

OWNERS CERTIFICATE

WHEREAS, Tuff Shed, Inc., Teton River Properties, LLC, and GFS Dowdy, L.P. are the owners of a tract of land situated in the Thomas Freeman Survey, Abstract No. 453, City of Hutchins, Dallas County, Texas, and being all of Lots 1A and 2, Block A, Johnson and Johnson Addition, an addition to the City of Hutchins, according to the plat recorded in Instrument No. 20080084554, Official Public Records, Dallas County, Texas, and being a part of a called 12.00 acre tract of land described as Tract 1 in Warranty Deed to Tuff Shed, Inc., recorded in Instrument No. 200503645705 of said Official Public Records, and being all of a called 22.6886 acre tract of land described in Special Warranty Deed to GFS Dowdy, L.P., recorded in Instrument No. 202500142634 of said Official Public Records, and being all of a called 5.0274 acre tract of land described in Special Warranty Deed to GFS Dowdy, L.P., recorded in Instrument No. 202500154838 of said Official Public Records, and being all of a called 3.444 acre tract of land described as Tract 1 and all of a called 0.1091 acre tract of land described as Tract 2 in Special Warranty Deed to Teton River Properties, LLC, recorded in 20080114394 of said Official Public Records, and being all of a called 0.503 acre tract of land described in Warranty Deed with Vendor's Lien to Teton River Properties, LLC, recorded in Instrument No. 200403121033 of said Official Public Records, and being all of a called 2.5663 acre tract of land described in Special Warranty Deed to Tuff Shed Inc., recorded in Instrument No. 202500154837 of said Official Public Records, and being more particularly described as

BEGINNING at a 5/8" iron rod with red plastic cap stamped "KHA" set for the most westerly northwest corner of said Lot 1A, in the northeast right-of-way line of U.S. Interstate Highway 45 (300' wide right-of-way);

THENCE departing said northeast right-of-way line of U.S. Interstate Highway 45, with the north and west lines of said Lot 1A, the following courses and distances:

North 60°19'54" East, a distance of 152.58 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner; North 20°08'45" West, passing at a distance of 129.90 feet, the most northerly northwest corner of said Lot 1A and a west corner of said Lot 2, continuing with the west line of said Lot 2 for a total distance of 433.56 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for the northwest corner of said Lot 2, in the southeast line of Lot 1, Block A, Transhorn Addition, an addition to the City of Hutchins, according to the plat recorded in Instrument No. 202100100790 of said Official Public Records;

THENCE North 59°35'03" East, with said southeast line of Lot 1, a distance of 1,304.85 feet the to a 1/2-inch iron rod with an illegible plastic cap found for the east corner of said Lot 1, in the south right-of-way line of Dowdy Ferry Road (a 100-foot wide right-of-way):

THENCE South 82°57'47" East, with said south right-of-way line of Dowdy Ferry Road, a distance of 479.25 feet to a 1/2-inch iron rod found for the northwest corner of Lot 1, Block A, Lander Addition, an addition to the City of Hutchins, according to the plat recorded in Volume 2001118, Page 2787, Deed Records, Dallas County, Texas;

THENCE departing said south right-of-way line of Dowdy Ferry Road, with the west and northwest lines of said Lot 1, Block A, Lander Addition, the following courses and distances:

South 04°31'40" West, a distance of 675.59 feet to a 1/2-inch iron rod found for corner; North 85°28'20" West, a distance of 100.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner; South 33°00'04" West, a distance of 465.53 feet to a 1/2-inch iron rod found for the west corner of said Lot 1, Block A, Lander Addition and the north corner of a called 4.2461 acre tract of land described as Tract Two in Gift Deed to Christopher M. Lander, recorded in Volume 2004041, Page 7495 of said Deed Records;

THENCE South 61°31'25" West, with the northwest line of said Tract Two, a distance of 712.93 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for a west corner of said Tract Two, in the northeast line of a called 4.3914 acre tract of land described in Warranty Deed to Joseph A. Crawford, recorded in Volume 2001010, Page 5593 of said Deed Records;

THENCE with the northeast and northwest lines of said 4.3914 acre tract, the following courses and distances:

North 26°14'29" West, a distance of 63.07 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner; South 52°12'17" West, a distance of 254.88 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner; South 21°37'03" East, a distance of 44.48 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner; South 64°57'52" West, a distance of 126.79 feet to a 1/2-inch iron rod found for the southwest corner of said 22.6886 acre tract, in said northeast right-of-way line of U.S. Interstate Highway 45;

THENCE North 23°47'26" West, with said northeast right-of-way line of U.S. Interstate Highway 45, a distance of 553.12 feet to the **POINT OF BEGINNING** and containing 1,537,946 square feet or 35.3064 acres of land.

SURVEYOR'S STATEMENT

I. J. Andy Dobbs, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the monuments shown thereon were found and/or placed under my direct supervision in accordance with Platting Rules and regulations of the City of Hutchins, Texas.

PRELIMINARY

THIS DOCUMENT SHALL

NOT BE RECORDED FOR

ANY PURPOSE AND

VIEWED OR RELIED

UPON AS A FINAL

SURVEY DOCUMENT

SHALL NOT BE USED OR

Dated this the _____ day of ____

Registered Professional Land Surveyor No. 6196 KIMLEY-HORN AND ASSOC., INC. 2500 Pacific Avenue, Suite 1100 Dallas, Texas 75226 469-718-8849 andy.dobbs@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 J. Andy Dobbs 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

Notary Public in and for the State of Texas

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Tuff Shed, Inc., Teton River Properties, LLC, and GFS Dowdy, L.P., acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein described property as DOWDY INDUSTRIAL CENTER an addition to the City of Hutchins, Dallas County, Texas, and do hereby dedicate, to the public use forever, the streets and alleys shown hereon; and do hereby dedicate the easements shown hereon for mutual use and accommodation of the City of Hutchins and all public utilities desiring to use, or using same for the purposes shown hereon. No buildings, fences, trees, shrubs, signs, or other improvements shall be constructed or placed upon, over or across the easements as shown. The City of Hutchins and public utility entities shall have the right to remove and keep removed all or part of any building, fences, trees, shrubs, signs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance or efficiency of its respective system in said easements and the City of Hutchins and public utility entities shall at all times have the full right of ingress and egress to and from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. A Blanket Easement of a five (5) foot radius from the center point of all fire hydrants and a five (5) foot radius from the center point of all other appurtenances (fire hydrants valves, water meters, meter boxes, street lights) is hereby granted to the City of Hutchins for the purpose of constructing, reconstructing, inspecting and maintaining the above named appurtenances.

This plat approved subject to all platting ordinances, rules, regu	llations, and resolutions of the	City of Hutchins, Texas.
WITNESS, my hand, this the day of,, 2025.		
Tuff Shed, Inc.		
By:		
Name:		
Title:		
STATE OF		
BEFORE ME, the undersigned, a Notary Public in and for the	-	
instrument and acknowledged to me that he executed the same	the person whose name is a e for the purpose therein expr	
that the statements in the foregoing certificate are true.		
GIVEN UNDER MY HAND AND SEAL OF OFFICE this	day of	2025.
Notary Public in and for the State of Colorado		
Teton River Properties, LLC		
By:		
Name:		
Title:		
STATE OF § COUNTY OF §		
BEFORE ME, the undersigned, a Notary Public in and for the	e said County and State, on t the person whose name is	, , , , , , , , , , , , , , , , , , , ,
instrument and acknowledged to me that he executed the same		
that the statements in the foregoing certificate are true.		
GIVEN UNDER MY HAND AND SEAL OF OFFICE this	day of	2025.
Notary Public in and for the State of Colorado		
GFS Dowdy, L.P.		
Rv:		
By: Name:		
Title:		
STATE OF		
BEFORE ME, the undersigned, a Notary Public in and for the	e said County and State, on t	his day personally appeared
known to me to be t	he person whose name is	subscribed to the foregoing
instrument and acknowledged to me that he executed the same that the statements in the foregoing certificate are true.	e for the purpose therein expr	essed and under oath stated
GIVEN UNDER MY HAND AND SEAL OF OFFICE this	day of	2025.
Notary Public in and for the State of		
CERTIFICATE OF APPROVAL BY THE CITY OF HUTCHINS		
This is to certify that the City of Hutchins, Texas has approved 11 and 2 with the Replat/Final Plat being named DOWDY INDU		
TA and 2 with the ReplayFinal Flat being hamed bowb? INDC	JOINIAL CENTEN, LOIS T & Z	, DIOCK A as SHOWH HereOH.
Witness my hand this day of, 2	2025.	
By: Mario Vasquez, Mayor		
Mario Vasquez, Mayor City of Hutchins, Texas		
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The undersigned, the City Secretary of the City of Hutchin	•	
INDUSTRIAL CENTER , Addition to the City of Hutchins was su or City Council as required by the ordinances of the City of Hu		0
such body by formal action, then and there accepted the ded		
and water and sewer lines, as shown and set forth in and upon thereof by signing as hereinabove subscribed in the capacity st	said plat, and said body further	
Witness my hand this the day of, 2	2025	

REPLAT DOWDY INDUSTRIAL CENTER LOTS 1 & 2, BLOCK A

35.3064 ACRES

ZONING CLASSIFICATION - LI. LIGHT INDUSTRIAL BEING A REPLAT OF LOTS 1A & 2, BLOCK A JOHNSON AND JOHNSON ADDITION THOMAS FREEMAN SURVEY, ABSTRACT NO. 453

CITY OF HUTCHINS, DALLAS COUNTY, TEXAS

<u>Date</u>

Aug. 2025

068181002



JAD

<u>Scale</u>

1" = 100'

<u>Drawn by</u>

JDF

APPLICANT HOLT LUNSFORD COMMERCIAL 5950 BERKSHIRE LANE, SUITE 900 DALLAS, TEXAS 75225 PHONE: 214-709-8112

BADAMS@HOLTLUNSFORD.COM

CONTACT: BRYCE ADAMS

KIMLEY-HORN AND ASSOCIATES, INC. 2500 PACIFIC AVENUE, SUITE 1100 DALLAS, TEXAS 75226 PHONE: 469-718-8849 CONTACT: J. ANDY DOBBS, R.P.L.S.

KIMLEY-HORN AND ASSOCIATES, INC. 2600 N. CENTRAL EXPRESSWAY, SUITE 400 RICHARDSON, TEXAS 75080 PHONE: 972-776-1780 CONTACT: DAN GALLAGHER, P.E. ANDY.DOBBS@KIMLEY-HORN.COM DAN.GALLAGHER@KIMLEY-HORN.COM

Cynthia Olguin, City Secretary

City of Hutchins, Texas