



NTS
(MAPSCO 34-P)

GENERAL NOTES:

1. BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.
2. THE PURPOSE OF THIS PLAT IS TO COMBINE 2 LOTS TO 1 LOT AS SHOWN.
3. LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DEPARTMENT APPROVAL.
4. 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.
5. THE ONLY STRUCTURE ON THIS SITE IS RETAINING WALL.
6. ACCORDING TO FEMA MAP 48113C0330, ZONE X, EFFECTIVE AUGUST 23, 2001, THE ABOVE LOT DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN, AT THIS TIME.

NOTICE:

SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

OWNER/DEVELOPER

**JONATHAN URICK
LACUNA CONCEPTS, LLC
140 KILBRIDGE CT
COPPELL, TEXAS 75019
(817) 975-1933**

ENGINEER

**GINA R. GARCIA, P.E.
DBA PAREDES-GARCIA & ASSOCIATES
104 DOVEHILL CIRCLE
RED OAK, TEXAS 75154
(972) 310-8549**

SURVEYOR

RHODES SURVEYING
1529 E IH30, STE 106
GARLAND, TEXAS 75043
(972) 475-8940
ATTN: BRIAN RHODES, RPLS

SURVEYOR'S STATEMENT

I, BRIAN RHODES, 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 ACCURATELY REPRESENTS THE RECORDS OF THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYING AND TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212. I FURTHER AFFIRM THAT MONUMENTATION SHOWN HEREON WAS EITHER FOUND OR PLACED; AND THAT THE DIGITAL DRAWING FILE ACCOMPANYING THIS PLAT IS A PRECISE REPRESENTATION OF THE SIGNED FINAL PLAT.

DATED THIS THE _____ DAY OF _____, 2020.

RELEASED FOR PRELIMINARY REVIEW, THIS DOCUMENT SHALL NOT BE
RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED
OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

BRIAN RHODES
TEXAS REGISTERED PROFESSIONAL LAND SURVEY NO. 5962

STATE OF TEXAS)
COUNTY OF TARRANT)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY APPEARS ERNEST HEDGCOCK, KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2020

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, MY COMMISSION EXPIRES _____

STATE OF TEXAS)
)
COUNTY OF DALLAS) OWNER'S CERTIFICATE

WHEREAS, LACUNA CONCEPTS LLC, IS THE SOLE OWNER OF LOTS 10 & 11 SITUATED IN THE MAPLE LAWN TERRACE ADDITION, CITY BLOCK NUMBER D/5712, CITY OF DALLAS, DALLAS COUNTY, TEXAS, AS RECORDED IN VOLUME 2 & 3, PAGE 242 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A 5/8" IRON ROD FOUND, CONTROLLING MONUMENT (CM), ALONG THE SOUTHEASTERLY LINE OF KIMSEY DRIVE, A 50-FT RIGHT-OF-WAY, SAME BEING THE NORTHWEST CORNER OF SAID LOT 10, AS RECORDED IN THE PLAT OF MAPLE LAWN TERRACE ADDITION, VOLUME 3, PAGE 242, MAP RECORDS, DALLAS COUNTY, TEXAS;

THENCE NORTH 44 DEGREES 10 MINUTES 40 SECONDS EAST, ALONG THE RIGHT-OF-WAY LINE OF KIMSEY DRIVE, A DISTANCE OF 100 FEET TO A 5/8" IRON ROD FOUND FOR CORNER, SAME BEING THE NORTHEAST CORNER OF SAID LOT 11, AS RECORDED IN THE PLAT OF MAPLE TERRACE ADDITION, VOLUME 2, PAGE 242, MAP RECORDS, DALLAS COUNTY, TEXAS.

THENCE SOUTH 46 DEGREES 20 MINUTES 33 SECONDS EAST, ALONG THE COMMON LINE OF SAID LOT 11 AND LOT 12, MAPLE TERRACE ADDITION, A DISTANCE OF 150 FEET TO A 3/8" IRON ROD FOUND FOR CORNER, SAME BEING THE SOUTHEAST CORNER OF SAID LOT 11;

THENCE NORTH 44 DEGREES 10 MINUTES 31 SECONDS EAST ALONG THE SOUTHERN LINE OF SAID LOTS 11 & 10, A DISTANCE OF 100 FEET TO A POINT FOR CORNER, FROM WHICH A 5/8" IRON ROD FOUND, SAME BEING THE SOUTHEAST CORNER OF LOT 9;

THENCE NORTH 46 DEGREES 04 MINUTES 26 SECONDS WEST, ALONG THE COMMON LINE OF SAID LOTS 9 AND 10, A DISTANCE OF 150 FEET TO THE POINT OF BEGINNING AND CONTAINING 15,000 SQUARE FEET OR 0.344 ACRES OF LAND, MORE OR LESS.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **LACUNA CONCEPTS, LLC** does hereby adopt this plat, designating the herein described property as **MAPLE TERRACE 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 any 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 _____, 2020.

By: _____
JONATHAN URICK

STATE OF TEXAS)
COUNTY OF DALLAS)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY APPEARS JONATHAN URICK, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES
IN SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME
FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2020

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, MY COMMISSION EXPIRES_____

PRELIMINARY PLAT
MAPLE LAWN TERRACE
LOT 10R BLOCK D/5712
 BEING A REPLAT OF LOT 10 & LOT 11 OUT OF THE MAPLE LAWN TERRACE
 ADDITION VOLUMES 2 & 3, PAGE 242, CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S 190-189

THIS PLAT FILED IN INSTRUMENT NO. _____, DATE _____