

**OWNERS CERTIFICATION**

**PROPERTY DESCRIPTION**

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

BEING a 17.75 acre tract of land situated in the Martin Pruitt Survey, Abstract Number 1163, City of Dallas, Dallas County, Texas, and being all of that called 3.8652 acre tract of land described in deed to Dallas Dowdy Partners, LLC, as recorded in Document Number 201900320888 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being all of that called 7.75 acre tract of land described in deed to Dallas Dowdy Partners, LLC, as recorded in Document Number 201900258410, O.P.R.D.C.T., and being all of that called 5.75 acre tract of land described in deed to Dowdy Ferry Partners, LLC, as recorded in Document Number 201900257644, O.P.R.D.C.T., and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with a yellow plastic cap stamped "GEONAV" (hereinafter referred to as "with cap") set for the common northwest corner of said 3.8652 acre tract and southwest corner of that tract of land described in deed to Jose E. Guzman ad Josefina Guzman, husband and wife, as recorded in Document Number 201900175178, O.P.R.D.C.T., said corner being on the east right-of-way line of Dowdy Ferry Road ( variable width public right-of-way);

THENCE North 89 degrees 32 minutes 28 seconds East, departing said east right-of-way line and along the common south line of said Guzman tract and north line of said 3.8652 acre tract, a distance of 1,294.59 feet to a 1/2-inch iron rod with cap set for the common southeast corner of said Guzman tract and northeast corner of said 3.8652 acre tract, said corner being on the west line of a tract of land owned by the City of Dallas Parks Department;

THENCE South 01 degrees 02 minutes 55 seconds East, along the common east line of said 3.8652 acre tract and said west line, a distance of 142.71 feet to a 1/2-inch iron rod with cap set for the common southeast corner of said 3.8652 acre tract and northeast corner of said 7.75 acre tract;

THENCE South 00 degrees 58 minutes 50 seconds East, along the common east line of said 7.75 acre tract and said west line of City of Dallas tract, a distance of 272.75 feet to a 1/2-inch iron rod with cap set for the common southeast corner of said 7.75 acre tract and the northeast corner of said 5.75 acre tract;

THENCE South 00 degrees 33 minutes 25 seconds East, along the common east line of said 5.75 acre tract and said west line of City of Dallas tract, a distance of 261.56 feet to a 1/2-inch iron rod with cap set for the common southeast corner of said 5.75 acre tract and southwest corner of said City of Dallas tract, said corner being on the north right-of-way line of Fireside Drive (a called 60-foot wide public right-of-way);

THENCE North 89 degrees 29 minutes 20 seconds West, along the common south line of said 5.75 acre tract and said north right-of-way line, a distance of 956.36 feet to a 1/2-inch iron rod with cap set for the common southwest corner of said 5.75 acre tract and the southeast corner of that tract of land described in deed to Alejandro Torres ad Romeo Mariela, as recorded in Document Number 201900121015, O.P.R.D.C.T.;

THENCE North 01 degrees 01 minutes 43 seconds West, departing said north right-of-way line and along the common west line of said 5.75 acre tract and east line of said Torres tract, a distance of 261.96 feet to a 1/2-inch iron rod with cap set for the common northeast corner of said Torres tract and northwest corner of said 5.75 acre tract, said corner being on the south line of said 7.75 acre tract;

THENCE North 89 degrees 28 minutes 04 seconds West, along the common north line of said Torres tract and said south line of said 7.75 acre tract, a distance of 333.10 feet to a 1/2-inch iron rod with cap stamped "RHODES SURVEYING" found for the common southwest corner of said 7.75 acre tract and northwest corner of said Torres tract, said corner being on said east right-of-way line of Dowdy Ferry Road;

THENCE North 01 degrees 29 minutes 02 seconds West, along the common west line of said 7.75 acre tract and said east right-of-way line, a distance of 261.46 feet to a 3/8-inch iron rod found for the common northwest corner of said 7.75 acre tract and southwest corner of said 3.8652 acre tract;

THENCE North 01 degrees 31 minutes 13 seconds West, along the common west line of said 3.8652 acre tract and said east right-of-way line, a distance of 131.70 feet to the POINT OF BEGINNING AND CONTAINING 773,231 square feet or 17.75 acres of land, more or less.

**OWNERS DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That DALLAS DOWDY PARTNERS, LLC, does hereby adopt this plat, designating the herein described property as DOWDY FERRY in addition to the City of Dallas, Dallas County, Texas ( or appropriate county ,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 \_\_\_, 2020.

By: \_\_\_\_\_  
(Printed name of authorized signature)

STATE OF TEXAS  
COUNTRY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared \_\_\_\_\_, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that that HE executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AT DALLAS, this the \_\_\_ day of \_\_\_, 2020.

Notary Public in and for the State of Texas.

By: \_\_\_\_\_  
(Printed name of authorized signature)

STATE OF TEXAS  
COUNTRY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared \_\_\_\_\_, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that that HE executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AT DALLAS, this the \_\_\_ day of \_\_\_, 2020.

Notary Public in and for the State of Texas.

**SURVEYOR'S STATEMENT**

STATE OF TEXAS  
COUNTY OF DALLAS

THIS is to certify that I, JOEL C. HOWARD, a Registered Professional Land Surveyor for the State of Texas, have performed, for this plat, an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction or 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 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) and (e) and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

DATED this the \_\_\_ day of \_\_\_, 2020.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. RELEASE DATE 02/27/2020

JOEL C. HOWARD  
RPSL NO. 6267  
3410 MIDCOURT RD.,  
STE 110, TEXAS 75006

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a notary public in and for said County and State, on this day appeared personally Leonard J. Lueker, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he has executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_, 2020.

Notary Public in and for the State of Texas

Parcel Area Table Block-A	
Parcel #	Area
Lot-1	5368.85 Sq. ft.
Lot-2	2612.50 Sq. ft.
Lot-3	2612.50 Sq. ft.
Lot-4	3135.00 Sq. ft.
Lot-5	3135.00 Sq. ft.
Lot-6	2612.50 Sq. ft.
Lot-7	2612.50 Sq. ft.
Lot-8	3135.00 Sq. ft.
Lot-9	3134.99 Sq. ft.
Lot-10	2612.50 Sq. ft.
Lot-11	2612.49 Sq. ft.
Lot-12	3084.49 Sq. ft.
Lot-13	1651.42 Sq. ft.

Parcel Area Table Block-B	
Parcel #	Area
Lot-1	5400.36 Sq. ft.
Lot-2	2609.63 Sq. ft.
Lot-3	2615.12 Sq. ft.
Lot-4	3145.38 Sq. ft.
Lot-5	3153.28 Sq. ft.
Lot-6	2633.77 Sq. ft.
Lot-7	2639.25 Sq. ft.
Lot-8	3174.34 Sq. ft.
Lot-9	3182.24 Sq. ft.
Lot-10	2657.90 Sq. ft.
Lot-11	2663.39 Sq. ft.
Lot-12	3626.55 Sq. ft.
Lot-13	47049.68 Sq. ft.

Parcel Area Table Block-C	
Parcel #	Area
Lot-1	3147.12 Sq. ft.
Lot-2	2054.20 Sq. ft.
Lot-3	2764.90 Sq. ft.
Lot-4	2513.25 Sq. ft.
Lot-5	2106.27 Sq. ft.
Lot-6	2541.79 Sq. ft.
Lot-7	2557.36 Sq. ft.
Lot-8	2143.03 Sq. ft.
Lot-9	2153.84 Sq. ft.
Lot-10	2164.66 Sq. ft.
Lot-11	2611.86 Sq. ft.
Lot-12	2921.78 Sq. ft.

Parcel Area Table Block-C	
Parcel #	Area
Lot-13	2585.81 Sq. ft.
Lot-14	2315.80 Sq. ft.
Lot-15	2191.87 Sq. ft.
Lot-16	5542.37 Sq. ft.
Lot-17	3352.58 Sq. ft.
Lot-18	5550.22 Sq. ft.
Lot-19	1926.20 Sq. ft.
Lot-20	2114.84 Sq. ft.
Lot-21	2550.00 Sq. ft.
Lot-22	2550.00 Sq. ft.
Lot-23	2125.00 Sq. ft.
Lot-24	2125.00 Sq. ft.

Parcel Area Table Block-C	
Parcel #	Area
Lot-25	2125.00 Sq. ft.
Lot-26	2762.50 Sq. ft.
Lot-27	2762.50 Sq. ft.
Lot-28	2125.00 Sq. ft.
Lot-29	2125.00 Sq. ft.
Lot-30	2550.00 Sq. ft.
Lot-31	2550.00 Sq. ft.
Lot-32	2125.00 Sq. ft.
Lot-33	2975.68 Sq. ft.
Lot-34	2967.28 Sq. ft.
Lot-35	2059.49 Sq. ft.
Lot-36	3516.64 Sq. ft.

**SURVEYOR'S NOTES:**  
 1. The Basis of Bearings is the Texas Coordinate System of 1983, North Central Zone (4202).  
 2. Elevations shown hereon are based upon the NAVD88 vertical datum as derived from RTK network GPS measurement.  
 3. 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 hereon unless otherwise noted.  
 4. 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.  
 5. The properties have direct access to Dowdy Ferry Road and Fireside Drive, both public rights-of-ways.  
 6. All plottable exceptions are shown unless otherwise noted. No encroachments were observed in the course of the survey.

Parcel Area Table Block-D	
Parcel #	Area
Lot-1	2410.00 Sq. ft.
Lot-2	2050.00 Sq. ft.
Lot-3	2050.00 Sq. ft.
Lot-4	2460.00 Sq. ft.
Lot-5	2460.00 Sq. ft.
Lot-6	2050.00 Sq. ft.
Lot-7	2050.00 Sq. ft.
Lot-9	5449.97 Sq. ft.
Lot-10	2050.00 Sq. ft.
Lot-11	2410.00 Sq. ft.
Lot-12	2134.03 Sq. ft.
Lot-13	2019.52 Sq. ft.

Parcel Area Table Block-D	
Parcel #	Area
Lot-14	2476.70 Sq. ft.
Lot-15	2499.45 Sq. ft.
Lot-16	2050.00 Sq. ft.
Lot-17	2050.00 Sq. ft.
Lot-18	2296.00 Sq. ft.
Lot-19	2460.00 Sq. ft.
Lot-20	2050.00 Sq. ft.
Lot-21	2050.00 Sq. ft.
Lot-22	2410.00 Sq. ft.

Parcel Area Table Block-E	
Parcel #	Area
Lot-1	3456.39 Sq. ft.
Lot-2	2207.13 Sq. ft.
Lot-3	2445.54 Sq. ft.
Lot-4	2460.00 Sq. ft.
Lot-5	2460.00 Sq. ft.
Lot-6	2050.00 Sq. ft.
Lot-7	2050.00 Sq. ft.
Lot-8	2460.00 Sq. ft.
Lot-9	2460.00 Sq. ft.
Lot-10	2050.00 Sq. ft.
Lot-11	2050.00 Sq. ft.
Lot-12	2769.75 Sq. ft.

Parcel Area Table Block-F	
Parcel #	Area
Lot-1	2410.08 Sq. ft.
Lot-2	2050.06 Sq. ft.
Lot-3	2050.06 Sq. ft.
Lot-4	2460.08 Sq. ft.
Lot-5	2460.08 Sq. ft.
Lot-6	2050.06 Sq. ft.
Lot-7	2050.06 Sq. ft.
Lot-8	2460.07 Sq. ft.
Lot-9	2460.07 Sq. ft.
Lot-10	2047.18 Sq. ft.
Lot-11	2017.48 Sq. ft.
Lot-12	2742.97 Sq. ft.

Parcel Area Table Block-F	
Parcel #	Area
Lot-13	2426.38 Sq. ft.
Lot-14	2006.90 Sq. ft.
Lot-15	2410.00 Sq. ft.
Lot-16	2598.78 Sq. ft.
Lot-17	2049.94 Sq. ft.
Lot-18	2049.94 Sq. ft.
Lot-19	2049.94 Sq. ft.
Lot-20	2459.92 Sq. ft.
Lot-21	2459.92 Sq. ft.
Lot-22	2049.94 Sq. ft.
Lot-23	2049.94 Sq. ft.
Lot-24	2409.92 Sq. ft.

**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**