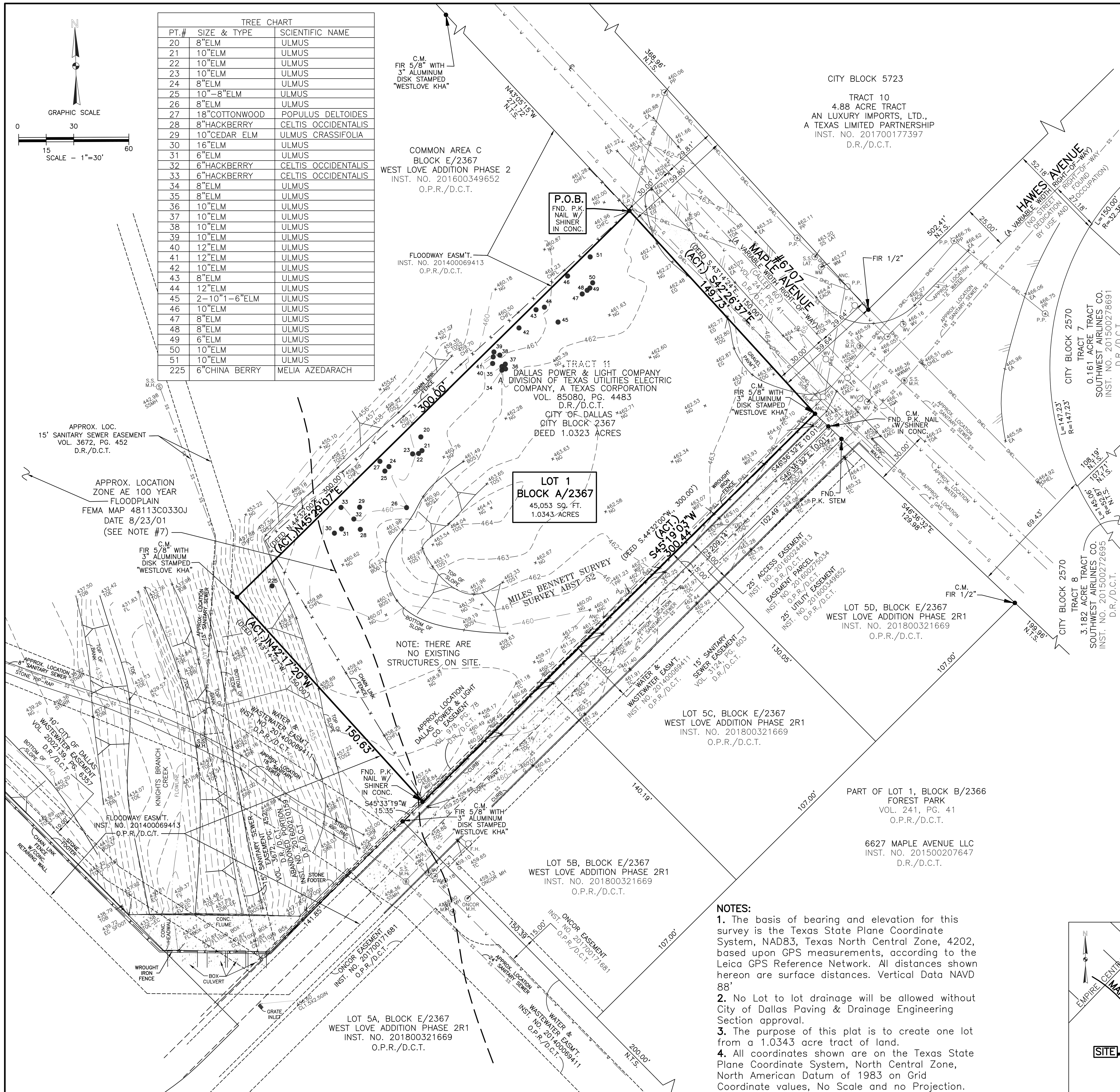


PT.#	SIZE & TYPE	SCIENTIFIC NAME
20	8"ELM	ULMUS
21	10"ELM	ULMUS
22	10"ELM	ULMUS
23	10"ELM	ULMUS
24	8"ELM	ULMUS
25	10"–8"ELM	ULMUS
26	8"ELM	ULMUS
27	18"COTTONWOOD	POPULUS DELTOIDES
28	8"HACKBERRY	CELTIS OCCIDENTALIS
29	10"CEDAR ELM	ULMUS CRASSIFOLIA
30	16"ELM	ULMUS
31	6"ELM	ULMUS
32	6"HACKBERRY	CELTIS OCCIDENTALIS
33	6"HACKBERRY	CELTIS OCCIDENTALIS
34	8"ELM	ULMUS
35	8"ELM	ULMUS
36	10"ELM	ULMUS
37	10"ELM	ULMUS
38	10"ELM	ULMUS
39	10"ELM	ULMUS
40	12"ELM	ULMUS
41	12"ELM	ULMUS
42	10"ELM	ULMUS
43	8"ELM	ULMUS
44	12"ELM	ULMUS
45	2–10"1–6"ELM	ULMUS
46	10"ELM	ULMUS
47	8"ELM	ULMUS
48	8"ELM	ULMUS
49	6"ELM	ULMUS
50	10"ELM	ULMUS
51	10"ELM	ULMUS
225	6"CHINA BERRY	MELIA AZEDARACH

LEGEND

C.M. ~ CONTROLLING MONUMENT
FND. ~ FOUND
FIP ~ FOUND IRON PIPE
FIR ~ FOUND IRON ROD
P.O.B. ~ POINT OF BEGINNING
ROW ~ RIGHT-OF-WAY
PL ~ PROPERTY LINE
℄ ~ CENTER LINE
SL ~ SURVEY LINE
FH ~ FIRE HYDRANT
WM ~ WATER METER
PP ~ POWER POLE
S.S. M.H. ~ SANITARY SEWER MANHOLE
S.S. LAT. ~ SANITARY SEWER LATERAL
T.B.M. ~ TEMPORARY BENCHMARK
WV ~ WATER VALVE

OHEL ~ OVERHEAD ELECTRIC LINE
FENCE LINE
WATER LINE
SANITARY SEWER
GAS LINE
STORM SEWER

D.R./D.C.T. DENOTES DEED RECORDS OF DALLAS COUNTY, TEXAS
M.R./D.C.T. DENOTES MAP RECORDS OF DALLAS COUNTY, TEXAS
O.P.R./D.C.T. DENOTES OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS

NOTES:

1. The basis of bearing and elevation for this survey is the Texas State Plane Coordinate System, NAD83, Texas North Central Zone, 4202, based upon GPS measurements, according to the Leica GPS Reference Network. All distances shown hereon are surface distances. Vertical Data NAVD 88'

2. No Lot to lot drainage will be allowed without City of Dallas Paving & Drainage Engineering Section approval.

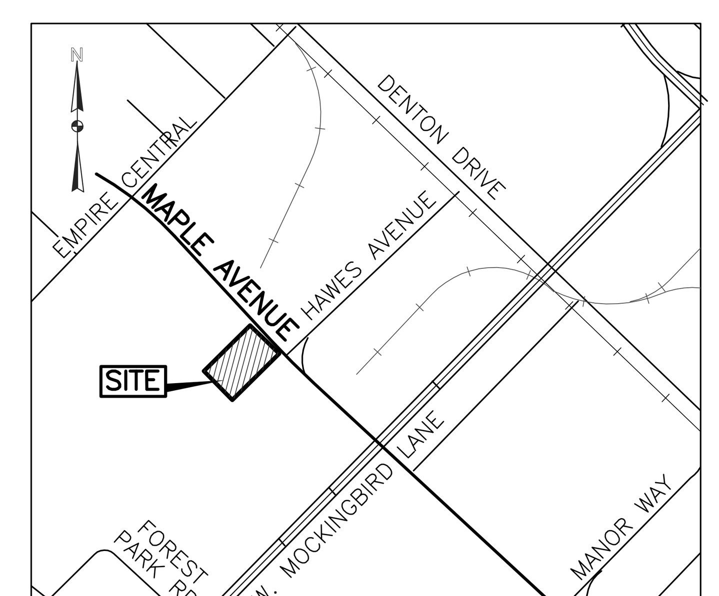
3. The purpose of this plat is to create one lot from a 1.0343 acre tract of land.

4. All coordinates shown are on the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection.

5. There are no existing structures on site.

6. Benchmark used, City of Dallas No.869, a square cut in concrete curb on the Southeast corner of the intersection of Mockingbird Land and Forest Park Road ELV=462.476'

7. The 100-year FEMA flood elevation for this section of Knight's Branch is 455.0 per FEMA panel 48113C0330J bearing an effective date of 8/23/2001. The current FEMA maps do not accurately depict the location of the 455 contour line. A request for a Letter of Map Amendment (LOMA) has been submitted to FEMA to rectify the discrepancy. Once the LOMA has been issued, the Plat will be modified to reflect the correct flood line location.



VICINITY MAP
(NOT TO SCALE)

OWNER/DEVELOPER

DALLAS POWER & LIGHT COMPANY,
A DIVISION OF TEXAS UTILITIES ELECTRIC COMPANY,
A TEXAS CORPORATION
ATTN: JILL L. ALVAREZ, P.E.
115 WEST 7TH STREET, SUITE 505
FORT WORTH, TEXAS 76102
PH# 817-215-6061
EMAIL: JILL.ALVAREZ@ONCOR.COM

PREPARED BY:

KEETON SURVEYING COMPANY
H.B. KEETON M.S. KEETON
2037 DALWORTH STREET
GRAND PRAIRIE, TEXAS 75050
REGISTERED PROFESSIONAL LAND SURVEYORS
PHONE: (972) 641-0843 FAX: (972) 647-0154
E-MAIL: ksc4019@sbcglobal.net
TBPLS FIRM NO. 10090500

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **Dallas Power & Light Company, a division of Texas Utilities Electric Company, a Texas corporation,** acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein above described property as **Maple-Hawes Addition**, an Addition to the City of Dallas, Dallas County, Texas, and does 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, scrubs, 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 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, Texas.

Witness, my hand, this ________ day of __________, 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"

JILL L. ALVAREZ, P.E.
(ATTORNEY-IN-FACT)

OWNERS ACKNOWLEDGMENT:

State of Texas
County of Dallas:

Before me the undersigned authority, a Notary Public, on this day personally appeared **Jill L. Alvarez, P.E.**, 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 consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office on the _____ Day of _______, 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"

Notary Public

OWNER'S CERTIFICATE:

State of Texas:
County of Dallas:

WHEREAS, **Dallas Power & Light Company a Division of Texas Utilities Electric Company, a Texas corporation,** is the sole owner of a 1.0343 acre tract of land situated in the Miles Bennett Survey, Abstract No. 52, in the City of Dallas, City Block 2367, and being the same tract of land, according to the Special Warranty Deed in Volume 85080, Page 4483, of the Deed Records of Dallas County, Texas and being more particularly described by metes and bounds as follows;

BEGINNING at a P.K. nail with shiner in concrete found for the most northerly corner of said Dallas Power & Light tract, the most easterly corner of Common Area C, Block E/2367, of West Love Addition Phase 2, an addition to the City of Dallas according to the plat thereof recorded in Instrument No. 201600349652 of the Official Public Records of Dallas County, Texas, and said point being in the southwesterly line of Maple Avenue (right-of-way varies ~ measured 59.80 feet at this point), from which a 5/8 inch iron rod with 3 inch aluminum disk stamped "Westlove KHA" found for the most northerly corner of said Common Area C bears: N.43°05'15"W., 271.72 feet;

THENCE S. 42°26'37" E., with the common line of said Dallas Power & Light tract and said Maple Avenue, a distance of 149.73 feet to a 5/8 inch iron rod with 3 inch aluminum disk stamped "Westlove KHA" found for the most easterly corner of said Dallas Power & Light tract and the most northerly corner of Lot 5A, Block E/2367, of West Love Addition Phase 2R1, an addition to the City of Dallas according to the plat thereof recorded in Instrument No. 21800321669 of the Official Public Records of Dallas County, Texas, and said point being in said southwesterly line of Maple Avenue;

THENCE S. 45°19'03" W., with the common line of said Dallas Power & Light tract and said Lot 5A, a distance of 300.44 feet to a P.K. nail with shiner in concrete found for the most southerly corner of said Dallas Power & Light tract and in a northwesterly line of said Lot 5A, from which a 5/8 inch iron rod found with 3 inch aluminum disk stamped "Westlove KHA" found for the most westerly corner of said Lot 5B bears: S.45°33'19"W., 15.35 feet;

THENCE N. 42°17'20" W., with the common line of said Dallas Power & Light tract and said Common Area C, a distance of 150.63 feet to a 5/8 inch iron rod with 3 inch aluminum disk stamped "Westlove KHA" found for an inner ell corner of said Dallas Power & Light tract and Common Area C;

THENCE N. 45°29'07" E., with the common line of said Dallas Power & Light tract and said Common Area C, a distance of 300.00 feet, to the **POINT OF BEGINNING** and **CONTAINING** 45,053 square feet or 1.0343 acres of land, more or less.

SURVEYORS STATEMENT:

I, **M. L. MITCHELL**, 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 ___________, 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"

M. L. MITCHELL
Texas Registered Professional Land Surveyor No. 2617

SURVEYORS ACKNOWLEDGMENT:

State of Texas
County of Dallas:

Before me the undersigned authority, a Notary Public, on this day personally appeared **M. L. Mitchell**, 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 and in the capacity therein stated.

Given under my hand and seal of office on the _____ day of _______, 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"

Notary Public

PRELIMINARY PLAT
MAPLE-HAWES ADDITION
LOT 1, BLOCK A/2367
BEING A PLAT OF 1.0343 ACRES IN THE MILES BENNETT SURVEY ABSTRACT NO. 52
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S189-307

45,053 SQ. FT. OR 1.0343 ACRES
DATE: AUGUST 12, 2019

RECORDED IN INSTRUMENT NO.________________,O.P.R.D.C.T.