



LOCATION MAP  
NOT-TO-SCALE

GENERAL NOTES:

1. The purpose of this plat is to create two lots out of two existing platted lots and unplatted land.
2. Lot to lot drainage will not be allowed without engineering section approval.
3. All lot corners are a 5/8-inch iron rod with "KHA" cap unless otherwise noted.
4. The basis of bearings is based on grid north of the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 (2011).
5. 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.
6. According to Map No. 48113C0330 J, Community Panel No. 480171 0330 J, dated August 23, 2001 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Dallas County, Texas and Incorporated Areas, Federal Emergency Management Agency, Federal Emergency Administration, the property is located in Zone X (unshaded) and is not within a flood hazard area. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
7. 5/8-inch iron rods with "KHA" cap called found were set during multiple boundary surveys dated February 15, 2007 through January 7, 2008.
8. The site is within the 70 Ldn contour of Love Field and that this noise level may require special construction standards for certain uses per the building code.
9. All buildings are to be removed.

**LEGEND:**

A = DELTA ANGLE OR CENTRAL ANGLE  
P.O.B. = POINT OF BEGINNING  
5/8" IRFC = 5/8" IRON ROD W/ "KHA" CAP FOUND  
XF = "X" CUT IN CONCRETE FOUND  
PKF = PK NAIL FOUND  
C.M. = CONTROLLING MONUMENT  
MNG = MAC NAIL W/WASHER STAMPED "WEST LOU" SET  
ADS = 5/8" IRON ROD WITH 3" ALUMINUM CAP STAMPED  
"WEST LOU KHA" SET  
ADF = 5/8" IRON ROD WITH 3" ALUMINUM CAP STAMPED  
"WEST LOU KHA" FOUND  
ESMT = EASEMENT  
D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS  
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY,  
TEXAS  
R.O.W. = RIGHT-OF-WAY  
VOL. = VOLUME  
PG. = PAGE  
INST. NO. = INSTRUMENT NUMBER  
SQ. FT. = SQUARE FEET

LINE TABLE		
NO.	BEARING	LENGTH
L1	N45°20'38"E	182.15'
L2	N44°37'52"W	5.00'
L3	N45°20'38"E	20.00'
L4	S44°37'52"E	5.00'
L5	N45°20'38"E	12.77'
L6	S89°39'22"E	27.10'
L7	S44°39'22"E	27.84'
L8	S44°39'22"E	11.09'
L9	N45°20'38"E	20.00'
L10	S44°39'22"E	8.46'
L11	S89°39'22"E	10.53'
L12	N45°20'38"E	163.49'
L13	S44°37'52"E	5.00'
L14	S45°20'38"W	20.00'
L15	N44°37'52"W	5.00'
L16	N45°20'38"E	22.59'

**ENGINEER:**  
KIMLEY-HORN AND ASSOC., INC  
5750 GENESIS COURT, SUITE 200  
FRISCO, TEXAS 75034  
CONTACT: DAVID KOCHALKA, P.E  
PHONE: 972-335-3580  
david.kochalka@kimley-horn.com

OWNER:  
LG MOCKINGBIRD , LLC  
2301 CEDAR SPRINGS, SUITE 200  
DALLAS, TEXAS 75201  
CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_

**PRELIMINARY PLAT  
LG MAPLE MOCKINGBIRD  
ADDITION  
LOTS 1A AND 2A, BLOCK A/2570  
BEING A REPLAT OF  
PART OF LOTS 1, & 2, BLOCK 2570  
ENCINO COMMERCIAL ADDITION  
AND A PART OF CITY BLOCK 2570  
MILES BENNETT SURVEY, ABSTRACT NO. 52  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S156-285  
CITY ENGINEERING PLAN FILE NO. 311T-\_\_\_\_\_**

# Kimley»»Horn

5750 Genesis Court, Suite 200 Tel. No. (972) 335-3580  
 Frisco, Texas 75034 FIRM # 10193822 Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 30'	MBM	KHA	09/ /2016	067786810	1 OF 2

OWNERS CERTIFICATION

STATE OF TEXAS §

COUNTY OF DALLAS §

WHEREAS LG MAPLE MOCKINGBIRD, LLC, is the owner of a tract of land situated in the Miles Bennett Survey, Abstract No. 52, and in City of Dallas Block 2570 of the Official Block Numbers of the City of Dallas, and being all of Lots 1 and 2, Block 2570 of Encino Commercial Addition, an addition to the City of Dallas according to the Final Plat, recorded in Volume 93157, Page 5375 of the Deed Records of Dallas County, Texas, and being all of a called 2.2297-acre tract of land, conveyed to said LG Maple Mockingbird, LLC, as evidenced in a Special Warranty Deed with Vendor's Lien recorded in Instrument No. 201600144479 of the Official Public Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an "X" cut found in concrete pavement for the easterly corner of a visibility clip at the southerly corner of said Lot 1 and said 2.2297-acre tract, same being on the northwesterly right of way line of Mockingbird Lane, a 100' wide right of way as created in a deed to the City of Dallas, recorded in Volume 2748, Page 574 of the Deed Records of Dallas County Texas;

THENCE South 89°33'59" West, along said visibility clip, the northwesterly right of way line of said Mockingbird Lane, the southermmost line of said Lot 1 and said 2.2297-acre tract, a distance of 14.34 feet to an "X" cut in concrete pavement for the westerly corner of said visibility clip, same being on the northeasterly right of way line of Maple Avenue, a variable width right of way;

THENCE North 46°13'48" West, along the southwesterly line of said Lot 1, the southwesterly line of aforesaid Lot 2, the southwesterly line of said 2.2297-acre tract and the northeasterly right of way line of said Maple Avenue, a distance of 281.93 feet to an "X" cut found in concrete pavement for the westerly corner of said Lot 2 and said 2.2297-acre tract, same being on the southeasterly line of Lot 3, Block 2570 of said Encino Commercial Addition and the southeasterly line of a called 3.182-acre tract of land, conveyed to Southwest Airlines Co., as evidenced in a Special Warranty Deed recorded in Instrument No. 201500272695 of the Official Public Records of Dallas County, Texas;

THENCE North 45°23'33" East, departing the northeasterly right of way line of said Maple Avenue, along the northwesterly line of said Lot 2, and said 2.2297-acre tract, the southeasterly line of said Lot 3 and the southeasterly line of said 3.182-acre tract, passing at a distance of 112.56 feet, a 1-inch iron pipe found for the easterly corner of said Lot 3, passing at a distance of 155.22 feet, an "X" cut in concrete found for the northerly corner of said Lot 2, and continuing for a total distance of 337.24 feet to the northernmost corner of said 2.2297-acre tract, same being the westerly corner of a called 0.0972-acre tract of land, conveyed to Rearden Investment Partners IV, as evidenced in a Special Warranty Deed recorded in Instrument No. 201300244019 of the Official Public Records of Dallas County, Texas, from said corner, a found 5/8-inch iron rod with a yellow cap, stamped "RPLS 5111" bears North 43°08' West, 0.37 feet;

THENCE South 44°37'51" East, along the northerly line of said 2.2297-acre tract, the southwesterly line of said 0.0972-acre tract and the southwesterly line of a called 4.1655-acre tract of land, conveyed to SPC Mockingbird Depot, LLC, as evidenced in a Special Warranty Deed recorded in Instrument No. 201300244020 of the Official Public Records of Dallas County, Texas, a distance of 291.54 feet to a MAG nail found for the easterly corner of said 2.2297-acre tract and the southerly corner of said 4.1655-acre tract, same being on the northwesterly right of way line of aforesaid Mockingbird Lane;

THENCE South 42°20'38" West, along the southeasterly line of said 2.2297-acre tract, the northwesterly right of way line of said Mockingbird Lane, passing a MAG nail found for the easterly corner of aforesaid Encino Commercial Addition, continuing along the common line of said 2.2297-acre tract, said Encino Commercial Addition and said northwesterly right of way line for a distance of 319.09 feet to the POINT OF BEGINNING and containing 2.230 acres (97,127 square feet) of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, LG MAPLE MOCKINGBIRD, LLC, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as LG MAPLE MOCKINGBIRD 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 \_\_\_\_\_, 2016.

By: LG MAPLE MOCKINGBIRD, LLC

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 Texas

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

SURVEYOR'S STATEMENT

I, Michael B. Marx, 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

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE"

Michael B. Marx  
Registered Professional Land Surveyor No. 5181  
KIMLEY-HORN AND ASSOC., INC.  
5750 Genesis Court, Suite 200  
Frisco, Texas 75034  
972-335-3580

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Michael B. Marx, 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

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

GENERAL NOTES:

- The purpose of this plat is to create two lots out of two existing platted lots and unplatted land.
- Lot to lot drainage will not be allowed without engineering section approval.
- All lot corners are a 5/8-inch iron rod with "KHA" cap unless otherwise noted.
- The basis of bearings is based on grid north of the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 (2011).
- 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.
- According to Map No. 48113C0330 J, Community Panel No. 480171 0330 J, dated August 23, 2001 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Dallas County, Texas and Incorporated Areas, Federal Emergency Management Agency, Federal Insurance Administration, the property is located in Zone X (unshaded) and is not within a flood hazard area. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- 5/8-inch iron rods with "KHA" cap called found were set during multiple boundary surveys dated February 15, 2007 through January 7, 2008.
- The site is within the 70 Ldn contour of Love Field and that this noise level may require special construction standards for certain uses per the building code.
- All buildings are to be removed.

LEGEND:

Δ = DELTA ANGLE OR CENTRAL ANGLE  
P.O.B. = POINT OF BEGINNING  
5/8" IRFC = 5/8" IRON ROD W/ "KHA" CAP FOUND  
XF = "X" CUT IN CONCRETE FOUND  
PKF = PK NAIL FOUND  
C.M. = CONTROLLING MONUMENT  
MNS = MAG NAIL W/WASHER STAMPED "WEST LOVE KHA" SET  
ADS = 5/8" IRON ROD WITH 3" ALUMINUM CAP STAMPED  
"WEST LOVE KHA" SET  
ADF = 5/8" IRON ROD WITH 3" ALUMINUM CAP STAMPED  
"WEST LOVE KHA" FOUND  
ESMT = EASEMENT  
D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS  
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS  
R.O.W. = RIGHT-OF-WAY  
VOL. = VOLUME  
PG. = PAGE  
INST. NO. = INSTRUMENT NUMBER  
SQ. FT. = SQUARE FEET

PRELIMINARY PLAT  
LG MAPLE MOCKINGBIRD  
ADDITION  
LOTS 1A AND 2A, BLOCK A/2570  
BEING A REPLAT OF  
PART OF LOTS 1, & 2, BLOCK 2570  
ENCINO COMMERCIAL ADDITION  
AND A PART OF CITY BLOCK 2570  
MILES BENNETT SURVEY, ABSTRACT NO. 52  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S156-285  
CITY ENGINEERING PLAN FILE NO. 311T-\_\_\_\_

ENGINEER:  
KIMLEY-HORN AND ASSOC., INC.  
5750 GENESIS COURT, SUITE 200  
FRISCO, TEXAS 75034  
CONTACT: DAVID KOCHALKA, P.E.  
PHONE: 972-335-3580  
david.kochalka@kimley-horn.com

OWNER:  
LG MOCKINGBIRD, LLC  
2301 CEDAR SPRINGS, SUITE 200  
DALLAS, TEXAS 75201  
CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_

Kimley»Horn					
5750 Genesis Court, Suite 200 Frisco, Texas 75034			FIRM # 10193822		Tel. No. (972) 335-3580 Fax No. (972) 335-3779
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MBM	KHA	09/_/_2016	067786810	2 OF 2