

VICINITY MAP  
NOT TO SCALE

**\* GENERAL NOTES \***

1. "LOT-TO-LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL."
2. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NOT PROJECTION. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.
3. THE PURPOSE OF THIS PLAT IS TO CREATE A LEGAL LOT OF THE OWNER'S PROPERTY.
4. ALL SUBJECT PROPERTY BEARINGS AND DISTANCES ARE DEED AND ACTUAL UNLESS NOTED OTHERWISE HEREON.
5. BASIS OF BEARINGS: SOUTHWEST RIGHT-OF-WAY LINE OF MAPLE AVENUE ACCORDING TO THE PLAT RECORDED IN INSTRUMENT No. 201600349652, O.P.R.D.C.T. BEARING IS NOTED AS S 43° 05' 15" E.
6. ELEVATIONS SHOWN HEREON ARE BASED ON CITY OF DALLAS BENCHMARK No. 34-N-1 LOCATED AT THE INTERSECTION OF EMPIRE DRIVE AND FILLMORE DRIVE, BEING A SQUARE CUT ON THE SOUTHWEST CORNER OF THE INTERSECTION OF CONCRETE CURB IN FRONT OF FIRE HYDRANT. ELEV. = 461.12.

**OWNER'S CERTIFICATE**

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, JONES-BLAIR COMPANY, LLC, a Delaware limited liability company, is the sole owner of that certain tract of land situated in the MILES BENNETT SURVEY, ABSTRACT No. 52, in City Block 5723, City of Dallas, Dallas County, Texas according to the Deed recorded in Volume 95228, Page 1108 of the Deed Records of Dallas County, Texas and more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found at the most Easterly corner of said Jones Blair Tract being the most Southerly corner of that certain tract of land described in deed to Luedtke Aldridge Partnership recorded in Volume 85012, Page 4165 of the Deed Records of Dallas County, Texas and lying in the Northwest right-of-way line of Hawes Avenue (a called 50-foot wide right-of-way);

THENCE S 45° 32' 39" W, 502.55 feet along the Southeast boundary line of said Jones Blair Tract with the said Northwest right-of-way line of Hawes Avenue to a 1/2-inch iron rod found at the most Southerly corner of said Jones Blair Tract, lying in the Northeast right-of-way line of Maple Avenue (a called 60-foot wide right-of-way);

THENCE N 42° 22' 30" W, 369.19 feet along the Southwest boundary line of said Jones Blair Tract with the said Northeast right-of-way line of Maple Avenue to a 1/2-inch iron rod found at the most Westerly corner of said Jones Blair Tract, lying in the Southeast boundary line of that certain tract of land described in deed to City of Dallas recorded in Volume 2507, Page 611 of the Deed Records of Dallas County, Texas;

THENCE along the common boundary line between said Jones Blair Tract and said City of Dallas Tract as follows:

N 28° 19' 30" E, 267.10 feet to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294";

N 38° 11' 56" E, 209.96 feet to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294";

N 17° 32' 00" E, 18.36 feet to a 1/2-inch iron rod found at the most Northerly corner of aforesaid Jones Blair Tract, being the most Westerly corner of aforesaid Luedtke Tract and from which a 1/2-inch iron rod found with yellow plastic cap stamped "CBG" at the most Westerly corner of said Luedtke Tract bears N 17° 32' 00" E, 225.30 feet;

THENCE S 45° 35' 23" E, 483/58 feet along the common boundary line between said Jones Blair Tract and said Luedtke Tract to the PLACE OF BEGINNING, containing 4.887 acres (212,859 square feet) of land.

**OWNER'S DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That JONES-BLAIR COMPANY, LLC, a Delaware limited liability company, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat, designating the herein described property as AUTONATION 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 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 of 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 Conroe, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2017

JONES-BLAIR COMPANY, LLC

GENE LARSON, President

STATE OF TEXAS

COUNTY OF MONTGOMERY

BEFORE me, the undersigned, a Notary Public in and for the State of Texas on this day personally appeared GENE LARSON, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that she executed the same for the purposes and considerations therein expressed, in the capacity therein stated and as the act and deed of said corporation.

Given under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 2017

NOTARY PUBLIC

STATE OF TEXAS

STATE OF TEXAS

COUNTY OF TARRANT

I, RONALD W. COOMBS, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recored 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 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.

RONALD W. COOMBS

R.P.L.S. No. 5294

STATE OF TEXAS

COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared RONALD W. COOMBS, 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 and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 2017

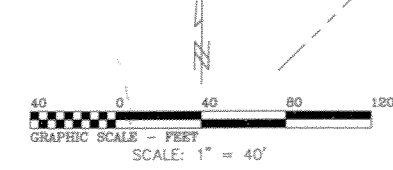
NOTARY PUBLIC

STATE OF TEXAS

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

PRELIMINARY PLAT  
AUTONATION MAPLE ADDITION  
LOT 1, BLOCK A/5723  
PART OF CITY BLOCK No. 5723  
BEING 4.887 ACRES OF LAND LOCATED IN THE  
MILES BENNETT SURVEY, ABSTRACT No. 52  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

<b>SURVEYOR:</b> COOMBS LAND SURVEYING, INC. P.O. BOX 11370 FORT WORTH, TEXAS 76110 (817) 920-7800 ron.coombs@cabglobal.net T.B.P.L.S. FROM No. 10111803	<b>ENGINEER:</b> MULTATECH 2821 WEST 7TH STREET, SUITE 400 FORT WORTH, TEXAS 76107 (817) 877-5571 PPadillo@multatech.com TBPE Reg No. F351	<b>OWNER/DEVELOPER:</b> JONES-BLAIR COMPANY, LLC 600 CONROE PARK NORTH DRIVE CONROE, TEXAS 77303 (936) 523-6000 EUMLA@hempel.com JUNE 20, 2017
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CLS JOB No. 17-0073

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City Plan File No. 5167-222