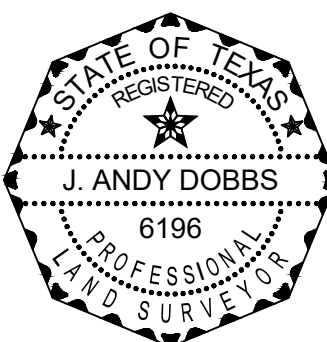


SURVEYOR'S STATEMENT:

I, J. ANDY DOBBS, 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 Engineers and Land Surveyors, 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 _____, 2025.

J. ANDY DOBBS
Registered Professional Land Surveyor No. 6196
KIMLEY-HORN AND ASSOC., INC.
2500 Pacific Ave., Suite 1100
Dallas, Texas 75226
469-718-8849
andy.dobbs@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 J. ANDY DOBBS 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 _____, 2025.

Notary Public in and for the State of Texas

OWNER'S CERTIFICATE:

WHEREAS URBAN EAGLE HENDERSON LLC is the owner of a tract of land situated in the J.M. Patterson Survey, Abstract No. 1121, City of Dallas, Dallas County, Texas, part of City Block 4/1974, and being all of the land described in Special Warranty Deed to Urban Eagle Henderson LLC, recorded in Instrument No. 202400263961, Official Public Records, Dallas County, Texas, and being all of Lots 6, 7, and 8, and part of 9, Block 4/1974, Albright's North Henderson Addition, an addition to the City of Dallas, shown on the plat recorded in Volume 2, Page 172, Map Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1" iron rod found (controlling monument) for the west corner of said Urban Eagle Henderson LLC tract and the south corner of a tract of land described in General Warranty Deed to GLENDA K. HURLEY, TRUSTEE OF THE JMH MANAGEMENT TRUST UA, recorded in Instrument No. 201900266040, of said Official Public Records, in the northeast right-of-way line of Henderson Avenue (a 50' right-of-way, Volume 2, Page 172, of said Map Records), from said point a 3-1/4" aluminum disk stamped "HENDERSON AVENUE RESTAURANT ADDITION - VOTEX R.P.L.S." found bears North 45°09'00" West, a distance of 60.13 feet;

THENCE departing said northeast right-of-way line of Henderson Avenue, with the northwest line of said Urban Eagle Henderson LLC tract, and the southeast line of said GLENDA K. HURLEY tract, North 47°26'00" East, a distance of 145.00 feet to a 3-1/4" aluminum disk set for the north corner of said Urban Eagle Henderson LLC tract, and the east corner of said GLENDA K. HURLEY tract, in the southwest line of a 10 foot alley described in said Albright's North Addition, from said point a 1/2" iron rod with an illegible plastic cap found bears North 45°09'00" West, a distance of 59.34 feet;

THENCE with the northeast line of said Urban Eagle Henderson LLC tract, and the northeast lines of said Lots 6, 7, and 8, and part of Lot 9, and said southwest line of the 10 foot alley, South 45°09'00" East, a distance of 200.00 feet to a point for the east corner of said Urban Eagle Henderson LLC tract, and the east corner of said Lot 6, and the north corner of a called 0.08 acre tract of land described in Warranty Deed to Terrance F. Blades, recorded in Instrument No. 202200145960, of said Official Public Records, from said point a 1/2" iron rod with plastic cap stamped "PRECISE LAND SURVEYING" bears South 47°26'00" West, a distance of 0.49 feet;

THENCE departing said 10 foot alley, with the common line of said Lot 5 and Lot 6 of said Albright's North Addition, South 47°26'00" West, a distance of 145.00 feet to a point for the west corner of a called 0.09 acre tract of land described in Deed to Simon Dinaburg, recorded in Instrument No. 201200324619, of said Official Public Records, and the south corner of said Urban Eagle Henderson LLC tract, in said northeast right-of-way line of Henderson Avenue, from said point a 5/8" iron rod found bears North 21°16'10" West, a distance of 0.38 feet, and a 1/2" iron rod with an illegible plastic cap found bears South 24°16'34" West, a distance of 0.37 feet;

THENCE with said northeast right-of-way line of Henderson Avenue, and the southwest line of said Urban Eagle Henderson LLC tract, and the southwest lines of said Lots 6, 7, 8, and part of 9, North 45°09'00" West, a distance of 200.00 feet to the **POINT OF BEGINNING** and containing 28,971 square feet or 0.6651 acres of land.

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

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That URBAN EAGLE HENDERSON LLC does hereby adopt this plat, designating the herein described property as **EAGLE NORTH 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 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 Dallas, Texas, this the ____ day of _____, 2025.

By: _____
Urban Eagle Henderson LLC

Name: _____

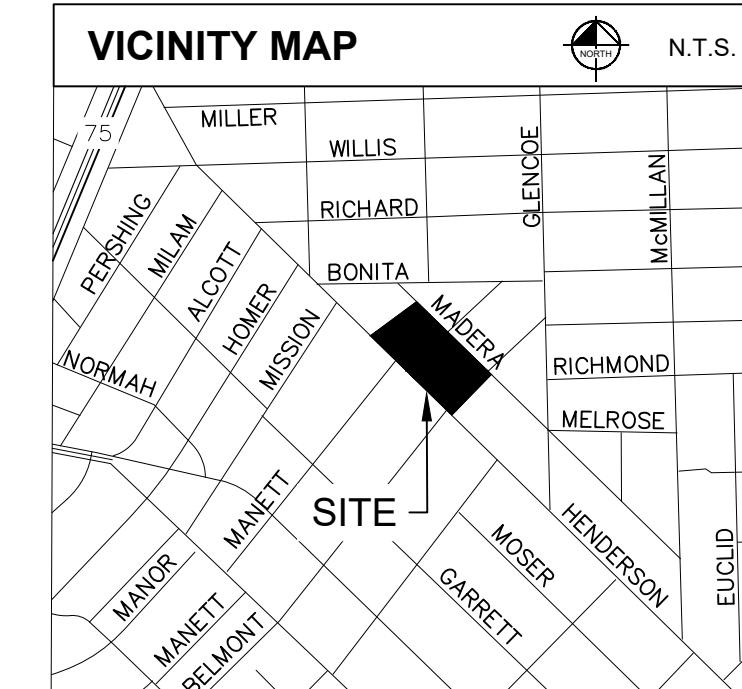
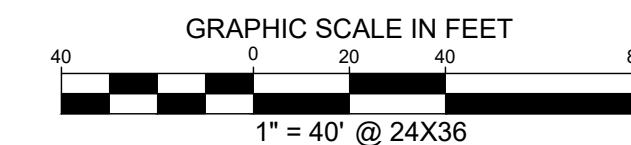
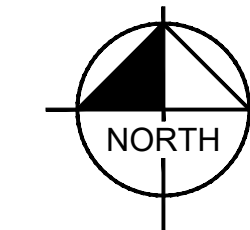
Title: _____

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, 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 on behalf of said limited liability companies and limited partnership, for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2025.

Notary Public in and for the State of _____



LEGEND

P.O.B. = POINT OF BEGINNING
ADF = 3-1/4" ALUMINUM DISK STAMPED HENDERSON AVENUE RESTAURANT ADDITION - VOTEX R.P.L.S.
C.M. = CONTROLLING MONUMENT
IRFC = IRON ROD W/ CAP FOUND
IRF = IRON ROD FOUND
XF = "X" CUT IN CONCRETE FOUND
ADS = 3-1/4" ALUMINUM DISK SET
INST. NO. = INSTRUMENT NUMBER
VOL. PG. = VOLUME, PAGE
SQ. FT. = SQUARE FEET
M.R.D.C.T. = MAP RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

GENERAL NOTES:

- The purpose of this plat is to create one lot from 3 lots and part of 1 lot.
- The basis of bearings is based on State Plane Coordinate System, Texas North Central Zone 4202, North American datum of 1983 (Adjustment Realization - 2011).
- Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering section approval.

PLACE COUNTY
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, Tony Shidd, Chairperson or Brent Ruben, Vice Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the _____ day of _____ A.D. 20____ and same was duly approved on the _____ day of _____ A.D. 20____ by said Commission.

Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas

Attest:

Secretary

PRELIMINARY PLAT
EAGLE NORTH HENDERSON ADDITION
LOT 1, BLOCK 4/1974
0.6651 ACRES
CITY BLOCK 4/1974
J.M. PATTERSON SURVEY,
ABSTRACT NO. 1121
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY FILE NO. S245-112
CITY WASTEWATER NO. _____
PAVING AND DRAINAGE NO. _____

Kimley»Horn

2500 Pacific Avenue, Suite 1100 Dallas, Texas 75240	FIRM # 10115500	Tel. No. (469) 718-8849
Scale 1" = 40'	Drawn by ECB	Checked by JAD
Date Feb. 2025	Project No. 060012601	Sheet No. 1 OF 1

ENGINEER:
KIMLEY-HORN AND ASSOC., INC.
13455 NOEL ROAD,
TWO GALLERIA OFFICE TOWER, SUITE 700,
DALLAS, TEXAS 75240
CONTACT: JAMIE PLOETZNER, P.E.
PHONE: (972) 770-3016
EMAIL: jamie.ploetzner@kimley-horn.com

OWNER:
URBAN EAGLE HENDERSON LLC
8117 PRESTON ROAD, SUITE 300
DALLAS, TEXAS 75225
CONTACT: OLIVER STEINBERG
PHONE: (469) 585-6672
EMAIL: oliver@eagleequity.com

SURVEYOR:
KIMLEY-HORN AND ASSOC., INC.
2500 PACIFIC AVE., SUITE 1100,
DALLAS, TEXAS 75226
CONTACT: J. ANDY DOBBS, R.P.L.S.
PHONE: (469) 718-8849
EMAIL: andy.dobbs@kimley-horn.com