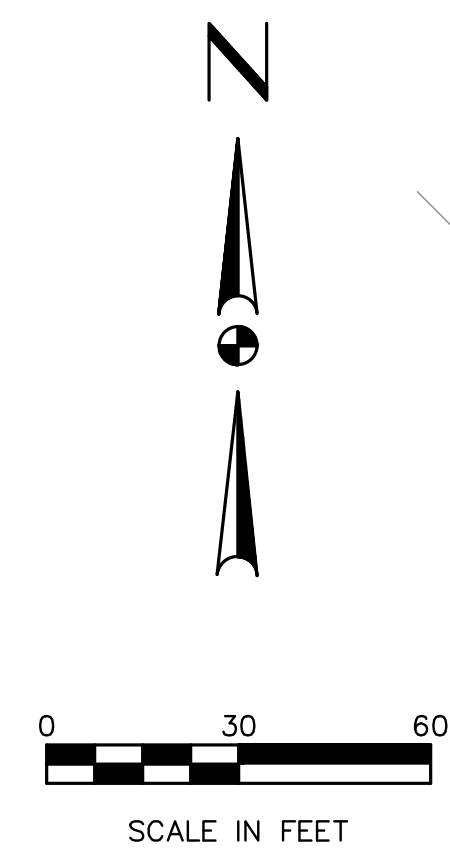


LEGEND
 (C.M.) - CONTROLLING MONUMENT
 IRF - IRON ROD FOUND
 CL - CENTERLINE OF ROAD
 ESMT. - EASEMENT
 VOL. - VOLUME
 PG. - PAGE
 MH - MANHOLE
 GUY - GUY WIRE
 PP - POWER POLE
 WV - WATER VALVE
 OHP - OVERHEAD POWER
 UGC - UNDERGROUND CABLE
 P.O.B. - POINT OF BEGINNING
 LP - LIGHT POLE
 CO - CLEAN OUT
 N.T.S. - NOT TO SCALE
 REF. - REFERENCE
 INST. NO. - INSTRUMENT NUMBER
 GAS TS - GAS TEST STATION
 B.L. - BUILDING LINE

O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS

D.R.D.C.T. - DEED RECORDS OF DALLAS COUNTY, TEXAS

M.R.D.C.T. - MAP RECORDS OF DALLAS COUNTY, TEXAS



LINE	BEARING	DISTANCE
L1	S 73°02'01" W	35.99'
L2	S 83°46'03" W	53.77'

OWNER'S CERTIFICATE

STATE OF TEXAS:
 COUNTY OF DALLAS:

BEING a tract of land situated in the D.A. Murdock Survey, Abstract Number 998, in Dallas County, Texas, being all of a tract of land conveyed to Wade Henderson recorded in Instrument Number 20080387308 Official Public Records Dallas County, Texas, and being more particularly described as follows:

Beginning at a 1/2 inch iron rod lying on the southwest line of Highland Road (a variable width right-of-way), same being the east corner of Lot 1, Block C of Ferguson Highlands, an addition to the City of Dallas, recorded in Volume 9, Page 487, Map Records Dallas County, Texas;

THENCE South 39 degrees 33 minutes 25 seconds East along said southwest line of Highland Road, a distance of 54.44 feet to a 1/2 inch iron rod with yellow cap stamped "RHODES" found for corner;

THENCE South 45 degrees 17 minutes 22 seconds East, at a distance of 91.37 feet passing a 1/2 inch iron rod with yellow cap stamped "RHODES" found for reference, and continuing a total distance of 136.81 feet to a point for corner in Rogers Branch, same being the north corner of Lot 1, Block A, Claremont Addition, 6th Installment, an addition to the City of Dallas, recorded in Volume 39, Page 141 Map Records of Dallas County, Texas;

THENCE South 73 degrees 02 minutes 01 seconds West along the north line of said Claremont Addition, 6th Installment, a distance of 35.99 feet to a point for corner in said Rogers Branch;

THENCE South 84 degrees 19 minutes 35 seconds West continuing along the north line of said Claremont Addition, 6th Installment a distance of 71.51 feet to a point for corner in said Rogers Branch;

THENCE South 58 degrees 36 minutes 05 seconds West continuing along the north line of said Claremont Addition, 6th Installment, a distance of 85.00 feet to a point for corner in said Rogers Branch;

THENCE North 73 degrees 55 minutes 29 seconds West continuing along the north line of said Claremont Addition, 6th Installment a distance of 85.00 feet to a point for corner in said Rogers Branch;

THENCE South 83 degrees 46 minutes 03 seconds West continuing along the north line of said Claremont Addition, 6th Installment a distance of 53.77 feet to a point for corner lying in said Rogers Branch, said point also lying on the south east line of Lot 4, Block C of said Ferguson Highlands Addition;

THENCE North 44 degrees 50 minutes 29 seconds East along the southeast line of said Ferguson Highlands Addition, at a distance of 80.00 feet passing a 1/2 inch iron rod with yellow cap stamped "RHODES" found for reference and continuing a total distance of 257.21 feet to the POINT OF BEGINNING and containing 27,630 square Feet, or 0.634 of an acre of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, WADE HENDERSON DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **HENDERSON ADDITION** 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. 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 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 ORDINARILY PERFORMED BY THAT UTILITY).

WATER MAIN AND WASTEWATER EASEMENTS SHALL ALSO INCLUDE ADDITIONAL AREA OF WORKING SPACE FOR CONSTRUCTION AND MAINTENANCE OF THE SYSTEMS. ADDITIONAL EASEMENT AREA IS ALSO CONVEYED FOR INSTALLATION AND MAINTENANCE OF MANHOLES, CLEANOUTS, FIRE HYDRANTS, WATER SERVICES AND WASTEWATER SERVICES FROM THE MAIN TO THE CURB OR PAVEMENT LINE, AND DESCRIPTION OF SUCH ADDITIONAL EASEMENTS HEREIN GRANTED SHALL BE DETERMINED BY THEIR LOCATION AS INSTALLED.

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

WITNESS, MY HAND AT DALLAS, TEXAS, THIS THE _____ DAY OF _____ 2016.

OWNER (WADE HENDERSON)

STATE OF TEXAS:
 COUNTY OF DALLAS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED **WADE HENDERSON**, KNOWN TO ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED AND THE ACT AND DEED OF SAID COMPANY.

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

NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS

SURVEYOR'S STATEMENT

I, BRIAN J. MADDOX, 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 THE _____ DAY OF _____ 2016.

**NOT TO BE RECORDED FOR ANY REASON.
 FOR REVIEW PURPOSES ONLY.**

BRIAN J. MADDOX
 TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5430

STATE OF TEXAS:
 COUNTY OF DALLAS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED **BRIAN J. MADDOX**, KNOWN TO ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED AND THE ACT AND DEED OF SAID COMPANY.

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

NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS

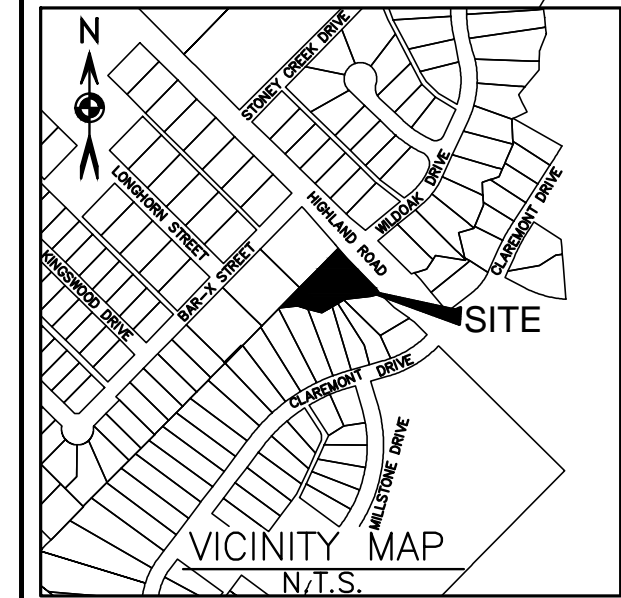
PRELIMINARY PLAT
HENDERSON ADDITION
LOT 1, BLOCK A/7058
 EMBRACING ALL OF THE SAME TRACT OF LAND
 TO WADE HENDERSON RECORDED IN
 INSTRUMENT NO. 20080387308, O.P.R.D.C.T.
 SITUATED IN THE
 D.A. MURDOCK SURVEY, ABSTRACT NO.998
 IN THE
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NUMBER **S156-114**

Owner:
WADE HENDERSON
 6527 Gaston Avenue
 Dallas, Tx. 75214

Surveyor:
MADDOX SURVEYING & MAPPING, INC.
 P.O. Box 2109
 Forney, Texas 75126
 (972) 564-4416
 Firm Reg. No. 10013200

SCALE : 1" = 30'

02-2-2016



GENERAL NOTES:

1. THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS STATE PLANE, NORTH CENTRAL, ZONE 4202, GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON THE GROUND AND COMPUTED BY ONLINE POSITIONING USER SERVICE (OPUS) OFFERED BY THE NATIONAL GEODETIC SURVEY.
2. LOT TO LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
3. THE PURPOSE OF THIS PLAT IS TO CREATE A PLATTED LOT FOR FUTURE CONSTRUCTION.
4. COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES.
5. ACCORDING TO MAP NO. 48113C0365 K, DATED JULY 7, 2014 OF THE NATIONAL FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROPERTY IS IN ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND ZONE "AE" (AREAS SUBJECT TO INUNDATION BY THE 1-PERCENT-ANNUAL-CHANCE FLOOD EVENT DETERMINED BY DETAILED METHODS. BASE FLOOD ELEVATIONS (BFES) ARE SHOWN.) THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE SURVEYOR.