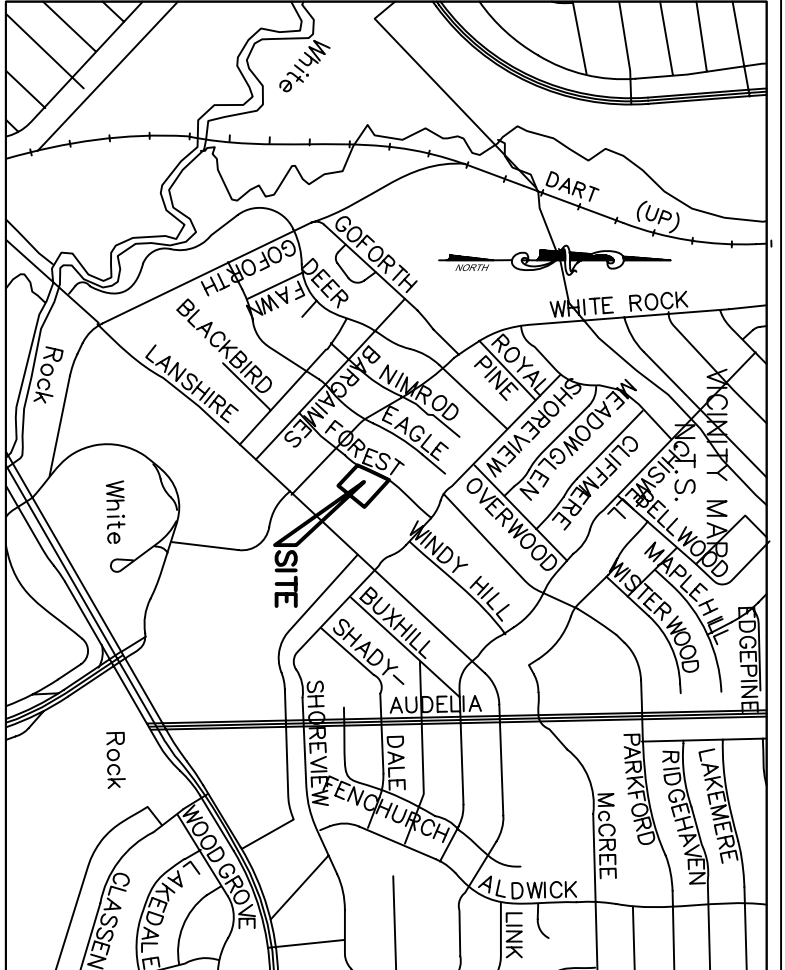
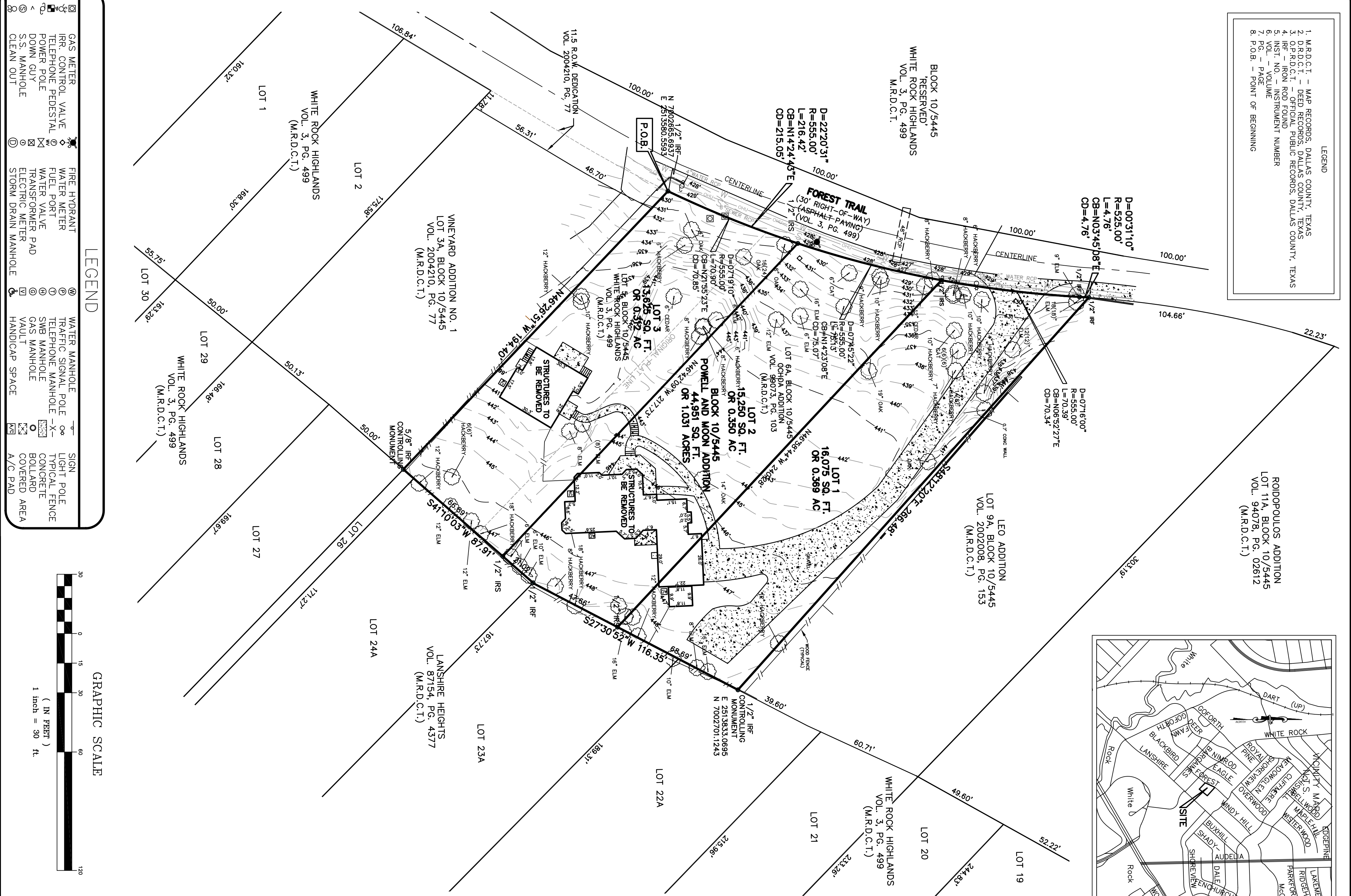
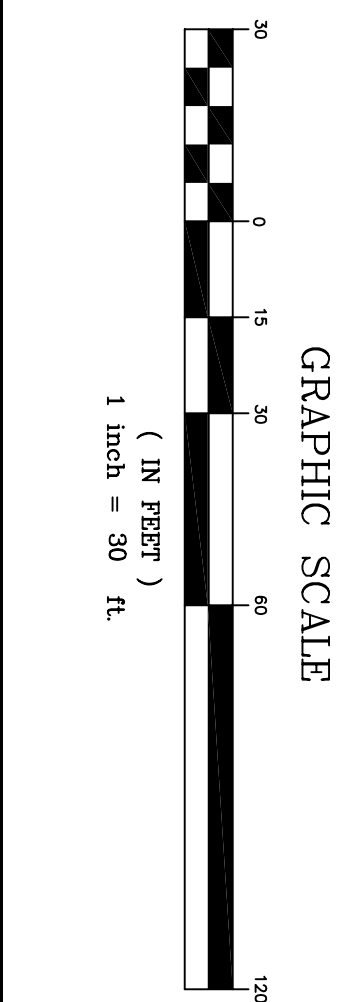


- LEGEND
- 1. MAP D.C.T. - MAP RECORDS, DALLAS COUNTY, TEXAS
 - 2. D.R.D.C.T. - DEED RECORDS, DALLAS COUNTY, TEXAS
 - 3. O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 - 4. I.R.S. - IRON ROD FOUND
 - 5. I.R.S. - IRON ROD FOUND
 - 6. VOL. - VOLUME
 - 7. PG. - PAGE
 - 8. P.O.B. - POINT OF BEGINNING

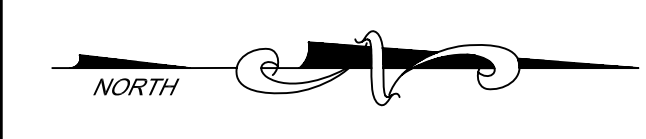


- LEGEND
- ⊗ GAS METER
 - ⊗ IRR CONTROL VALVE
 - ⊗ TELEPHONE PEDestal
 - ⊗ DOWN CITY
 - ⊗ S.S. MANHOLE
 - ⊗ CLEAN OUT
 - ⊗ WATER MANHOLE
 - ⊗ FIRE HYDRANT
 - ⊗ WATER METER
 - ⊗ FUEL PORT
 - ⊗ TRANSFORMER PAD
 - ⊗ ELECTRICAL METER
 - ⊗ HANDICAP SPACE
 - ⊗ SIGN
 - ⊗ TRAFFIC SIGNAL POLE
 - ⊗ TELEPHONE MANHOLE
 - ⊗ S.S. MANHOLE
 - ⊗ VAULT
 - ⊗ HANDICAP SPACE
 - ⊗ LIGHT POLE
 - ⊗ TYPICAL FENCE
 - ⊗ BOLDED
 - ⊗ COVERED AREA
 - ⊗ A/C PAD



LINETYPE TABLE

---	BOUNDARY LINE
---	ADJONER LINE
---	CONTOUR LINE
---	WATER LINE
---	OHU
---	S
---	SEWER LINE
---	C&G
---	UNDERGROUND ELEC. LINE
---	EASEMENT LINE
---	BUILDING LINE
---	STREET CENTERLINE



OWNER:
POWELL AND MOON INVESTMENTS, LLC
 9601 WHITE ROCK TRAIL
 SUITE 205
 DALLAS, TX 75238

ENGINEER:
PEISER & MANKIN SURVEYING, INC.
 112 S. MADISON AVENUE
 DALLAS, TX 75208
 217-941-9412

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, **POWELL AND MOON INVESTMENTS, LLC, DBA NEW LEAF CONSTRUCTION AND REALTY, LLC** ACTING BY AND THROUGH THEIR DULY AUTHORIZED AGENTS, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **POWELL AND MOON ADDITION**, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND DO HEREBY DEDICATE, IN FEEL 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, GARAGE AND ROBBER COLLECTION AGENCIES, AND ALL PUBLIC AND PRIVATE 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 EFFICIENT OPERATION OF THE SYSTEMS AND ALL PUBLIC UTILITIES AND UPON 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 ORDINABLY PERFORMED BY THAT UTILITY.)

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF DALLAS, TEXAS.

EXECUTED THIS _____ DAY OF _____, 2016.

POWELL AND MOON INVESTMENTS, LLC
 BY: _____

STATE OF TEXAS,
 COUNTY OF DALLAS.

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND WHOSE COMMISSION EXPIRES ON _____ DAY OF _____, 2016.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2016.

NOTARY PUBLIC IN AND FOR DALLAS COUNTY
 MY COMMISSION EXPIRES: _____

GENERAL NOTES:

1. Basis of Bearing was established using GPS observations holding City of Dallas Geodetic Monument 52, 25, and 26 on the S. coordinate system.
2. Lot-for-lot drainage is not permitted without Engineering Section approval.
3. Coordinates shown are State Plane Coordinate System, Texas North.
4. Purpose of plat-to create three lots from two lots.
5. Contours and trees shown hereon were provided by client and have not been verified for accuracy.

OWNER'S CERTIFICATE

STATE OF TEXAS
 COUNTY OF DALLAS

Whereas, **POWELL AND MOON INVESTMENTS, LLC, DBA NEW LEAF CONSTRUCTION AND REALTY, LLC** is the sole owner of that certain tracts of land situated in the D.A. Murdoch Survey, Abstract No. 997, City of Dallas, Dallas County, Texas, and being all of Lot 5, Block 10/5445, of White Rock Highlands, an Addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 3, Page 499, of the Map Records of Dallas County, Texas, and being all of Lot 6A, Block 10/5445, of Ochona Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 99073, page 103, of the Map Records of Dallas County, Texas, and being all of the certain tracts of land to Powell and Moon Investments, LLC, a company particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the northwest corner of the herein described tract, same being the northwest corner of said Lot 5, same being the northeast corner of an 11.5 foot right-of-way dedication per Vineyard Addition No. 1, an Addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 2004210, Page 77, Plat Records, Dallas County, Texas, same being the beginning of the south right of way line Forest Trail (variable width right of way), same being the beginning of the left with a radius of 555.00 feet and a delta angle of 22 deg. 20 min. 31 sec.;

THENCE in a northeasterly direction, along the common line of said Lot 5, and said Forest Trail, and along said curve to the left, passing the northeast corner of said Lot 5, same being the northwest corner of said Lot 6A, and continuing along said curve to the left, a total arc distance of 216.42 feet, and a chord bearing and distance of North 14 deg. 24 min. 43 sec. East, 45.05 feet to a 1/2 inch iron rod found for an angle point, same being the beginning of a curve to the right with a radius of 525.00 feet and a delta angle of 00 deg. 31 min. 10 sec.;

THENCE in a northeasterly direction, continuing along the common line of said Lot 6A, and said Forest Trail, and along said curve to the right, on arc distance of 4.76 feet and a chord bearing and distance of North 03 deg. 45 min. 08 sec. East, 4.76 feet to a 1/2 inch iron rod found for the northeast corner of said Lot 6A, same being the northwest corner of Lot 9A, Block 10/5445, Leo Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 2002008, Page 153, said PRDCT.;

THENCE South 48 deg. 12 min. 20 sec. East, along the common line of said Lot 6A and said Lot 9A, a distance of 266.48 feet to a 1/2 inch iron rod found for the southeast corner of said Lot 6A, same being the southeast corner of Lot 9A, same being in the northwest line of Lanshire Heights Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 87154, Page 4377, said PRDCT.;

THENCE South 27 deg. 30 min. 52 sec. West, along the common line of said Lot 6A and said Lanshire Heights Addition, a distance of 116.35 feet to a 1/2 inch iron rod found for an angle point.

THENCE South 41 deg. 10 min. 03 sec. West, continuing along the common line of said Lot 6A and said Lanshire Heights, passing the southwest corner of said Lot 6A, same being the southeast corner of of said Lot 5, and continuing along the common line of said Lot 5 and said Lanshire Heights, a total distance of 87.91 feet to a 5/8 inch iron rod found for the southwest corner of said Lot 5, same being the southeast corner of of said Lot 3A.

THENCE North 46 deg. 26 min. 51 sec. West, along the common line of said Lot 5 and said Lot 3A, a distance of 194.40 feet to the POINT OF BEGINNING and containing 44,951 square feet or 1.031 acres of computed land, more or less.

SURVEYOR'S CERTIFICATE

I, **TIMOTHY R. MANKIN**, A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF TEXAS, AFFIRM THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, FROM RECORDED DOCUMENTATION, AND THAT THIS 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. 19453, AS AMENDED), AND TEXAS LOCAL GOVERNMENT CODE CHAPTER 212, UPON OTHER ASSUMPTIONS, HEREON MADE, AND UPON THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE DIGITAL DRAWING FILE ACCOMPANYING THIS PLAT IS A PRECISE REPRESENTATION OF THIS SIGNED FINAL PLAT.

DATED THIS _____ DAY OF _____, 2016

PRELIMINARY NOT TO BE RECORDED FOR ANY PURPOSE RELEASE FOR REVIEW 3/8/2016

TIMOTHY R. MANKIN
 REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6122

STATE OF TEXAS,
 COUNTY OF TARRANT.

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED **TIMOTHY R. MANKIN**, 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 HEREIN 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 _____, 2016.

NOTARY PUBLIC IN AND FOR TARRANT COUNTY, TEXAS
 MY COMMISSION EXPIRES: 08/15/2016

PRELIMINARY PLAT
POWELL AND MOON ADDITION
 LOTS 1, 2 & 3, BLOCK 10/5445

REPLAT OF LOT 5, BLOCK 10/5445 OF
 WHITE ROCK HIGHLANDS ADDITION
 AND LOT 6A, BLOCK 10/5445 OF OCHONA ADDITION
 D. A. MURDOCK SURVEY, ABSTRACT NO. 997
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. 5156-132

THIS PLAT FILED IN INSTRUMENT NO. _____

JOB NO.: 16-0226
 DATE: 3/8/2016

REV.:

SCALE: 1" = 30'

DRAWN: M.C.M.

CHECKED: T.A.M.

PEISER & MANKIN SURVEYING, LLC
 www.peisersurveying.com

623 E. DALLAS ROAD
 GRAPEVINE, TEXAS 76051
 817-481-1806 (O)
 817-481-1899 (F)

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Member Since 1977

SHEET 1 OF 1