

**LEGEND**

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

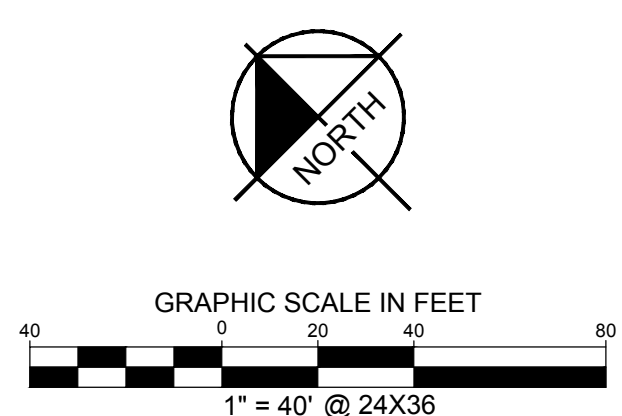
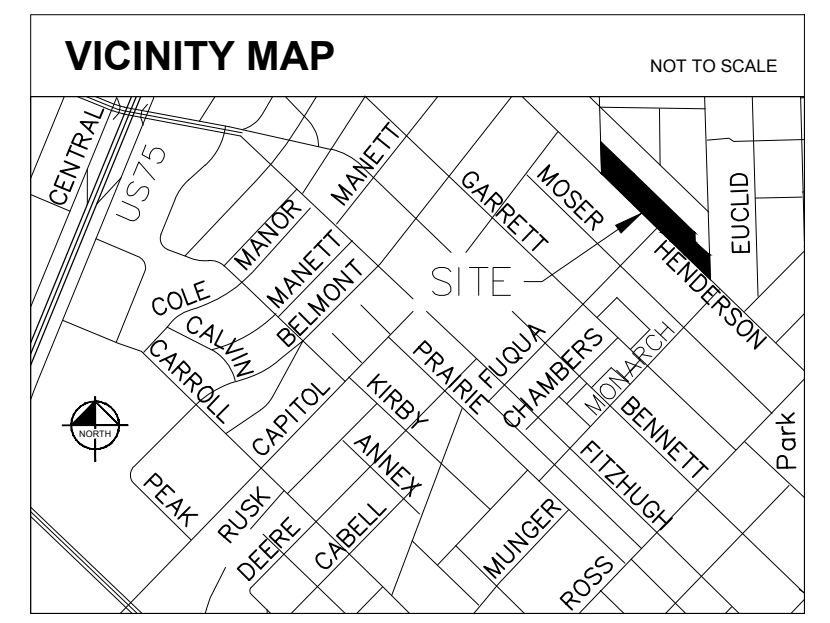
- GENERAL NOTES:**
1. THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS FROM 26 PLATTED LOTS AND TO DEDICATE ALLEY RIGHT-OF-WAY.
  2. BEARING SYSTEM OF THIS SURVEY IS BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).
  3. THE COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
  4. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
  5. ALL STRUCTURES TO BE REMOVED.

**LINE TABLE**

NO.	BEARING	LENGTH
L1	S89°03'39"W	74.00'
L2	S72°21'42"W	31.32'
L3	S89°03'39"W	48.50'
L4	N00°56'21"W	48.50'
L5	N15°45'37"E	31.32'
L6	N00°56'21"W	41.16'

**CURVE TABLE**

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	90°00'00"	21.50'	33.77'	N45°56'21"W	30.41'



**LINE TYPE LEGEND**

[Line Style]	BOUNDARY LINE
[Line Style]	EASEMENT LINE
[Line Style]	BUILDING LINE
[Line Style]	WATER LINE
[Line Style]	SANITARY SEWER LINE
[Line Style]	STORM SEWER LINE
[Line Style]	UNDERGROUND GAS LINE
[Line Style]	OVERHEAD UTILITY LINE
[Line Style]	UNDERGROUND ELECTRIC LINE
[Line Style]	UNDERGROUND TELEPHONE LINE
[Line Style]	CONCRETE PAVEMENT
[Line Style]	ASPHALT PAVEMENT

**LEGEND:**

P.O.B. = POINT OF BEGINNING  
MNS = MAG NAIL SET WITH WASHER STAMPED  
"BLOCK D/1979 KHA"  
IRFC = 5/8" IRON ROD W/ CAP FOUND  
ADS = 5/8" IRON ROD W/ 3" ALUMINUM CAP STAMPED  
"N. HENDERSON MIXED-USE ADDITION KHA" SET  
IRF = IRON ROD FOUND  
ESMT. = EASEMENT  
INST. NO. = INSTRUMENT NUMBER  
VOL. = VOLUME  
PG. = PAGE  
(C.M.) = CONTROLLING MONUMENT  
R.O.W. = RIGHT-OF-WAY  
D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS  
M.R.D.C.T. = MAP RECORDS OF DALLAS COUNTY, TEXAS  
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

**PRELIMINARY PLAT  
NORTH HENDERSON AVENUE  
MIXED-USE ADDITION  
LOT 45, BLOCK D/1979  
LOT 1A, BLOCK A/1989**

BEING A REPLAT OF ALL OF LOTS 18-39 AND PART OF AN 11-FOOT ALLEY, BLOCK D/1979  
ROSS AVE ANNEX  
ALL OF LOTS 1-3, BLOCK A/1989  
V.S. BOWLES ADDITION  
LOT 7, BLOCK E/1491  
MOSER'S 2ND ROSS AVE ADDITION  
BEING 4.436 ACRES OUT OF THE JOHN GRIGSBY SURVEY, ABSTRACT NO. 495  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S156-167  
CITY ENGINEERING PLAN FILE NO. \_\_\_\_\_

**Kimley»Horn**

12750 Merit Drive, Suite 1000 Dallas, Texas 75251  
Tel. No. (972) 770-1300 Fax No. (972) 239-3820

**ENGINEER**  
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CONTACT: JAMIE PLOETZNER, P.E.  
jamie.ploetznr@kimley-horn.com

**OWNER**  
HENDERSON RESIDENTIAL LANDS LLC  
2525 MCKINNON ST. SUITE 750  
DALLAS, TX 75201  
TEL. NO. 214-450-5002  
CONTACT: DREW DOWNS  
DDowns@openra.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	DWP	DAB	APRIL 2016	064482701	1 OF 2

DWG NAME: TCDWLSURVEY064482701-HENDERSON MIXED-USE PLATTING PLOTTED BY: PATRICK DAVID WIT20160329 4:58:25 PM LAST SAVED: 4/8/2016 1:43:PM

**OWNER'S CERTIFICATE**  
STATE OF TEXAS §  
COUNTY OF DALLAS §

**LOT 45, BLOCK D/1979**

**WHEREAS** Henderson Residential Lands (Dallas) LLC, is the owner of a tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas and being tracts of land described in Special Warranty Deeds to Henderson Residential Lands (Dallas), LLC, recorded in Instrument Nos. 201200343027, 201200343034, 201200351364, 201200343037 and 201200343035, Official Public Records, Dallas County, Texas; and being tracts of land described in Special Warranty Deed to Henderson Main (Dallas), LLC, recorded in Instrument No. 20120034007, Official Public Records, Dallas County, Texas; and being tracts of land described in Special Warranty Deed to Henderson Lots Owner (Dallas), LLC, recorded in Instrument No. 201200343030, Official Public Records, Dallas County, Texas; and being all of Lots 18-39 and part of and 11-foot alley, Block D/1979, of Ross Avenue Annex, an addition to the City of Dallas, Texas; according to the plat thereof recorded in Volume 1, Page 310, Deed Records, Dallas County, Texas; and being more particularly described as follows:

**BEGINNING** at a 1/2-inch iron rod found at the intersection of the northeast right-of-way line of Henderson Avenue (a variable width right-of-way) with the east right-of-way line of Glenco Street (a 50-foot right-of-way) in being the west corner of said Block D/1979;

**THENCE** with said northeast right-of-way line, and the west line of said Block D/1979, North 0°56'21" West, a distance of 215.07 feet to a 1/2-inch iron rod with plastic cap stamped "SHIELDS & LEE" found at the intersection of said west line with the southeast right-of-way line of an 11-foot alley, as shown on said Ross Avenue Annex plat, and being the north corner of said Lot 18;

**THENCE** departing said east right-of-way line, and with said southeast right-of-way line and the northwest lines of Lots 18-35, the following courses and distances, to wit:

South 45°06'21" East, a distance of 867.53 feet to a 5/8-inch iron rod with 3" aluminum cap stamped "N. Henderson Mixed-Use Addition KHA" set for corner (hereto after referred as 3" aluminum cap set);  
South 0°56'21" East, a distance of 113.04 feet to a 3" aluminum cap set;

**THENCE** departing said southeast right-of-way line and the northwest line of said Lot 35, over and across said 11-foot alley, North 89°03'39" East, passing at a distance of 11.00 feet the northwest right-of-way line of said 11-foot alley and being the north corner of said Lot 39 and continuing with the north line of said Lot 39 in all a total distance of 161.00 feet to a 3" aluminum cap set, in the west right-of-way line of McMillian Avenue (a 60-foot right-of-way) and being the east line of said Block D/1979;

**THENCE** with said west right-of-way line and said east line, South 0°56'21" East, a distance of 237.89 feet to a mag nail with washer stamped "BLK D/1979 KHA" set at the north corner of a right-of-way corner clip at the intersection of said west right-of-way line with the northeast right-of-way line of said Henderson Avenue;

**THENCE** departing said east line and with said corner clip, South 66°58'39" West, a distance of 22.47 feet to a mag nail with washer stamped "BLK D/1979 KHA" set for the west corner of said right-of-way corner clip and being in the south line of said Block D/1979;

**THENCE** with said northeast right-of-way line and said south line North 45°06'21" West, a distance of 1068.72 feet to the **POINT OF BEGINNING** and containing 3.661 acres or 159,453 square feet of land.

**LOT 1A, BLOCK A/1989**

**WHEREAS** Henderson Residential Lands (Dallas) LLC, is the owner of a tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas and being tracts of land described in Special Warranty Deeds to Henderson Residential Lands (Dallas), LLC, recorded in Instrument No. 201400236459, Official Public Records, Dallas County, Texas; and being all of Lots 1-3, Block A/1989, of V.S. Bowles Addition, an addition to the City of Dallas, Texas; according to the plat thereof recorded in Volume 2, Page 247, Deed Records, Dallas County, Texas and being all of Lot 7, Block A/1989, of Moser's 2nd Ross Avenue Addition, an addition to the City of Dallas, Texas; according to the plat thereof recorded in Volume 1, Page 468, Deed Records, Dallas County, Texas and being more particularly described as follows:

**BEGINNING** at a 5/8-inch iron rod found in the southwest right-of-way line of Henderson Avenue (a variable width right-of-way) and being the east line of said Block A/1989, and being the north corner of said Lot 3;

**THENCE** with said southwest right-of-way line and said east line, the following courses and distances, to wit:

South 45°06'21" East, a distance of 150.00 feet to a 1/2-inch iron rod found for the east corner of said Lot 1;  
South 44°33'22" West, a distance of 5.00 feet to a 5/8-inch iron rod with 3" aluminum cap stamped "N. Henderson Mixed-Use Addition KHA" set (hereto after referred as 3" aluminum cap set) for the north corner of said Lot 7;  
South 45°06'21" East, a distance of 50.00 feet to a 3" aluminum cap set for the east corner of said Lot 7;

**THENCE** departing said southwest right-of-way line and the north line of said Block A/1989 and with the south line of said Lot 7, South 44°33'22" West, a distance of 165.00 feet to a point for corner in the northwest right-of-way line of a 15-foot alley as shown on said V.S. Bowles Addition and Moser's 2nd Avenue Addition plat and being the west line of said Block A/1989 and being the south corner of said Lot 7, from which a 3/8-inch iron rod found bears South 46°19' West, a distance of 0.4 feet;

**THENCE** with said northwest right-of-way line and said west line, North 45°06'21" West, a distance of 200.00 feet to a 3" aluminum cap set for the west corner of said Lot 3;

**THENCE** departing said northwest right-of-way line and said west right-of-way line and with the north line of said Lot 3, North 44°33'22" East, a distance of 170.00 feet to the **POINT OF BEGINNING** and containing 33,749 square feet or 0.775 acres of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. (2011)

**OWNER'S DEDICATION**

**NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

That, **Henderson Residential Lands (Dallas), LLC**, acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein described property as **NORTH HENDERSON AVENUE MIXED-USE 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 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.

WITNESS, my hand at \_\_\_\_\_, this the \_\_\_\_ day of \_\_\_\_\_, 2016.

**Henderson Residential Lands (Dallas) LLC**,  
a Delaware limited liability company

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 \_\_\_\_\_, 2016.

Notary Public in and for the State of \_\_\_\_\_

My commission expires: \_\_\_\_\_

**GENERAL NOTES:**

1. THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS FROM 26 PLATTED LOTS AND TO DEDICATE ALLEY RIGHT-OF-WAY.
2. BEARING SYSTEM OF THIS SURVEY IS BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).
3. THE COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
4. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
5. ALL STRUCTURES TO BE REMOVED.

**SURVEYOR'S STATEMENT:**

I, Dana Brown, 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.

Dana Brown  
KIMLEY-HORN AND ASSOC., INC.  
12750 Merit Drive, Suite 1000  
Dallas, Texas 75251  
972-770-1300  
dana.brown@kimley-horn.com

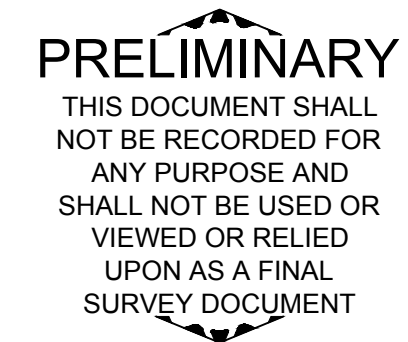
STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Dana Brown, 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 \_\_\_\_\_, 2016.

Notary Public in and for the State of Texas



PRELIMINARY PLAT  
**NORTH HENDERSON AVENUE  
MIXED-USE ADDITION  
LOT 45, BLOCK D/1979  
LOT 1A, BLOCK A/1989**  
BEING A REPLAT OF  
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JOHN GRIGSBY SURVEY, ABSTRACT NO. 495  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S156-167  
CITY ENGINEERING PLAN FILE NO. \_\_\_\_\_

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = ##'	DWP	DAB	APRIL 2016	064482701	2 OF 2