

Drafter: RDG 2018/07/24

Revision:

Revision:

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#### LEGEND OF SYMBOLS

- air conditioner  
borehole  
cable tv  
electric meter  
fence or handrail  
fire dept. connection  
fire hydrant  
guard rail  
grease trap  
bollard  
grate inlet  
gas meter  
gas line  
utility pole anchor  
irrigation valve  
landscape or tree line  
landscape electric box  
landscape light  
light pole  
mailbox  
monitoring well  
overhead utility lines  
pool equipment  
road sign  
roof drain  
silt fence  
spot elevation  
sanitary sewer manhole  
sanitary sewer pipe  
storm water manhole  
storm water pipe  
telephone manhole  
tank fill lid  
telephone riser  
traffic signal pole  
unknown manhole  
utility clean out  
utility cabinet  
utility vault  
utility markings (line color = color of markings)  
utility pole  
utility pole with riser  
utility sign  
water shutoff  
water valve  
water manhole  
water meter  
well  
water line  
one-foot contour lines  
tree trunk (not canopy)  
caliper inches at breast height  
ornamental tree

#### UTILITY WARNING

811 or other similar utility locate requests (DIG-TESS) may be ignored or result in an incomplete response, in which case utilities may not have been marked, or not completely marked, at the time the fieldwork was performed for this survey. Therefore, other utilities may exist which are not shown on this survey. With regard to Table A, item 11 \*(if addressed), source information from plans and markings have been combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. Where additional or more detailed information is required, excavation and/or a private utility locate request may be necessary.

#### FLOOD ZONE CLASSIFICATION

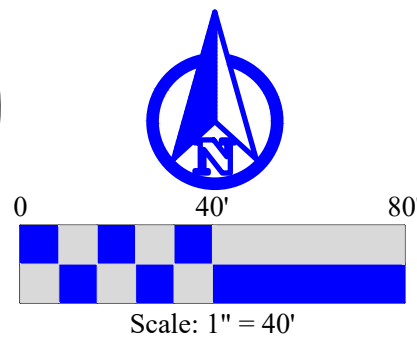
This property lies within (UNSHADED) ZONE(S) X of the Flood Insurance Rate Map for Kaufman County, Texas and Incorporated Areas, map no. 48257C0050D, dated 2012/07/03, via scaled map location and graphic plotting and/or the National Flood Hazard Layer (NFHL) Web Map Service (WMS) at <http://hazards.fema.gov>.

#### MONUMENTS / DATUMS / BEARING BASIS

- Monuments are found if not marked MNS or CRS.**  
CRS ○ 1/2" rebar stamped "JPH Land Surveying" set  
MNS ○ Mag nail & washer stamped "JPH Land Surveying" set  
TBM ● Site benchmark (see vicinity map for general location)  
○ Vertex or common point (not a monument)  
Coordinate values, if shown, are US.SyFl./TxCS/'83,NCZ  
Elevations, if shown, are NAVD'88  
Bearings are based on grid north (TxCS/'83,NCZ)  
TYPE I ○ TxDOT Right of Way tapered concrete monument.  
TYPE II ○ TxDOT Right of Way bronze cap in concrete.  
TYPE III ○ TxDOT Right of Way aluminum cap.

#### LEGEND OF ABBREVIATIONS

- US.SyFl. United States Survey Feet  
TxCS/'83,NCZ Texas Coordinate System of 1983, North Central Zone  
NAVD'88 North American Vertical Datum of 1988  
P.R.K.C.T. Plat Records of Kaufman County, Texas  
O.P.R.K.C.T. Official Public Records of Kaufman County, Texas  
D.R.K.C.T. Deed Records of Kaufman County, Texas  
VOL./PG./INST# Volume/Page/Instrument Number  
POB/POC Point of Beginning/Point of Commencing  
ESMT/BL Easement/Building Line  
CMP Corrugated Metal Pipe  
CM Controlling Monument



JPH Job/Drawing No. (see below)  
2018.022.014 16026 FM 548, Kaufman Co., TX - PRELIMINARY PLAT.dwg

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TBPLS Firm #10019500 #10194073 #10193867

DFW | Austin | Abilene

#### DEVELOPER:

Vaquero Ventures, LLC  
2900 Wingate Street, Suite 200  
Fort Worth, TX 76107  
D:512.983.1793 F:817.984.8373  
kagnor@vaqueroventures.com

#### ENGINEER

Forsite Group, Inc.  
1999 Bryan Street, Suite 890  
Dallas, Texas 75201  
O:214.939.7123 F:888.765.8135  
dnorris@fg-inc.net

#### OWNER:

Vaquero Forney 548 Partners, LP, a Texas limited partnership  
2900 Wingate Street, Suite 200  
Fort Worth, TX 76107  
D:512.983.1793 F:817.984.8373  
kagnor@vaqueroventures.com

#### GENERAL NOTES:

- The site benchmark is a mag nail with a washer stamped "JPH LAND SURVEYING" set in concrete drive way located approximately 1,526 feet southwest from the intersection of FM Highway 548 and Windmill Farms Blvd and 30 feet south of the center line of FM Highway 548. Benchmark Elevation = 518.07' (NAVD'88). See vicinity map for general location.
- This survey was performed with the benefit of a title commitment provided by Commonwealth Title Insurance Company, GF# 2228005823, Commitment# 2228005823, effective March 12, 2018, and issued March 22, 2018. Complete copies of the record description of the property, any record easements benefiting the property, the record easements or servitudes and covenants affecting the property ("Record Documents"), documents of record referred to in the Record Documents, and any other documents containing desired appropriate information affecting the property being surveyed and to which the survey shall make reference were not provided to this surveyor for notation on the survey except for those items listed within Schedule B of said commitment. Therefore, easements, agreements, or other documents, either recorded, or unrecorded may exist that affect the subject property that are not shown on this survey.
- The purpose of this plat is to create one 2.988 acre lot.
- The fieldwork was completed on June 27, 2018.

#### OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF KAUFMAN §

WHEREAS, Vaquero Forney 548 Partners, LP is the owner of that certain tract situated in the Ruth Peckum Survey, Abstract No. 374, City of Dallas Extra Territorial Jurisdiction, Kaufman County, Texas, said tract being the same tract described in the Special Warranty Deed with Vendor's Lien to said Vaquero Forney 548 Partners, LP recorded under Instrument Number 2018-0027821 of the Official Public Records of Dallas County, Texas; the subject tract being more particularly described as follows:

**Beginning** at a 1/2-inch rebar found for the common east corner of the said Vaquero Forney 548 Partners, LP tract and the tract described in the Warranty Deed with Vendor's Lien to Bromley Holdings, LLC, a Texas limited liability company recorded in Volume 5560, Page 253 of the Official Public Records of Kaufman County, Texas, said iron rod being on a westerly line of "Tract I" as described in the General Warranty Deed to EQK Bridgeview Plaza, Inc., a Nevada corporation recorded in Volume 3886, Page 212 of the Official Public Records of Kaufman County, Texas;

THENCE SOUTH 44 degrees 00 minutes 10 seconds WEST, with the common southeast line of Vaquero Forney 548 Partners, LP tract and a west line of said "Tract I", a distance of 302.78 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" found at the south corner of the Vaquero Forney 548 Partners, LP tract, (called to be a reentrant corner of "Tract I" and the south corner of the aforementioned Ruth Peckum Survey);

THENCE NORTH 45 degrees 32 minutes 49 seconds WEST, with the common southwest line of the Vaquero Forney 548 Partners, LP tract and a north line of "Tract I", passing at a distance of 402.28 feet a found Texas Department of Transportation monument, and continuing on said course, in all, a total distance of 520.86 feet to a 1/2-inch capped rebar stamped "JPH Land Surveying" found at the west corner of the Vaquero Forney 548 Partners, LP tract, being on the southeast right of way of F.M. Highway 548 (a 100-foot wide right of way), from which a found 1/2 inch rebar bears NORTH 45 degrees 32 minutes 49 seconds WEST, a distance of 1.06 feet;

THENCE NORTH 75 degrees 14 minutes 56 seconds EAST, with the common northwest line of the Vaquero Forney 548 Partners, LP tract and the said southeast right of way, a distance of 353.48 feet to a 4-inch square metal fence post found at the common north corner of the Vaquero Forney 548 Partners, LP tract and the aforementioned Bromley Holdings tract;

THENCE SOUTH 45 degrees 23 minutes 54 seconds EAST, with the common line of the Vaquero Forney 548 Partners, LP tract and the Bromley Holdings tract, passing at a distance of 73.32 feet a found Texas Department of Transportation monument and continuing on said course, in all, a total distance of 337.50 feet returning to the Point of Beginning and enclosing 2.988 acres (±130,169 square feet).

#### OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **Vaquero Forney 548 Partners, LP**, a Texas limited partnership acting by and through W.A. Landreth, Manager of general partner, does hereby adopt this plat, designating the herein described property as **Hendrickson Addition**, an addition to the Extra-Territorial Jurisdiction of the City of Dallas, Kaufman 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).

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas.

Witness my hand this \_\_\_\_ day of \_\_\_\_, 2018.

By: Vaquero Forney 548 Partners, LP, a Texas limited partnership

By: Vaquero Ventures Management, LLC, a Texas limited liability company, as general partner of Vaquero Forney 548 Partners, LP, a Texas limited partnership

By: W.A. Landreth  
Manager of general partner

STATE OF TEXAS §

COUNTY OF §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared **W.A. Landreth**, Manager of General Partner, 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.

Witness under my hand and seal this \_\_\_\_ day of \_\_\_\_, 2018.

Notary Public in and for the State of Texas

#### SURVEYOR'S STATEMENT

I, Jewel Chadd, 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 \_\_\_\_, 2018.

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.

-RELEASED FOR REVIEW TO THE CITY OF DALLAS ON NOVEMBER 12, 2018.

Jewel Chadd  
Registered Professional  
Land Surveyor No. 5754  
jewel@jphls.com  
Date:TBD

STATE OF TEXAS §

COUNTY OF TARRANT §

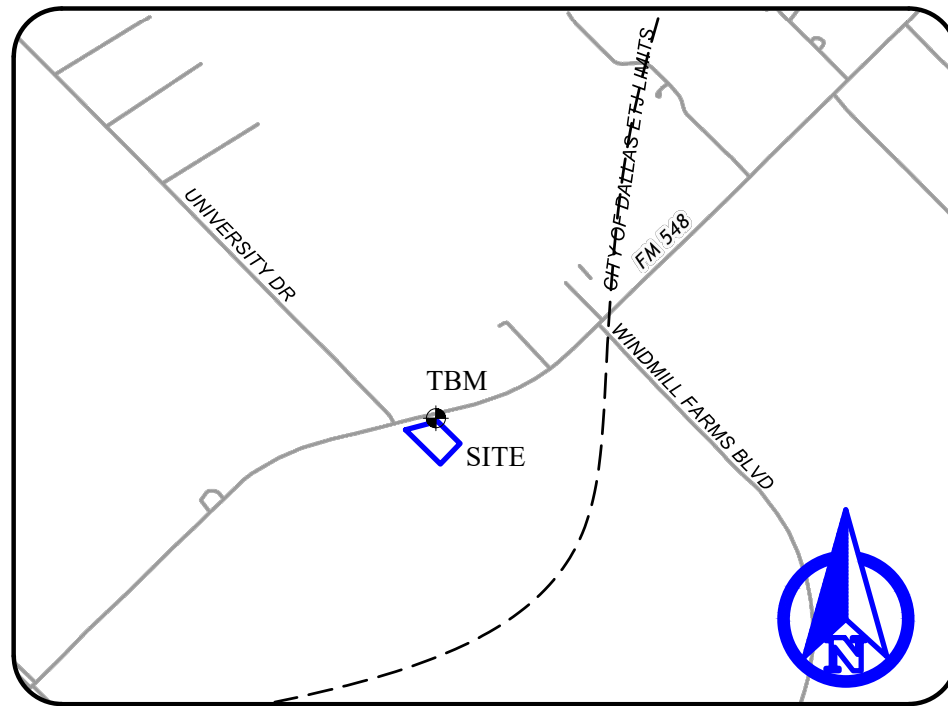
BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared **Jewel Chadd** known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

Witness under my hand and seal this \_\_\_\_ day of \_\_\_\_, 2018.

Notary Public in and for the State of Texas

#### VICINITY MAP

NOT TO SCALE



PRELIMINARY PLAT  
OF  
HENDRICKSON ADDITION  
LOT 1, BLOCK 1  
BEING  
2.988 ACRES

SITUATED IN THE  
RUTH PECKUM SURVEY, ABSTRACT NO. 374  
CITY OF DALLAS ETJ  
KAUFMAN COUNTY, TEXAS

PLAT PREPARED: NOVEMBER, 2018

CITY PLAN FILE NUMBER: