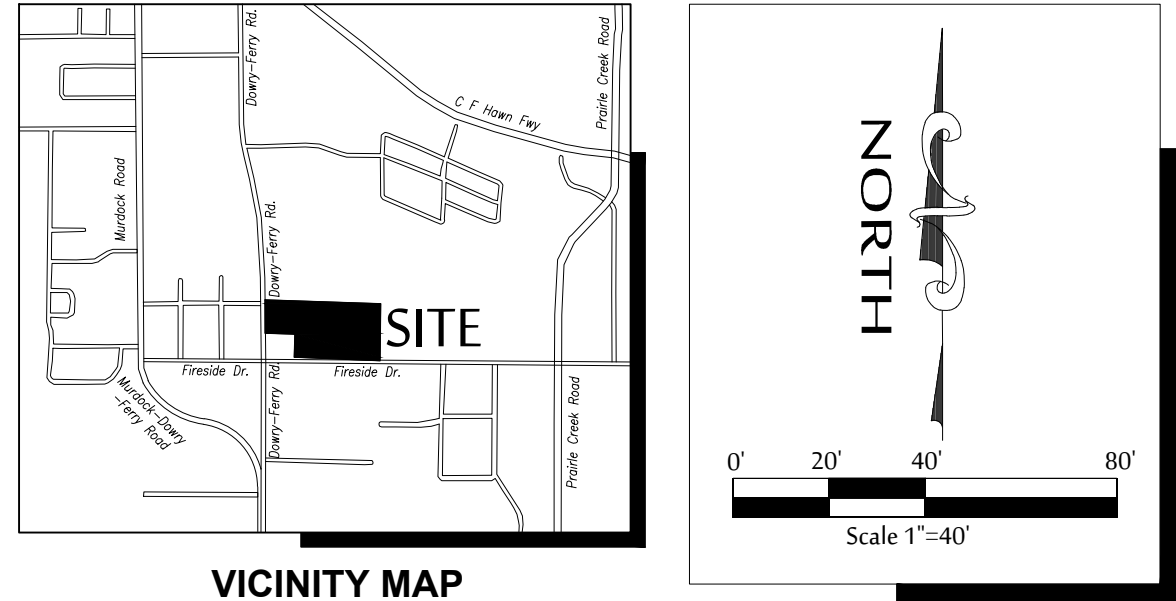


LINE TABLE		
No.	Bearing	Length
L1	S89°28'04"E	381.13'
L2	N0°31'56"E	126.82'
L3	S89°28'04"E	257.64'
L4	S82°43'47"E	62.55'
L5	S7°16'13"W	184.00'
L6	S7°16'13"W	211.27'
L7	S0°31'56"W	70.09'
L8	N82°43'47"W	21.49'
L9	N89°28'04"W	280.94'
L10	N0°31'56"E	184.00'
L11	N0°31'56"E	57.18'
L12	S89°28'04"E	277.87'
L13	S82°43'47"E	82.77'
L14	N44°31'57"E	13.89'
L15	S89°27'04"E	333.69'
L16	S44°45'15"E	14.07'
L17	S0°31'56"W	190.06'
L18	S89°28'04"E	268.63'
L19	S43°52'26"E	13.99'
L20	S0°31'56"W	60.09'

LINE TABLE		
No.	Bearing	Length
L1	S89°28'04"E	381.13'
L2	N0°31'56"E	126.82'
L3	S89°28'04"E	257.64'
L4	S82°43'47"E	62.55'
L5	S7°16'13"W	184.00'
L6	S7°16'13"W	211.27'
L7	S0°31'56"W	70.09'
L8	N82°43'47"W	21.49'
L9	N89°28'04"W	280.94'
L10	N0°31'56"E	184.00'
L11	N0°31'56"E	57.18'
L12	S89°28'04"E	277.87'
L13	S82°43'47"E	82.77'
L14	N44°31'57"E	13.89'
L15	S89°27'04"E	333.69'
L16	S44°45'15"E	14.07'
L17	S0°31'56"W	190.06'
L18	S89°28'04"E	268.63'
L19	S43°52'26"E	13.99'
L20	S0°31'56"W	60.09'

LINE TABLE		
No.	Bearing	Length
L41	S0°31'56"W	143.90'
L42	S45°31'08"W	14.14'
L43	N89°29'30"W	241.37'
L44	N82°43'47"W	46.27'
L45	N37°43'47"W	14.14'
L46	N7°16'13"E	137.98'
L47	N48°54'05"E	14.95'
L48	S89°28'04"E	277.34'
L49	S44°28'04"E	14.14'

CURVE TABLE					
No.	Delta	Radius	Length	CH. L	CH. B
C1	90°00'00"	33.00'	51.84'	46.67'	N45°31'56"E
C2	6°44'17"	100.00'	11.76'	11.75'	S86°05'55"E
C3	90°00'00"	33.00'	51.84'	46.67'	S37°43'47"E
C4	6°44'17"	300.00'	35.28'	35.26'	S3°54'05"W
C5	6°44'17"	100.00'	11.76'	11.75'	N86°05'55"W
C6	90°00'00"	33.00'	51.84'	46.67'	N44°28'04"W
C7	6°44'17"	100.00'	11.76'	11.75'	S86°05'55"E
C8	169°36'40"	50.00'	148.01'	99.59'	S41°22'38"E
C9	169°11'57"	50.00'	147.65'	99.56'	N48°00'15"E
C10	6°44'17"	126.50'	14.88'	14.87'	S86°05'55"E
C11	181°30'19"	50.00'	158.39'	99.99'	S46°36'15"E
C12	6°44'17"	273.50'	32.16'	32.15'	S3°54'05"W
C13	6°44'17"	73.50'	8.64'	8.64'	N86°05'55"W
C14	6°44'17"	126.50'	14.88'	14.87'	S86°05'55"E
C15	6°44'17"	73.50'	8.64'	8.64'	N86°05'55"W



SURVEYOR'S NOTES:

- The Basis of Bearings is the Texas Coordinate System of 1983, North Central Zone (4202).
- Elevations shown herein are based upon the NAVD88 vertical datum as derived from RTK network GPS measurement.
- This surveyor has relied upon that commitment for title insurance as prepared by First American Title Guaranty Company, GF Number 1001-294319-RTT, having an effective date of January 01, 2020 and an issued date of January 17, 2020, in the preparation of this survey. All plottable exceptions are shown herein unless otherwise noted.
- Based upon graphical plotting, the subject property lies partially within Zone AE, designated as having Base Flood Elevations determined, and partially within Zone X (unshaded), being those areas outside the 0.2% annual chance floodplain.
- The properties have direct access to Dowdy Ferry Road and Fineside Drive, both public rights-of-ways.
- All plottable exceptions are shown unless otherwise noted. No encroachments were observed in the course of the survey.

ABBREVIATION LEGEND	
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
FIR(C)	FOUND IRON ROD (WITH CAP)
SIR	1/2" SET IRON ROD WITH YELLOW CAP STAMPED "GEO NAV"
PP	POWER POLE
OHE	OVERHEAD ELECTRIC
CMP	CORRUGATED METAL PIPE

BENCHMARKS:

- City of Dallas BM 68-D-1S, benchmark is a Std. WDBM in Southwest End of A 30'X 92' Concrete Bridge on Fineside Dr. and Prairie Creek and 0.2 Mile East of Dowdy Ferry Rd.
- Benchmark is a mag nail set in asphalt along the east line of Dowdy Ferry Rd., approximately 35.7 feet N/NW from the northwest corner of the subject property. Elev: 438.37'.
- Benchmark is a mag nail in the asphalt of the east edge of Dowdy Ferry Rd., approximately feet south of the intersection of the centerline of Dowdy Ferry Rd. with the centerline of Queensway Drive. Elev: 438.66'

**PRELIMINARY PLAT
DOWDY FERRY**

DEVIDE TRACT 1, BLOCK 7862 INTO
LOT 1-12 BLOCK A, LOT 1-13 BLOCK B,
LOT 1-36 BLOCK C, LOT 1-22 BLOCK D,
LOT 1-12 BLOCK E, LOT 1-24 BLOCK F
17.75 ACRES IN THE MARTIN PRUITT SURVEY
ABSTRACT NO. 1163
CITY OF DALLAS, DALLAS COUNTY, TEXAS.
CITY PLAT FILE NO. S190-137

PURPOSE OF THE PLAT: DIVIDE THREE TRACTS OF LANDS INTO 119 LOTS, INCLUDING 117 SINGLE FAMILY LOTS AND 2 COMMON LOTS

DEVELOPER:
DALLAS DOWDY PARTNERS, LLC.
151 PLAYERS CIRCLE, SUITE 200
SOUTHLAKE, TEXAS 76092
TEL: 817-715-3613
CONTACT: FARRUKH AZIM

ENGINEER:
S.I.A.B.E.D., PRINCIPAL, DDC, INC.
400 CHISHOLM PLACE # 410
PLANO, TEXAS, 75075
TEL: 214-868-9320
EMAIL: abed.ddc@gmail.com

SURVEYOR:
JOEL C. HOWARD, RPSL NO. 6267
3410 MIDCOURT RD., SUITE # 110,
CARROLLTON, TEXAS, 75006
EMAIL: chris.howard@geo-nav.com
TEL: 281-701-3989