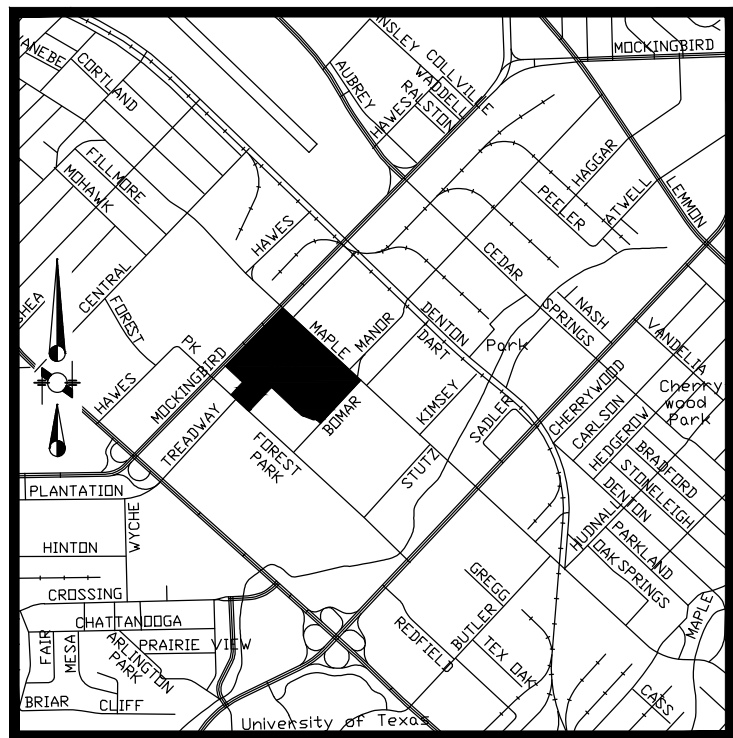


THE PURPOSE OF THIS PLAT IS TO COMPLY WITH THE CITY'S REQUIREMENT TO PLAT ABANDONED RIGHT-OF-WAY (LOG CABIN AVENUE & FIELDER COURT, LOG # 41857, ORD. NO. 30387) WITH ADJACENT PROPERTY, THE RESULT OF WHICH WILL BE TWO LOTS. THERE IS NO DEVELOPMENT PLANNED AS PART OF THIS REPLAT.

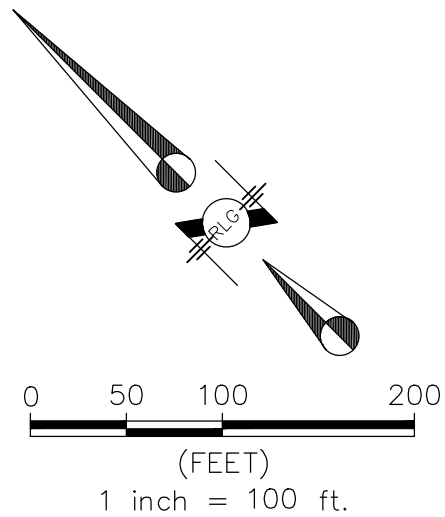
PRELIMINARY PLAT
SMP
LOTS 1 & 2, BLOCK B/2368
REPLAT OF MAPLE COURT ADDITION NO. 2
LOTS 2-14, BLOCK B/2368
AND
FOREST PARK SUBDIVISION
LOTS 7-10, 15 & 16, BLOCK B/2368
MILES BENNETT SURVEY, ABSTRACT NO. 52
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S178-025
ENGINEERING NO. 311T-___

SCALE: 1" = 100' DATE: 09/11/2017

OWNER:		SURVEYOR:	
BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM		RAYMOND L. GOODSON JR., INC.	
5328 HARRY HINES BLVD.		DALLAS, TX 75243	
214-645-8181		214-739-8100	
C/O AMANDA WECKMAN		rlg@rlginc.com	
		TX PR REC #1-493	
		TBPLS REG #100341-00	
RECORDED	INST#	JOB NO.	1711.077
		E-FILE	1711.077PP
		DWG NO.	26,689W



VICINITY MAP
NOT TO SCALE



LEGEND	
-----	PROPERTY LINE
-----	EASEMENT LINE
-----	BUILDING
-----	FENCE LINE
-----	SEWER LINE
-----	STORM SEWER LINE
-----	WATER LINE
-----	EXISTING CONTOUR LINE
-----	Y.C.R.F.
-----	1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RLG INC. FOUND"
-----	CONTROLLING MONUMENT
-----	MAP RECORDS, DALLAS COUNTY, TX
-----	DEED RECORDS, DALLAS COUNTY, TX
-----	SSE
-----	R.C.P.
-----	ESMT
-----	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TX
-----	INST. NO.
-----	V.
-----	P.
-----	SOFT
-----	CM
-----	550
-----	TREE
-----	ADS
-----	3-1/4" ALUMINUM DISK STAMPED "SMP" & "RAYMOND L. GOODSON, JR. INC."
-----	ON A 1/2" IRON ROD SET
-----	IRON ROD FOUND
-----	WATER EASEMENT PER D.R.D.C.T.
-----	IRON ROD FOUND
-----	RIGHT-OF-WAY

GENERAL NOTES:

- BASIS OF BEARINGS: THE SOUTHWEST RIGHT-OF-WAY LINE OF MAPLE AVENUE (S45°02'47"E) AS DESCRIBED IN DEED RECORDED IN VOL. 99218, PG. 5105, D.R.D.C.T.
- CONTROLLING MONUMENTS: AS SHOWN.
- LOT-TO-LOT DRAINAGE WILL NOT BE PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
- EXISTING BUILDINGS TO REMAIN.
- COORDINATES BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

Whereas, **BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM** is the sole owner of a tract or parcel of land situated in the City of Dallas, Dallas County, Texas, as conveyed in Special Warranty Deeds recorded in Volume 99218, Page 5105 (Tract B) and Volume 2000250, Page 106, Deed Records, Dallas County, Texas (D.R.D.C.T.), being part of Maple Court No. 2, an addition to the City of Dallas according to the plat recorded in Volume 3, Page 245, Map Records, Dallas County, Texas, being part of Blocks B/2368 and B/2369, and being part of Tracts 7, 8, 9, 10, 15 and 16 of Forest Park Subdivision, an addition to the City of Dallas according to the plat recorded in Volume 241, Page 41, Deed Records, Dallas County, Texas, being all of Fielder Court and Log Cabin Avenue as abandoned by City Ordinance Number 30387, and being more particularly described as follows:

BEGINNING at a 3-1/4 inch aluminum disk stamped "SMP" & "RAYMOND L. GOODSON, JR. INC" on a 1/2 inch iron rod set at the intersection of the southeast right-of-way line of Mockingbird Lane (a 100' right-of-way created by Volume 2813, Page 258; Volume 2851, Page 131; Volume 3463, Page 181; Volume 3574, Page 369; Volume 3454, Page 346; Volume 3303, Page 225; Volume 3524, Page 509; Volume 3081, Page 13; Deed Records, Dallas County, Texas) with the southwest right-of-way line of Maple Avenue (a 60' right-of-way as created by Volume 241, Page 41, Deed Records, Dallas County, Texas), said disk being the north corner of said Tract B;

THENCE South 45° 02' 47" East, with the southwest right-of-way line of said Maple Avenue and the northeast line of said Tract B, a distance of 1,328.01 feet to a 3-1/4 inch aluminum disk stamped "SMP" & "RAYMOND L. GOODSON, JR. INC" in concrete set at the intersection of the southwest right-of-way line of said Maple Avenue with the northwest right-of-way line of Bomar Avenue (a 60' right-of-way as created by Volume 241, Page 242, and Volume 4346, Page 542, Deed Records, Dallas County, Texas);

THENCE South 44° 52' 56" West, with the northwest right-of-way line of said Bomar Avenue and the southeast line of said Tract B and said Board of Regents tract (Volume 2000250, Page 106, D.R.D.C.T.), a distance of 772.90 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG" found for the most easterly corner of a tract of land described in a Warranty Deed to Board Of Regents Of The University Of Texas System (Tract 3) recorded in Instrument Number 20080251751, Official Public Records, Dallas County, Texas;

THENCE along the common line between said Board of Regents tract (Volume 2000250, Page 106, D.R.D.C.T.) and said Tract 3, the following courses and distances:

North 45° 07' 04" West, a distance of 19.51 feet to a point for corner from which a found 1/2" iron rod bears North 13° 08' 13" East, a distance of 0.50 feet;

South 77° 04' 07' 07" West, a distance of 27.40 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG" found for corner;

North 68° 17' 21" West, a distance of 173.63 feet to a 3-1/4 inch aluminum disk stamped "SMP" & "RAYMOND L. GOODSON, JR. INC" on a 1/2 inch iron rod set for corner;

THENCE North 44° 38' 54" West, along the common line between said Board of Regents tract (Volume 2000250, Page 106, D.R.D.C.T.) and said Tract 3, passing at distance of 113.44 feet the west corner of said Board of Regents tract (Volume 2000250, Page 106, D.R.D.C.T.) and a southerly corner of said Tract B, and continuing along the common line between said Tract B and said Tract 3, a total distance of 531.61 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG" found for the north corner of said Tract 3;

THENCE South 45° 21' 06" West, continuing along the common line between said Tract B and said Tract 3, a distance of 369.65 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG" found for corner in the northeast right-of-way line of Forest Park Road (a 70' Access & Utility Easement created by Ordinance No. 7198 recorded in Volume 4643, Page 247, D.R.D.C.T.);

THENCE North 45° 00' 00" West, along the common line between said Tract B and said 70' Access & Utility Easement, passing at a distance of 224.31 feet the north corner of said 70' Access & Utility Easement, and continuing, along the northeast right-of-way line of said Forest Park Road (formerly Forest Avenue, as created by said plat for Forest Park Subdivision recorded in Volume 241, Page 41, D.R.D.C.T. and a Street Easement, Fifth Tract, recorded in Volume 4346, Page 542, D.R.D.C.T.) a total distance of 259.40 feet to a point for corner, said point being the south corner of a Street Easement recorded in Volume 849, Page 150, D.R.D.C.T., at an angle point in said Tract B, from which a found 1/2" iron rod bears North 37° 42' 34" East, a distance of 0.29 feet;

THENCE North 44° 44' 37" East, along the common line between said Tract B and said Forest Park Road (as created by said Street Easement recorded in Volume 849, Page 150, D.R.D.C.T.), a distance of 5.00 feet to a point for corner, said point being the east corner of said Street Easement recorded in Volume 849, Page 150, D.R.D.C.T., at an angle point in said Tract B, from which a found 1/2" iron rod bears North 47° 58' 53" East, a distance of 0.38 feet;

THENCE North 45° 00' 00" West, along the common line between said Tract B, said Forest Park Road, and said Street Easement recorded in Volume 849, Page 150, D.R.D.C.T., a distance of 64.98 feet to a 3-1/4 inch aluminum disk stamped "SMP" & "RAYMOND L. GOODSON, JR. INC" on a 1/2 inch iron rod set for the south corner of a tract of land conveyed to Thomas W. Taylor by deed recorded in Volume 2005012, Page 7856, Official Public Records, Dallas County, Texas;

THENCE North 45° 00' 00" East, along the common line between said Tract B and said Thomas W. Taylor tract, a distance of 158.23 feet to a 3-1/4 inch aluminum disk stamped "SMP" & "RAYMOND L. GOODSON, JR. INC" on a 1/2 inch iron rod set for the east corner of said Thomas W. Taylor tract;

THENCE North 45° 00' 00" West, continuing along the common line between said Tract B and said Thomas W. Taylor tract and the northeast line of a tract of land conveyed to LG Mockingbird Forest, LLC recorded in Instrument No. 201600038220, Official Public Records, Dallas County, Texas, a distance of 327.11 feet to a 3-1/4 inch aluminum disk stamped "SMP" & "RAYMOND L. GOODSON, JR. INC" on a 1/2 inch iron rod set in the southeast right-of-way line of said Mockingbird Lane, said disk being the west corner of said Tract B and the north corner of said LG Mockingbird Forest, LLC tract;

THENCE North 47° 38' 48" East, along the common line between said Tract B and said Mockingbird Lane, a distance of 1,068.02 feet to the **POINT OF BEGINNING** and containing 1,340,903 square feet or 30.783 acres of land, more or less.

SURVEYOR'S STATEMENT

I, Dale R. White, 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 _____, 2017.

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed upon as a final survey document".

Dale R. White
Texas Registered Professional Land Surveyor No. 4762

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared **Dale R. White**, 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 considerations therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this the _____ day of _____, 2017.

Notary Public in and for the State of Texas

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM**, acting by and through its duly authorized agent, _____ does hereby adopt this plat, designating the herein described property as **SMP**, 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 roadway 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 _____, 2017.

Owner: **BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM**

Signature: _____

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 _____, 2017.

Notary Public in and for the State of Texas

GENERAL NOTES:

- BASIS OF BEARINGS: THE SOUTHWEST R.O.W. LINE OF MAPLE AVENUE (S45°02'47"E) AS DESCRIBED IN DEED RECORDED IN VOL. 99218, PG. 5105, D.R.D.C.T.
- CONTROLLING MONUMENTS: AS SHOWN.
- LOT-TO-LOT DRAINAGE WILL NOT BE PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
- EXISTING BUILDINGS TO REMAIN.
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LEGEND	
-----	PROPERTY LINE
-----	EASEMENT LINE
-----	BUILDING
-----	FENCE LINE
-----	SEWER LINE
-----	STORM SEWER LINE
-----	WATER LINE
-----	EXISTING CONTOUR LINE
YORF	1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RLG INC" FOUND
(CM)	CONTROLLING MONUMENT
M.D.C.T.	MAP RECORDS, DALLAS COUNTY, TX
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TX
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TX
INST. NO.	INSTRUMENT NUMBER
V.	VOLUME
P.	PAGE
CM	SQUARE FEET
CM	CREPE MYRTLE
○	TREE
ADS	3-1/4" ALUMINUM DISK STAMPED "SMP" & "RAYMOND L. GOODSON, JR. INC." ON A 1/2" IRON ROD SET
IRF	IRON ROD FOUND

THE PURPOSE OF THIS PLAT IS TO COMPLY WITH THE CITY'S REQUIREMENT TO PLAT ABANDONED RIGHT-OF-WAY (LOG CABIN AVENUE & FIELDER COURT, LOG # 41857, ORD. NO. 30387) WITH ADJACENT PROPERTY, THE RESULT OF WHICH WILL BE TWO LOTS. THERE IS NO DEVELOPMENT PLANNED AS PART OF THIS REPLAT.

PRELIMINARY PLAT
SMP
LOTS 1 & 2, BLOCK B/2368
REPLAT OF MAPLE COURT ADDITION NO. 2
LOTS 2-14, BLOCK B/2368
AND
FOREST PARK ADDITION
LOTS 7-10, 15 & 16, BLOCK B/2368
MILES BENNETT SURVEY, ABSTRACT NO. 52
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S178-025
ENGINEERING NO. 311T-____

SCALE: 1" = 100' DATE: 09/11/2017

OWNER:
BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM
5328 HARRY HINES BLVD.
DALLAS, TX 75390
214-645-8181
C/O AMANDA WECKMAN

SURVEYOR:
RAYMOND L. GOODSON JR., INC.
12001 N. CENTRAL EXPRESSWAY, STE 300
DALLAS, TX 75243
214-739-8100
rlg@rlgtnc.com
TX PE REG #1-493
TBPLS REG #100341-00

RECORDED	INST#	-	JOB NO.	1711.077	E-FILE	1711.077PP	DWG NO.	26,689W
							SHEET	2 OF 2

COUNTY
RECORDING
STAMP