

LOCATION MAP
NTS

OWNERS CERTIFICATE
STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS Mike Leatherwood is the owner of a 0.1670 of an acre tract of land situated in the City of Dallas, Dallas County, Texas out of the J. Patterson Survey, Abstract No. 1153, and being all of Lot 1, Block 4/1974, of Abright's North Henderson, an addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 2, Page 172, Map Records of Dallas County, Texas, and being all that certain tract of land described in deed to Mike Leatherwood, as recorded in Instrument No. 201600148532 of the Official Public of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an "X" cut found at the south corner of said Lot 1 and being at the intersection of the northeast right-of-way line of Henderson Avenue, having a 50-foot wide right-of-way and the northwest right-of-way line of Manett Street, having a 50-foot right-of-way line;

THENCE North 45°31'54" West, along the southwest line of said Lot 1 and said northeast right-of-way line of Henderson Avenue, a distance of 50.06 feet to a 1/2" iron rod found at the east corner of said Lot 1 and the south corner of a part of Lot 2 of said Block 4/1974, a 0.049 of an acre tract described in deed to Daniel T. Halloran, a Single Man, as recorded in Instrument No. 201000135740 of said Official Public Records;

THENCE North 47°27'47" East, along the northwest line of Lot 1 and the southeast line of said 0.049 acre tract, to and along the southeast line of a part of said Lot 2, a 0.030 of an acre tract described in deed to Matthew Niegos, a Single Man, as recorded in Instrument No. 201500163228 of said Official Public Records, to and along the southeast line of a part of said Lot 2, a 0.030 of an acre tract described in deed to Jennifer W. Wu, as recorded in Instrument No. 20090011764 of said Official Public Records, to and along the southeast line of a part of said Lot 2, a 0.06 of an acre tract described in deed to Jeffrey C. Snedden, a Single Man, as recorded in Instrument No. 200900282605 of said Official Public Records, a distance of 145.52 feet to a 1/2" iron rod found at the north corner of said Lot 1 and the east corner of said 0.06 of an acre tract and being on the southwest right-of-way line of a 10-foot wide alley;

THENCE South 45°08'14" East, along the northeast line of said Lot 1 and said southwest right-of-way line of 10-foot wide alley, a distance of 50.17 feet to an "X" cut found at the east corner of said Lot 1 and at the intersection of said southwest right-of-way line of 10-foot wide alley and said northwest right-of-way line of Manett Street;

THENCE South 47°30'50" West, along the southeast line of said Lot 1 and said northwest right-of-way line of Manett Street, a distance of 145.18 feet to the POINT OF BEGINNING and containing 7,275 square feet or 0.1670 of an acre of land.

OWNER'S DEDICATION
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Mike Leatherwood, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **ABRIGHT'S NORTH HENDERSON**, 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 hereon, except by 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 or 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).

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas.
WITNESS, my hand at Dallas, Texas, this _____ day of _____, 2017.

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 _____, 2017.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT:

I, James Paul Ward, 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 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 _____ day of _____, 2017

James Paul Ward
Registered Professional Land Surveyor No. 5606
Kimley-Horn and Associates, Inc.
801 Cherry Street, Unit 11, Suite 950
Fort Worth, TX 76102
Ph. 817-335-6511

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

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 James Paul Ward 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.

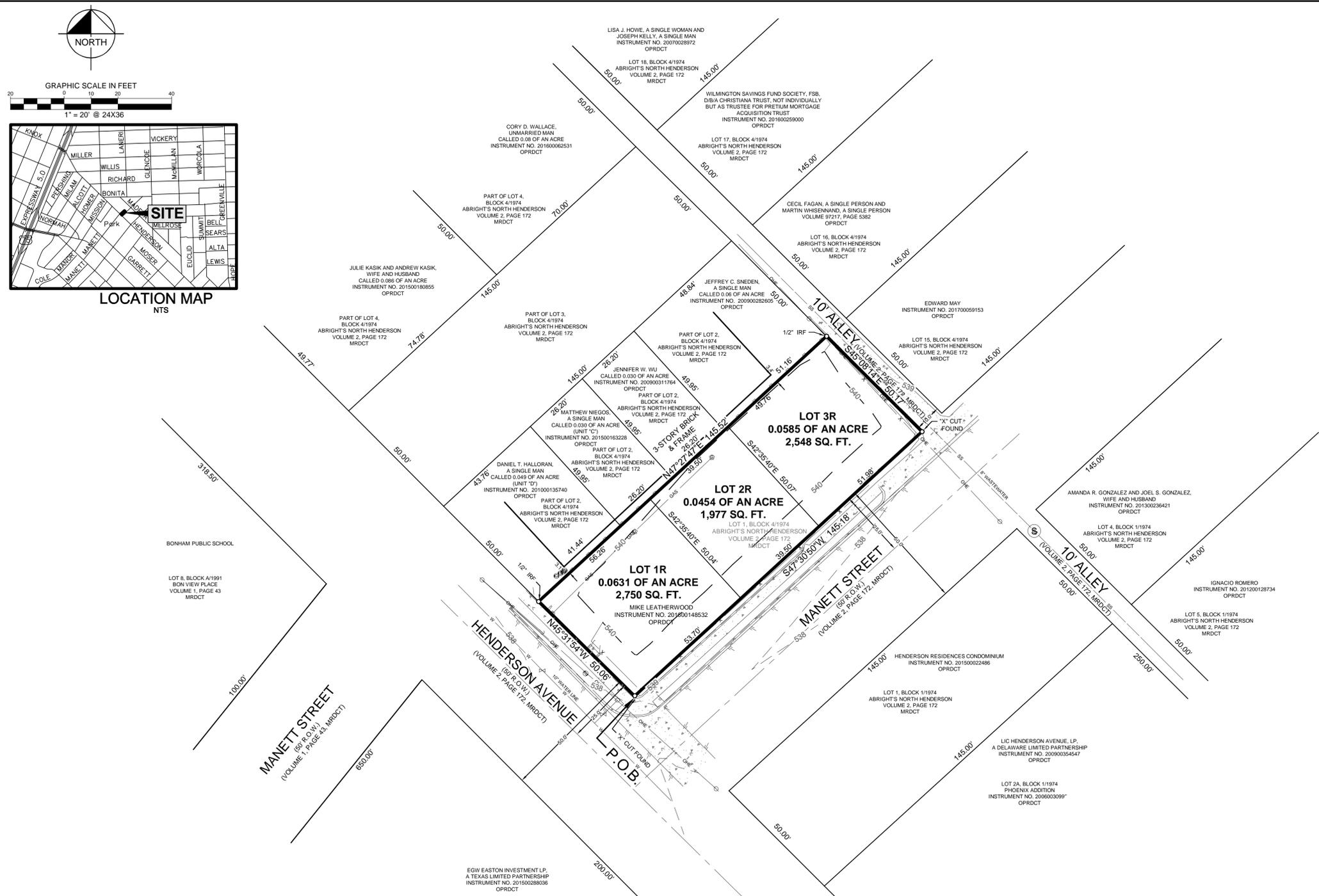
GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2017.

Notary Public in and for the State of Texas

PRELIMINARY PLAT
LOT 1R, LOT 2R AND LOT 3R,
BLOCK 4/1974
ABRIGHT'S NORTH HENDERSON
BEING A 0.1670 OF AN ACRE TRACT OF LAND
BEING A REPLAT OF LOT 1, BLOCK 4/1974
ABRIGHT'S NORTH HENDERSON
SITUATED IN THE J. PATTERSON SURVEY,
ABSTRACT NO. 1153
CITY OF DALLAS, DALLAS COUNTY, TEXAS

Kimley»Horn
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Fort Worth, Texas 76102 FIRM # 10194040 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 20'	FCN	JPW	04/06/2017	061296501	1 OF 1



LINE TYPE LEGEND

---	BOUNDARY LINE
---	EASEMENT LINE
---	BUILDING LINE
---	WATER LINE
---	SANITARY SEWER LINE
---	STORM SEWER LINE
---	GAS
---	OVERHEAD UTILITY LINE
---	SILT FENCE
---	WOOD FENCE
---	CONCRETE PAVEMENT
---	ASPHALT PAVEMENT

LEGEND

P.O.B. = POINT OF BEGINNING
CIRS = S1/8" IRON ROD W/ "KHA" CAP SET
CIRF = CAPPED IRON ROD FOUND
IRF = IRON ROD FOUND
DRDCT = DEED RECORDS DALLAS COUNTY, TEXAS
OPRDCT = OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
MRDCT = MAP RECORDS DALLAS COUNTY TEXAS

LEGEND

[Symbol]	ROOF DRAIN	[Symbol]	GAS VAULT	[Symbol]	MAIL BOX	[Symbol]	UNIDENTIFIED TANK
[Symbol]	CABLE TV BOX	[Symbol]	GAS VALVE	[Symbol]	SANITARY SEWER CLEAN OUT	[Symbol]	UNIDENTIFIED VALVE
[Symbol]	CABLE TV HANGHOLE	[Symbol]	TELEPHONE BOX	[Symbol]	SANITARY SEWER MANHOLE	[Symbol]	UNIDENTIFIED VALVE
[Symbol]	CABLE TV MANHOLE	[Symbol]	TELEPHONE HANGHOLE	[Symbol]	SANITARY SEWER MARKER FLAG	[Symbol]	TREE
[Symbol]	CABLE TV MARKER FLAG	[Symbol]	TELEPHONE MANHOLE	[Symbol]	SANITARY SEWER MARKER SIGN	[Symbol]	WATER BOX
[Symbol]	CABLE TV MARKER SIGN	[Symbol]	TELEPHONE MARKER FLAG	[Symbol]	SANITARY SEWER SEPTIC TANK	[Symbol]	FIRE DEPT. CONNECTION
[Symbol]	CABLE TV VAULT	[Symbol]	TELEPHONE MARKER SIGN	[Symbol]	SANITARY SEWER VAULT	[Symbol]	WATER HAND HOLE
[Symbol]	COMMUNICATIONS BOX	[Symbol]	TELEPHONE VAULT	[Symbol]	STORM SEWER BOX	[Symbol]	FIRE HYDRANT
[Symbol]	COMMUNICATIONS HANGHOLE	[Symbol]	PIPELINE MARKER SIGN	[Symbol]	STORM SEWER DRAIN	[Symbol]	WATER METER
[Symbol]	COMMUNICATIONS MANHOLE	[Symbol]	ELECTRIC BOX	[Symbol]	STORM SEWER MANHOLE	[Symbol]	WATER MANHOLE
[Symbol]	COMMUNICATIONS MARKER FLAG	[Symbol]	FLOOD LIGHT	[Symbol]	STORM SEWER VAULT	[Symbol]	WATER MARKER FLAG
[Symbol]	COMMUNICATIONS MARKER SIGN	[Symbol]	GUY ANCHOR	[Symbol]	TRAFFIC BARRIER	[Symbol]	WATER MARKER SIGN
[Symbol]	COMMUNICATIONS VAULT	[Symbol]	GUY ANCHOR POLE	[Symbol]	TRAFFIC HANGHOLE	[Symbol]	WATER VAULT
[Symbol]	ELEVATION BENCHMARK	[Symbol]	ELECTRIC HANGHOLE	[Symbol]	TRAFFIC SIGN	[Symbol]	WATER VALVE
[Symbol]	FIBER OPTIC BOX	[Symbol]	LIGHT STANDARD	[Symbol]	CROSS WALK SIGNAL	[Symbol]	AIR RELEASE VALVE
[Symbol]	FIBER OPTIC HANGHOLE	[Symbol]	ELECTRIC METERS	[Symbol]	TRAFFIC HANGHOLE	[Symbol]	WATER WELL
[Symbol]	FIBER OPTIC MANHOLE	[Symbol]	ELECTRIC MANHOLE	[Symbol]	TRAFFIC SIGN		
[Symbol]	FIBER OPTIC MARKER FLAG	[Symbol]	ELECTRIC MARKER SIGN	[Symbol]	TRAFFIC SIGN		
[Symbol]	FIBER OPTIC MARKER SIGN	[Symbol]	UTILITY POLE	[Symbol]	TRAFFIC VAULT		
[Symbol]	MONITORING WELL	[Symbol]	ELECTRIC TRANSFORMER	[Symbol]	UNIDENTIFIED BOX		
[Symbol]	GAS HANGHOLE	[Symbol]	ELECTRIC VAULT	[Symbol]	UNIDENTIFIED HANGHOLE		
[Symbol]	GAS METER	[Symbol]	HANDICAPPED PARKING	[Symbol]	UNIDENTIFIED METER		
[Symbol]	GAS MANHOLE	[Symbol]	SIGN	[Symbol]	UNIDENTIFIED MANHOLE		
[Symbol]	GAS MARKER FLAG	[Symbol]	MANHOLE BILLBOARD	[Symbol]	UNIDENTIFIED MARKER FLAG		
[Symbol]	GAS SIGN	[Symbol]	BORE LOCATION	[Symbol]	UNIDENTIFIED MARKER SIGN		
[Symbol]	GAS TANK	[Symbol]	FLAG POLE	[Symbol]	UNIDENTIFIED POLE		

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- NOTES:**
- According to Map No. 48113C0335K, dated July 7, 2014 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Dallas County, Texas and Incorporated Areas, Federal Emergency Management Agency, Federal Insurance Administration, this property is located in Zone X and is not within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
 - Bearings and Coordinates are based on the Texas Coordinate System of the North American Datum of 1983 (2011) EPOCH 2010, North Central Zone 4202 (US Survey feet) from GPS observations using the RTK Cooperative Network.
 - The purpose of this plat is to replat 1 (one) Lot into 3 (three) Lots.
 - Lot to lot drainage will not be allowed without Engineering Section approval.
 - Lot corners are 5/8" CIRS "KHA" unless otherwise noted.

SURVEYOR
Kimley-Horn and Associates, Inc.
801 Cherry Street, Unit 11, Suite 950
Fort Worth, TX 76102
Contact: Paul Ward
Paul.Ward@Kimley-Horn.com
Phone: (817) 339-2278

DEVELOPER
Modern Living LLC
5433 Ledgestone Drive
Dallas, TX 75214
Contact: Paul Jankowski
Paul@03design.com
Phone: (214) 720-1650

OWNER
Mike Leatherwood
15303 Dallas Parkway Ste. 285
Addison, TX 75001

CITY PLAN FILE NO. S167-161

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