

LEGEND

D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS  
M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS  
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS  
INST. NO. INSTRUMENT NUMBER  
VOL., PG. VOLUME, PAGE  
SQ.FT. SQUARE FEET  
IRF IRON ROD FOUND  
CM CONTROLLING MONUMENT  
SSMH SANITARY SEWER MANHOLE  
CO CLEAN OUT  
PP POWER POLE  
FH FIRE HYDRANT  
WV WATER VALVE  
WM WATER METER  
EM ELECTRIC METER  
GM GAS METER  
AC ACRE  
ROW RIGHT-OF-WAY  
GI GRATE INLET  
LP LIGHT POLE

OWNER'S CERTIFICATE  
STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, MELNIC, LTD., a Texas limited partnership, is the solo owner of a tract of land situated in the M. Bennett Survey, Abstract No. 52, in the City of Dallas, Dallas County, Texas, being all of Lots A, B, C and D, Block 4492 of Joe M. Knight Subdivision, an addition to the City of Dallas, Dallas County, Texas, according to the map recorded in Volume 7, Page 95, Map Records, Dallas County, Texas, being also a portion of Lot 1, Block 4492 of Maple Court Addition, an addition to the City of Dallas, Dallas County, Texas, according to the map recorded in Volume 2, Page 330 of the Map Records of Dallas County, Texas, being those same tracts of land conveyed to Jusbar, LTD. by deed recorded in Volume 2000248, Page 4374 and in Volume 2000245, Page 4712, of the Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at an "X" found in concrete for corner at the intersection of the Northeast right-of-way line of Maple Avenue (80 foot right-of-way) and the Southeast right-of-way line of Mockingbird Lane (100 foot right-of-way), said point being the West corner of said Lot A, Block 4492, for the West corner of the herein described tract;

Thence North 45 Degrees 18 Minutes 11 Seconds East, along the Southeast right-of-way line of said Mockingbird Lane, a distance of 250.02 feet to a 3/4 inch iron pipe found for corner, said point being the West corner of Lot 2, Block 4492 of said Maple Court Addition, same being the North corner of said Lot 1 and the North corner of the herein described tract;

Thence South 45 Degrees 18 Minutes 11 Seconds East, along the Southwest line of said Lot 2, a distance of 136.99 feet to a 1/2 inch iron rod found for corner in the Northwest right-of-way line of Fielder Court (44 foot right-of-way), said point being the South corner of said Lot 2, same being the East corner of said Lot 1, for the East corner of the herein described tract;

Thence South 45 Degrees 50 Minutes 31 Seconds West, along the Northwest right-of-way line of said Fielder Court, a distance of 249.96 feet to an "X" found in concrete for corner at the intersection of the Northwest right-of-way line of said Fielder Court and the Northeast right-of-way line of said Maple Avenue, said point being the South corner of said Lot A, same being the South corner of said Block 4492 and of the herein described tract;

Thence North 45 Degrees 19 Minutes 20 Seconds West, along the Northeast right-of-way line of said Maple Avenue, a distance of 139.01 feet to the POINT OF BEGINNING and containing 34,498 square feet or 0.792 an acre of land.

GENERAL NOTES:

- 1) BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, (2011)
- 2) THE PURPOSE OF THIS PLAT IS TO COMBINE ALL OF LOTS A, B, C, AND D, BLOCK 4492 OF JOE M. KNIGHT SUBDIVISION AND A PORTION OF LOT 1, BLOCK 4492 OF MAPLE COURT ADDITION INTO ONE LOT.
- 3) LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- 4) ACCORDING TO THE F.I.R.M. PANEL NO. 4813C0330 J, THE SUBJECT PROPERTY LIES ZONE X AND DOES NOT LIE WITHIN A FLOOD PRONE HAZARD AREA.
- 5) COORDINATES SHOWN ARE STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 6) ALL STRUCTURES ON THE SUBJECT TRACT TO BE REMOVED.
- 7) BENCHMARKS:  
34-N-1, EMPIRE CENTRAL DRIVE - FILLMORE DRIVE, A SQUARE IS CUT ON THE SOUTHWEST CORNER OF THE INTERSECTION OF CONCRETE CURB IN FRONT OF FIRE HYDRANT. ELEVATION = 461.120  
34-P-3, MAPLE AVENUE - BOMAR AVENUE, A CITY OF DALLAS BENCHMARK IS SET ON TOP OF A CONCRETE CURB AT THE SOUTH END OF A STORM SEWER DROP INLET ON THE WEST END OF BOMAR AVENUE AND NORTH OF MAPLE AVENUE, ELEVATION = 464.092
- 8) THERE ARE NO TREES ON SUBJECT PROPERTY.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, MELNIC, LTD., a Texas limited partnership, acting by and through it's duly authorized agent Steven Davis, President, does hereby adopt this plat, designating the herein described property as **EPL DALLAS 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 and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all of 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 the 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, Texas.

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

MELNIC, LTD., a Texas limited partnership

Steven Davis, President,

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Steven Davis, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Notary Signature

SURVEYOR'S STATEMENT

I, Raul D. Reyes, 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 PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. (07/21/2017)

Raul D. Reyes,  
Texas Registered Professional Land Surveyor No. 5390

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Raul D. Reyes, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Notary Signature

PRELIMINARY PLAT  
**EPL DALLAS ADDITION**

LOT 1A, BLOCK 4492  
REPLAT OF LOTS A, B, C, AND D, BLOCK 4492,  
OF JOE M. KNIGHT SUBDIVISION AND  
PORTION OF LOT 1, BLOCK 4492, OF  
MAPLE COURT ADDITION,

M. BENNETT SURVEY, ABSTRACT NO. 52  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S167-249

DATE: 07/05/17 / JOB # 1101840-2/ SCALE - 1" = 30' / JWR

SURVEYOR  
**TEXAS HERITAGE**  
SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243  
Office 214-340-9700 Fax 214-340-9710  
txheritage.com  
Firm #10169300



OWNER  
MELNIC, LTD.,  
STEVEN DAVIS, PRESIDENT  
P.O. BOX 35858  
DALLAS, TEXAS 75235  
214-351-6300

FURSTENBERG INVESTMENT, LLC.  
INST. NO. 201100064375  
O.P.R.D.C.T.

6434 MAPLE PLACE, L.P.  
INST. NO. 20080023634  
O.P.R.D.C.T.

VICINITY MAP - NOT TO SCALE

