

VICINITY MAP  
(NOT TO SCALE)

### LEGEND

AC/A/C UNIT	PP(1) PP W/ CROSS
B+ BOLLARD	ARM (LENGTH IN FEET)
CD+ CLEANOUT	TEL+ TELEPHONE BOX
ELEC+ ELECTRIC BOX	TEL+ TELEPHONE MANHOLE
EM+ ELECTRIC METER	TV+ VAULT (TYPE UNKNOWN)
FDC+ FIRE DEPT. CONN.	WM+ WATER METER
FR+ UG FIB. OPTIC MARKER	WV+ WATER VALVE
GM+ GAS METER	--- PROPERTY LINE
GT+ GAS TEST STATION	--- EASEMENT LINE
GV+ GAS VALVE	-X- FENCE
GY+ GUY ANCHOR	--- OVERHEAD UTILITY LINE
LS+ LIGHT STANDARD	WTR+ WATER MANHOLE
PP+ PP W/ LIGHT	SS+ SANITARY SEWER MANHOLE
PP+ PP W/ GUY ANCHOR	SIGN+ TRAFFIC SIGN
IRF 5/8 INCH IRON ROD	DEED RECORDS OF DALLAS COUNTY, TEXAS
W/"PACHECO KOCH" CAP FOUND	MAP RECORDS OF DALLAS COUNTY, TEXAS
DISK 3.25" ALUMINUM DISK STAMPED	(M.R.D.C.T.) OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
"PACHECO KOCH" - "VA"	(O.P.R.D.C.T.)
(C.M.) CONTROLLING MONUMENT	
PFC POINT FOR CORNER	

### GENERAL NOTES

- Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the Dallas County TxDOT surface adjustment factor of 1.000136506.
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, Map No. 48113C0330 J, Community-Panel No. 480171 0330 J, Effective Date: August 23, 2001. All of the subject property is shown to be located in Zone "X", Zone "X" (shaded) and Zone "AE". The location of the said floodzones is based on said map, is approximate and is not located on the ground. Relevant zones are defined on said map as follows:  
  
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Zone "X" (Shaded) - Other Flood Areas: Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.  
  
Zone "AE" - Special Flood Hazard Areas inundated By 100-Year Flood: Base flood elevations determined.

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- No structures on site.
- Coordinates shown hereon area based on the State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 2011), on grid values, no scale and no projection.

### PRELIMINARY

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RELEASED 10/14/19.

### PRELIMINARY PLAT

### VICEROY MAPLE ADDITION LOTS 17B AND 17C, D/2370

A REPLAT OF LOT 17A, BLOCK D/2370,  
LOTS 17 AND 18, BLOCK D/2370,  
FOREST PARK ADDITION  
MILES BENNETT SURVEY, ABSTRACT NO. 52,  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NUMBER: S190-017  
ENGINEERING PLAN NUMBER: 311T-  
SHEET 2 OF 3



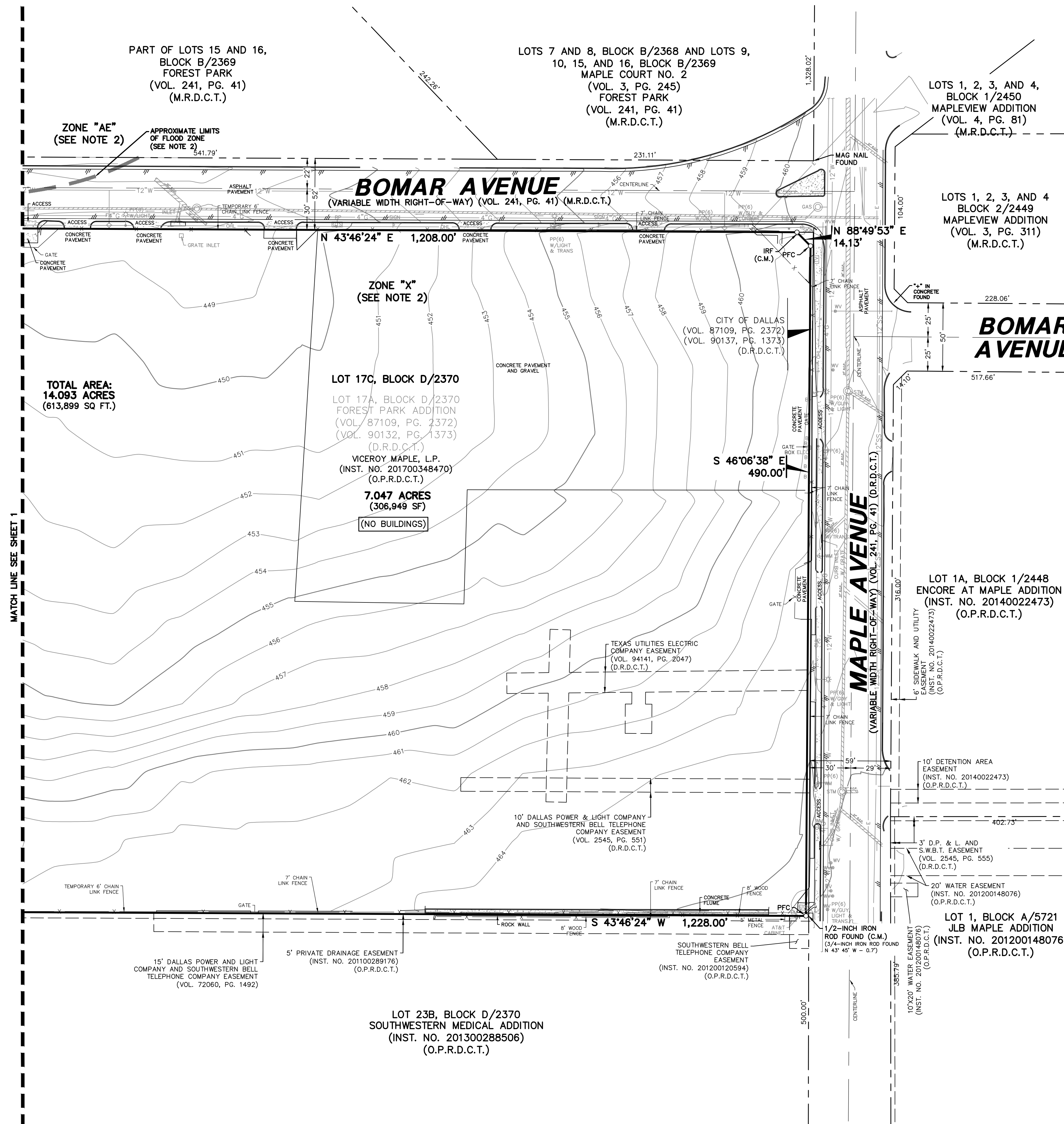
7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TX 75231 972.235.3031  
TX REG. ENGINEERING FIRM F-469  
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
ACD	JEC	1"=40'	OCT. 2019	4009-18.486

SURVEYOR / ENGINEER:  
PACHECO KOCH CONSULTING ENGINEERS  
7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TEXAS 75231  
PH: 972-235-3031  
CONTACT: JONATHAN E. COOPER

OWNER:  
BOARD OF REGENTS OF  
THE UNIVERSITY OF TEXAS  
SOUTHWESTERN MEDICAL  
CENTER  
2722 FAIRMOUNT STREET  
DALLAS, TX 75201  
PH: 512-499-4369  
CONTACT: KIRK S. TAMES

OWNER:  
VICEROY MAPLE, LLC  
2722 FAIRMOUNT STREET  
DALLAS, TX 75201  
PH: 214-999-0060  
CONTACT: SETH THATCHER



PART OF LOTS 15 AND 16,  
BLOCK B/2369  
FOREST PARK  
(VOL. 241, PG. 41)  
(M.R.D.C.T.)

LOTS 7 AND 8, BLOCK B/2368 AND LOTS 9,  
10, 15, AND 16, BLOCK B/2369  
MAPLE COURT NO. 2  
(VOL. 3, PG. 245)  
FOREST PARK  
(VOL. 241, PG. 41)  
(M.R.D.C.T.)

LOTS 1, 2, 3, AND 4,  
BLOCK 1/2450  
MAPLEVIEW ADDITION  
(VOL. 4, PG. 81)  
(M.R.D.C.T.)

LOTS 1, 2, 3, AND 4  
BLOCK 2/2449  
MAPLEVIEW ADDITION  
(VOL. 3, PG. 311)  
(M.R.D.C.T.)

CITY OF DALLAS  
(VOL. 87109, PG. 2372)  
(VOL. 90137, PG. 1373)  
(D.R.D.C.T.)

LOT 17C, BLOCK D/2370

LOT 17A, BLOCK D/2370  
FOREST PARK ADDITION  
(VOL. 87109, PG. 2372)  
(VOL. 90137, PG. 1373)  
(D.R.D.C.T.)

VICEROY MAPLE, L.P.  
(INST. NO. 201700348470)  
(O.P.R.D.C.T.)

7.047 ACRES  
(306,949 SF)  
(NO BUILDINGS)

TEXAS UTILITIES ELECTRIC  
COMPANY EASEMENT  
(VOL. 94141, PG. 2047)  
(D.R.D.C.T.)

10' DALLAS POWER & LIGHT COMPANY  
AND SOUTHWESTERN BELL TELEPHONE  
COMPANY EASEMENT  
(VOL. 2545, PG. 551)  
(D.R.D.C.T.)

15' DALLAS POWER AND LIGHT  
COMPANY AND SOUTHWESTERN BELL  
TELEPHONE COMPANY EASEMENT  
(VOL. 72060, PG. 1492)

5' PRIVATE DRAINAGE EASEMENT  
(INST. NO. 201100289176)  
(O.P.R.D.C.T.)

LOT 23B, BLOCK D/2370  
SOUTHWESTERN MEDICAL ADDITION  
(INST. NO. 201300288506)  
(O.P.R.D.C.T.)

SOUTHWESTERN BELL  
TELEPHONE COMPANY  
EASEMENT  
(INST. NO. 201200120594)  
(O.P.R.D.C.T.)

LOT 1, BLOCK A/5721  
JLB MAPLE ADDITION  
(INST. NO. 201200148076)  
(O.P.R.D.C.T.)

10'20" WATER EASEMENT  
(INST. NO. 201200148076)  
(O.P.R.D.C.T.)

20' WATER EASEMENT  
(INST. NO. 201200148076)  
(O.P.R.D.C.T.)

3' D.P. & L. AND  
S.W.B.T. EASEMENT  
(VOL. 2545, PG. 555)  
(D.R.D.C.T.)

10' DETENTION AREA  
EASEMENT  
(INST. NO. 20140022473)  
(O.P.R.D.C.T.)

LOT 1A, BLOCK 1/2448  
ENCORE AT MAPLE ADDITION  
(INST. NO. 20140022473)  
(O.P.R.D.C.T.)

6' SIDEWALK AND UTILITY  
EASEMENT  
(O.P.R.D.C.T.)

S 46°06'38" E  
490.00'

MAPLE AVENUE  
(VARIABLE WIDTH RIGHT-OF-WAY) (VOL. 241, PG. 41) (D.R.D.C.T.)

BOMAR AVENUE  
(VARIABLE WIDTH RIGHT-OF-WAY) (VOL. 241, PG. 41) (M.R.D.C.T.)

ZONE "X"  
(SEE NOTE 2)

ZONE "AE"  
(SEE NOTE 2)

APPROXIMATE LIMITS  
OF FLOOD ZONE  
(SEE NOTE 2)

TOTAL AREA:  
14.093 ACRES  
(613,899 SQ. FT.)

MATCH LINE SEE SHEET 1

PRELIMINARY PLAT - VICEROY MAPLE ADDITION, LOTS 17B AND 17C, BLOCK D/2370



ADLITZ  
10/14/2019 10:51 AM  
S:\1614 FOREST PARK ROAD\4009-18.486PP.DWG

OWNER'S CERTIFICATE

STATE OF TEXAS     §  
COUNTY OF DALLAS     §

WHEREAS, Viceroy Maple, L.P. and Board of Regents of the University of Texas Southwestern Medical Center are the owners of a 14.093 acre tract of land situated in the Miles Bennett Survey, Abstract No. 52, Dallas County, Texas; said tract being all of Lot 17A, Block D/2370, Forest Park Addition, an addition to the City of Dallas according to the plat recorded in Volume 87109, Page 2372 of the Deed Records of Dallas County, Texas; said tract also being part of that certain tract of land described in Special Warranty Deed to Viceroy Maple, L.P. recorded in Instrument No. 201700348470 and all of that certain tract of land described in Special Warranty Deed to Board of Regents of the University of Texas Southwestern Medical Center recorded in Instrument No. 201900168877 both of the Official Public Records of Dallas County, Texas; said 14.093 acre tract being more particularly described as follows:

BEGINNING, at a 5/8–inch iron rod with “PACHECO KOCH” cap found for corner at the north end of a right–of–way corner clip at the intersection with the southeast line of Bomar Avenue (a 60–foot wide right–of–way) and the northeast line of Forest Park Road (a 70–foot wide right–of–way); said point being the northernmost west corner of said Lot 17A and the Viceroy Maple tract;

THENCE, North 43 degrees, 46 minutes, 24 seconds East, departing the said corner clip and the northeast line of Forest Park Road, along the said southeast line of Bomar Avenue and along the northwest line of Lot 17A and the Viceroy Maple tract, a distance of 1,208.00 feet to a 5/8–inch iron rod with “PACHECO KOCH” cap found for corner;

THENCE, North 88 degrees, 49 minutes, 53 seconds East, along said corner clip, a distance of 14.13 feet to a point for corner; said point being the northwest end of a corner clip at the intersection of Bomar Avenue and Maple Avenue;

THENCE, South 46 degrees, 06 minutes, 38 seconds East, departing the said corner clip and the said southeast line of Bomar Avenue, along the said southwest line of Maple Avenue and along the northeast line of said Lot 17A and the Viceroy Maple tract, a distance of 490.00 feet to a 5/8–inch iron rod with “PACHECO KOCH” cap set for corner; said point being in the northwest line of Lot 23B, Block D/2370, Southwestern Medical Addition, an addition to the City of Dallas according to the plat recorded in Instrument No. 201300288506 of said Official Public Records;

THENCE, South 43 degrees, 46 minutes, 24 seconds West, departing the said southwest line of Maple Avenue, along the southeast line of said Lot 17A and the Viceroy Maple tract and along the northwest line of said Lot 23B, a distance of 1,228.00 feet to a 5/8–inch iron rod with “PACHECO KOCH” cap set found corner;

THENCE, North 46 degrees, 06 minutes, 38 seconds West, along the said northeast line of Forest Park Road and the southwest line of said Lot 17A and the Viceroy Maple tract, a distance of 490.00 feet to a 5/8–inch iron rod with “PACHECO KOCH” cap found for corner in the south end of said corner clip; said point being the southernmost west corner of said Lot 17A and the Viceroy Maple tract;

THENCE, North 01 degrees, 10 minutes, 07 seconds West, along said corner clip, a distance of 14.16 feet to the POINT OF BEGINNING;

CONTAINING: 613,899 square feet or 14.093 acres of land, more or less.

SURVEYOR'S STATEMENT

I, Jonathan E. Cooper, 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 October, 2019.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. RELEASED 10/14/19.

Jonathan E. Cooper  
Registered Professional Land Surveyor  
No. 5369

STATE OF TEXAS     §  
COUNTY OF DALLAS     §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Jonathan E. Cooper, 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 purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Notary Public in and for the State of Texas

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Viceroy Maple, L.P. and Board of Regents of the University of Texas Southwestern Medical Center, acting by and through its duly authorized agent, Seth Thatcher, does hereby adopt this plat, designating the herein described property as **VICEROY MAPLE 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 systems 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 \_\_\_\_\_, 2019.

Seth Thatcher  
Acquisitions/Asset Manager  
Authorized signatory for Viceroy Maple, L.P.  
Authorized signatory for Board of Regents of the University of Texas Southwestern Medical Center

STATE OF TEXAS     §  
COUNTY OF DALLAS     §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Seth Thatcher, 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 purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Notary Public in and for the State of Texas

GENERAL NOTES

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CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NUMBER: S190–017  
ENGINEERING PLAN NUMBER: 311T–\_\_\_\_  
SHEET 3 OF 3

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VICEROY MAPLE, LLC  
2722 FAIRMOUNT STREET  
DALLAS, TX 75201  
PH: 214–999–0060  
CONTACT: SETH THATCHER

		7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.235.3031 TX REG. ENGINEERING FIRM F–469 TX REG. SURVEYING FIRM LS–10008000		
DRAWN BY ACD	CHECKED BY JEC	SCALE NONE	DATE OCT. 2019	JOB NUMBER 4009–18.486

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