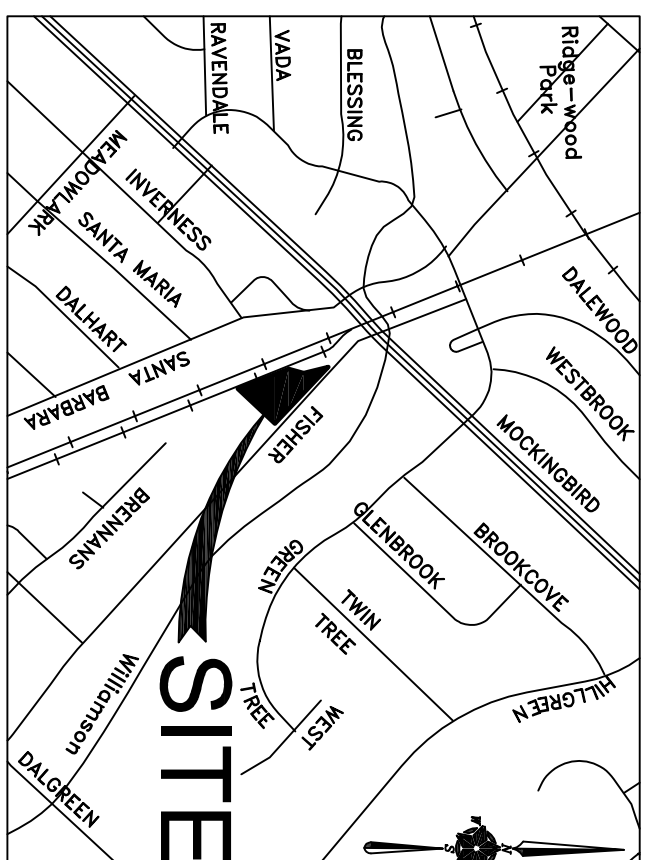


VICINITY MAP (NOT TO SCALE)



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Darren Phillips is the sole owner of a tract of land situated in the A. A. Nelson Survey, Abstract No. 1073, being all of Lot 7, Block A/2995 of Little Acres Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 77218, Page 1285, Map Records of Dallas County, Texas, together with a former portion of the Dallas Area Rapid Transit (DART) tract as described in Volume 88083, Page 4905, Deed Records, Dallas County, Texas, said tracts being together conveyed to Darren Phillips by Special Warranty Deed recorded in Instrument No. 201300071517 of the Official Public Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:
Beginning at a 1/2 inch iron rod found for corner in the Southwest right-of-way line of Fisher Road (variable width public right-of-way), said point being the North corner of Lot 6, Block A/2995 of said Little Acres Addition, same being the East corner of said Lot 7;
Thence South 43 Degrees 23 Minutes 30 Seconds West, departing the Southwest right-of-way line of said Fisher Road, and along the common line between said Lots 6 and 7, passing the West corner of said Lot 6 and the South corner of said Lot 7, at a distance of 237.04 feet and continuing for a total distance of 240.44 feet to a 1/2 inch iron rod found for corner in the Northeast line of the remainder of said DART tract;
Thence North 21 Degrees 16 Minutes 01 Seconds West, along the Northeast line of the remainder of said DART tract, a distance of 257.81 feet to a 1/2 inch iron rod found for corner;
Thence North 15 Degrees 43 Minutes 59 Seconds East, continuing along the Northeast line of the remainder of said DART tract, a distance of 73.50 feet to a 3 inch metallic disk stamped "PH & PRLS 52299 set for corner";
Thence North 14 Degrees 08 Minutes 05 Seconds West, continuing along the Northeast line of the remainder of said DART tract, a distance of 120.90 feet to a 1/2 inch iron rod found for corner in the Southwest right-of-way line of the aforementioned Fisher Road, said point being the North corner of said Lot 7;
Thence South 46 Degrees 37 Minutes 06 Seconds East, (Basis of Bearings) along the Southwest right-of-way line of said Fisher Road, a distance of 389.07 feet to the POINT OF BEGINNING and containing 49,797 square feet or 1.43 acres of land.

GENERAL NOTES

- 1) The purpose of this plat is to create 1 lot from an existing lot and a portion of a DART right-of-way.
- 2) Lot to lot drainage will not be allowed without engineering section approval.
- 3) Bearings are based upon the Southwest right-of-way line of Fisher Road, as shown on the plat. Bearings are based on the East-South-East Play of Little Acres Addition, as shown in Volume 77218, Page 1285 of the Map Records of Dallas County, Texas.
- 4) Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate Values, no scale and no projection.
- 5) All existing structures are to remain.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Darren Phillips does hereby adopt this plat, designating the herein described property as **PH ADDITION**, an addition to the City of Dallas, Dallas County, Texas, and does hereby dedicate, in fee simple, to the public use forever, a streets, alleys, and floodway management areas shown thereon. The easement shown thereon are hereby reserved for the purposes indicated. In fee simple, to the public use forever, a streets, alleys, and floodway management areas shown thereon. The easement shown thereon are hereby reserved for the purposes indicated. The utility and the 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 the 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 easement 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 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 or egress to private property for the purpose of reading metes 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, Texas.
WITNESS MY HAND THIS _____ DAY OF _____, 2016.

Darren Phillips, Owner

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Darren Phillips, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2016.

Notary Signature _____

SURRENDER'S STATEMENT

I, Gary E. Johnson, 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. 194553, as amended), and Texas Local Government Code, Chapter 212, I further affirm that noncommunication shown hereon was either done in compliance with the City of Dallas Development Code, Sec. 51A-53.017 (a)(9)(C)(i) & (e), and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

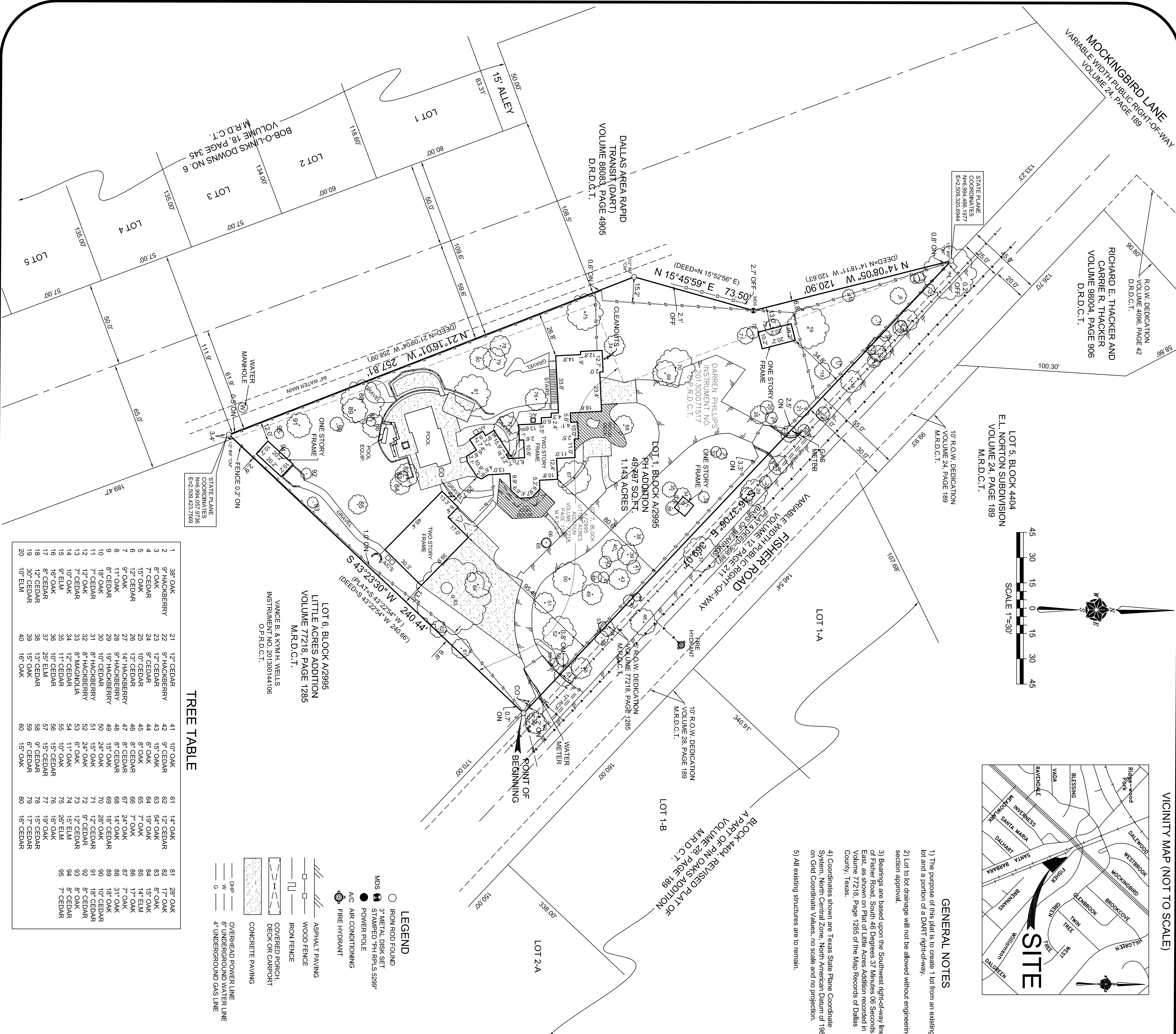
Dated this the _____ day of _____, 2016.
PRELIMINARY; this document shall not be recorded for any purposes and shall not be used or viewed or relied upon as a final document. (04/21/2016)

Gary E. Johnson
Texas Registered Professional Land Surveyor No. 52999
STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Gary E. Johnson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2016.

Notary Signature _____



LOT 5, BLOCK 4404
E.L. NORTON SUBDIVISION
VOLUME 24, PAGE 189
M.R.D.C.T.

10' R.O.W. DEDICATION
VOLUME 24, PAGE 189
M.R.D.C.T.

LOT 1-A

BLOCK 4404, REVISED PLAT OF
A PART OF PIN OAKS ADDITION
VOLUME 28, PAGE 189
M.R.D.C.T.

10' R.O.W. DEDICATION
VOLUME 28, PAGE 189
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DALLAS AREA RAPID
TRANSIT (DART)
VOLUME 88083, PAGE 4905
D.R.D.C.T.

RICHARD E. THACKER AND
CARRIE E. THACKER
VOLUME 98004, PAGE 906
D.R.D.C.T.

BOB O-LINKS DOWNS NO. 6
VOLUME 18, PAGE 345
M.R.D.C.T.

TREE TABLE

1	38' OAK	21	12' CEDAR	41	10' OAK	61	14' OAK	81	28' OAK
2	9' HACKBERRY	22	9' CEDAR	42	9' CEDAR	62	12' CEDAR	82	17' OAK
3	8' OAK	23	12' CEDAR	43	15' OAK	63	54' OAK	83	8' OAK
4	6' CEDAR	24	9' CEDAR	44	6' OAK	64	19' OAK	84	15' OAK
5	15' OAK	25	10' CEDAR	45	8' OAK	65	7' OAK	85	14' OAK
6	11' CEDAR	26	11' CEDAR	46	8' OAK	66	14' OAK	86	14' OAK
7	9' OAK	27	14' HACKBERRY	47	8' CEDAR	67	24' OAK	87	7' OAK
8	11' OAK	28	19' HACKBERRY	48	15' OAK	68	14' OAK	88	37' OAK
9	8' CEDAR	29	10' CEDAR	49	15' OAK	69	18' CEDAR	89	18' OAK
10	18' OAK	30	10' CEDAR	50	24' OAK	70	28' OAK	90	10' CEDAR
11	7' CEDAR	31	8' HACKBERRY	51	15' OAK	71	12' CEDAR	91	18' CEDAR
12	11' OAK	32	8' HACKBERRY	52	28' OAK	72	12' CEDAR	92	8' OAK
13	7' CEDAR	33	8' HACKBERRY	53	28' OAK	73	12' CEDAR	93	8' OAK
14	10' OAK	34	12' CEDAR	54	11' OAK	74	15' OAK	94	8' CEDAR
15	10' OAK	35	11' CEDAR	55	10' OAK	75	26' OAK	95	7' CEDAR
16	18' OAK	36	10' CEDAR	56	15' CEDAR	76	16' OAK		
17	8' CEDAR	37	25' OAK	57	15' CEDAR	77	19' OAK		
18	12' CEDAR	38	15' CEDAR	58	8' CEDAR	78	15' CEDAR		
19	15' CEDAR	39	15' CEDAR	59	8' CEDAR	79	15' CEDAR		
20	10' OAK	40	15' OAK	60	15' OAK	80	15' CEDAR		

LOT 6, BLOCK A/2995
LITTLE ACRES ADDITION
VOLUME 77218, PAGE 1285
M.R.D.C.T.
VANCE B. & KYM H. WELLS
INSTRUMENT NO. 201300144106
O.P.R.D.C.T.

TREE TABLE

- LEGEND**
- IRON ROD FOUND
 - 3" METAL DISK SET
 - STAMPED PIN PLS 5299*
 - POWER POLE
 - A/C AIR CONDITIONING
 - FIRE HYDRANT
 - ASPHALT PAVING
 - WOOD FENCE
 - IRON FENCE
 - COVERED PORCH
 - DECK OR CARPORT
 - CONCRETE PAVING
 - OHP
 - W
 - G
 - 4" UNDERGROUND WATER LINE
 - 4" UNDERGROUND GAS LINE

PRELIMINARY PLAT
PH ADDITION
LOT 1, BLOCK A/2995
A REPLAT OF LOT 7, BLOCK A/2995 OF
LITTLE ACRES ADDITION
A. A. NELSON SURVEY,
ABSTRACT NO. 1073
CITY OF DALLAS, DALLAS COUNTY TEXAS
CITY PLAN FILE NO. S156-176

OWNER
DARREN PHILLIPS
7044 FISHER ROAD
DALLAS, TX 75274

SURVEYOR
TEXAS HERITAGE
SURVEYING, LLC
10610 Merit Drive, Suite 124, Dallas, TX 75243
Office: 214-340-9700 Fax: 214-340-9710
Firm No. 16093910

DATE: 03/14/2016, JOB # 16003171, SCALE: 1"=30', DRAWN BY: CN