

VICINITY MAP
(NOT TO SCALE)

OWNER'S CERTIFICATE
STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS Gregory Begnoche is the sole owner of a 42,792 square foot or 0.9824 of an acre tract of land situated in the Crawford Grisby Survey, Abstract No. 523, City of Dallas, Dallas County, Texas, being all of Lots 1 and 2, and a portion of Lots 3 and 4, Block B/2330, Oak Lawn Heights, an addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 3, Page 317, Map Records, Dallas County, Texas (M.R.D.C.T.), the remainder of Lots 3-5, Block 3/2316, H.C. Smits Addition, an addition the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 4, Page 144, M.R.D.C.T., same being all of that tract of land described to said Gregory Begnoche, by General Warranty Deed recorded in Instrument No. 202500003897 and 202500062032, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "Burns" (controlling monument (C.M.)) found for the northwest corner of the remainder of said Lot 3, being the northwest corner of that tract of land described to Ally Bank, by deed recorded in Instrument No. 202400120553, O.P.R.D.C.T., and being in the south Right-of-Way (R.O.W.) line of Maple Springs Boulevard (a 50 foot R.O.W., Volume 3, Page 317, M.R.D.C.T.);

THENCE South 26 degrees 24 minutes 46 seconds East, with the west line of said Ally Bank tract, a distance of 236.97 feet to a 1/2-inch iron rod found with cap stamped "Burns" (C.M.), for the southwest corner of said Ally Bank tract;

THENCE North 62 degrees 20 minutes 17 seconds East, with the south line of said Ally Bank tract, a distance of 74.34 feet to a 1/2-inch iron rod found (C.M.) for the southeast corner of said Ally Bank tract, and being on the west line of Lot 4A, Block B/2330, Norcross Maple Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Instrument No. 201900301414, O.P.R.D.C.T.;

THENCE South 26 degrees 15 minutes 30 seconds East, with the west line of said Lot 4A, a distance of 79.08 feet to a 1/2-inch iron rod with 3-1/4 inch aluminum disk stamped "Urban Strategy" "10194610" and "MSS" set for the southwest corner of said Lot 4A, being on the northwest line of Lot 11A, Block L/2313, Trinsic Medical District No. 1, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Instrument No. 201400018041, O.P.R.D.C.T.;

THENCE, with the northwest line of said Lot 11A, the following bearings and distances:

South 47 degrees 25 minutes 15 seconds West, a distance of 17.55 feet to a 1/2-inch iron rod with 3-1/4 inch aluminum disk stamped "Urban Strategy" "10194610" and "MSS" set for corner;

South 48 degrees 20 minutes 34 seconds East, a distance of 33.00 feet to a 1/2-inch iron rod with 3-1/4 inch aluminum disk stamped "Urban Strategy" "10194610" and "MSS" set for corner;

South 45 degrees 53 minutes 14 seconds West, a distance of 150.42 feet to a 1/2-inch iron rod with 3-1/4 inch aluminum disk stamped "Urban Strategy" "10194610" and "MSS" set for corner;

North 48 degrees 19 minutes 03 seconds West, a distance of 27.00 feet to a 1/2-inch iron rod with 3-1/4 inch aluminum disk stamped "Urban Strategy" "10194610" and "MSS" set for corner;

South 01 degrees 28 minutes 23 seconds East, a distance of 22.27 feet to a 1/2-inch iron rod with 3-1/4 inch aluminum disk stamped "Urban Strategy" "10194610" and "MSS" set for corner;

South 38 degrees 29 minutes 07 seconds West, a distance of 62.30 feet to a 1/2-inch iron rod with 3-1/4 inch aluminum disk stamped "Urban Strategy" "10194610" and "MSS" set for the most easterly northwest corner of said Lot 11A, from which a 5/8 inch iron rod found with cap stamped "RPLS 1890" for witness bears South 19 degrees 11 minutes 26 seconds West, a distance of 0.81 feet, being the beginning of a non-tangent curve to the left, having a radius of 446.03 feet, a central angle of 52 degrees 07 minutes 24 seconds, and a chord bearing and distance of North 18 degrees 00 minutes 53 seconds West, 391.92 feet, being in the east R.O.W. line of Denton Drive (a 60 foot wide R.O.W., Volume 1739, Page 200 & 260, Deed records, Dallas County, Texas (D.R.D.C.T.);

THENCE, with the east R.O.W. line of said Denton Drive, and said curve to the left, an arc distance of 405.76 feet to a 1/2 inch iron rod found (C.M.) for the intersection of the east R.O.W. line of said Denton Drive, and the south R.O.W. line of said Maple Springs Boulevard, being the beginning of a tangent curve to the right, having a radius of 26.64 feet, a central angle of 113 degrees 19 minutes 31 seconds, and a chord bearing and distance of North 12 degrees 35 minutes 11 seconds East, 44.51 feet;

THENCE, with said intersection and said curve to the right, an arc distance of 52.69 feet to a 1/2-inch iron rod with 3-1/4 inch aluminum disk stamped "Urban Strategy" "10194610" and "MSS" set, from which a 1/2 inch iron rod found for witness bears South 69 degrees 15 minutes 31 second West, a distance of 0.54 feet, being the beginning of a tangent curve to the left, having a radius of 1608.87, a central angle of 02 degrees 17 minutes 55 seconds, and a chord bearing and distance of North 68 degrees 05 minutes 59 seconds East, 64.54 feet, said corner being in the south R.O.W. line of said Maple Springs Boulevard,;

THENCE, with the south R.O.W. line of said Maple Springs Boulevard, and said curve to the left, an arc distance of 64.55 feet to the **POINT OF BEGINNING**, and containing 42,792 square foot or 0.9824 of an acre tract of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, **Gregory Begnoche**, does hereby adopt this plat, designating the herein described property as **MAPLE SPRINGS SUBDIVISION** 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 used 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.

By: _____ Date: _____
Gregory Begnoche, Owner

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 Gregory Begnoche, 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 therein stated and as the act and deed therein stated.
Given under my hand and seal of office, this ____ day of _____, 2025.

Notary Public, in and for the State of Texas

ABBREVIATIONS

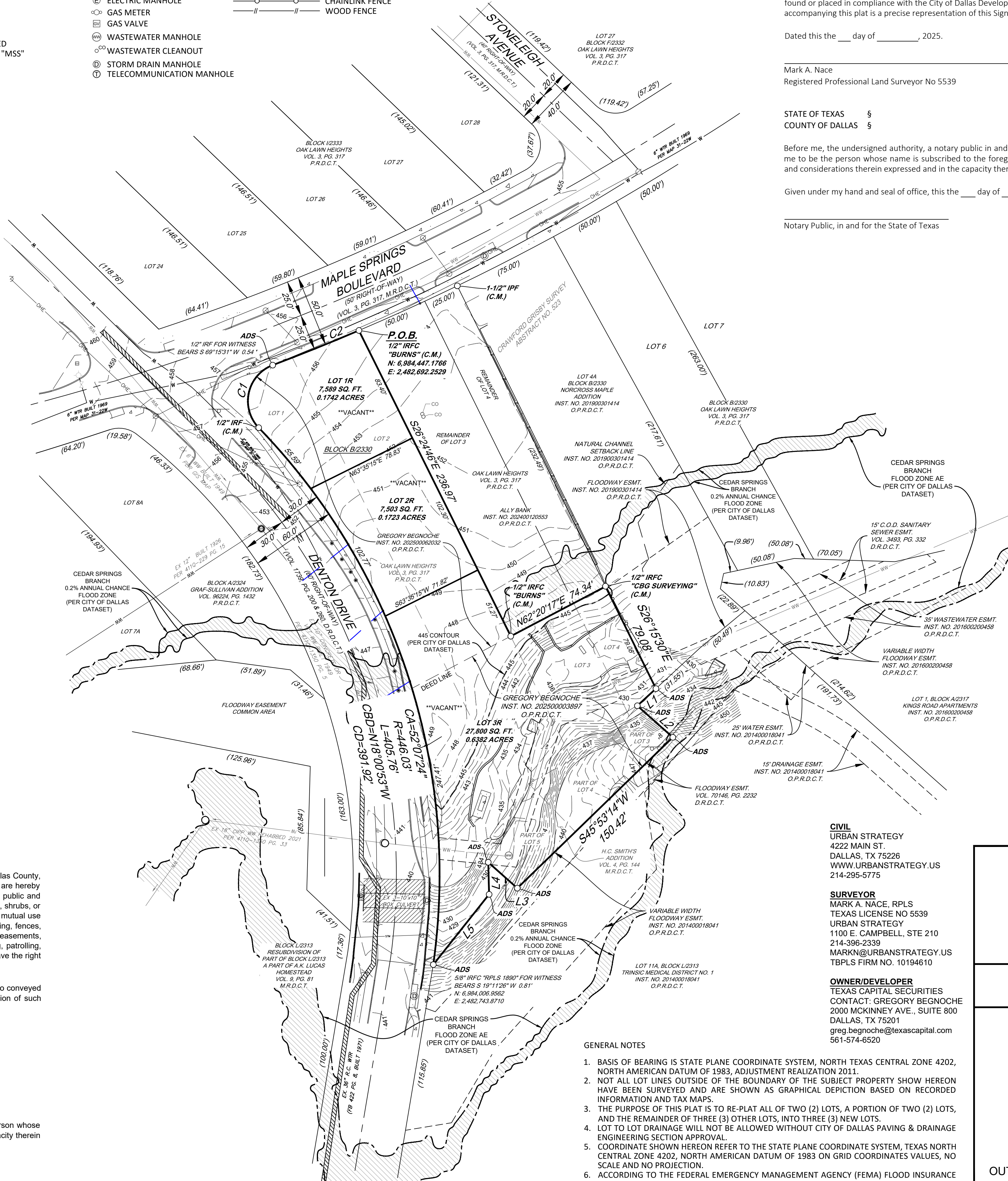
M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
CAB. CABINET
VOL. VOLUME
PG. PAGE
INST. NO. INSTRUMENT NUMBER
(XX° XX' XX") RECORD BEARING
(XX.XX) RECORD DISTANCE
P.O.B. POINT OF BEGINNING
(C.M.) CONTROLLING MONUMENT
ADS 3-1/4" ALUMINUM DISC STAMPED
"URBAN STRATEGY" "10194610" "MSS"
IRF IRON ROD FOUND
IPF IRON PIPE FOUND
IRFC IRON ROD FOUND CAPPED
ESMT EASEMENT
FFE FINISHED FLOOR ELEVATION
ELEV. ELEVATION

LEGEND

○ BOUNDARY/LOT CORNER
● REFERENCE CORNER
+ LIGHT POLE
⊗ POWER POLE
⊥ GUY WIRE
⊠ ELECTRIC TRANSFORMER
⊕ ELECTRIC MANHOLE
⊙ GAS METER
⊖ GAS VALVE
⊞ WASTEWATER MANHOLE
⊞ WASTEWATER CLEANOUT
⊞ STORM DRAIN MANHOLE
⊞ TELECOMMUNICATION MANHOLE

LINETYPES

— STREET CENTERLINE
— OHE OVERHEAD ELECTRIC LINE
— E UNDERGROUND ELECTRIC LINE
— WW WASTEWATER LINE
— STM STORM-DRAIN LINE
— W WATER LINE
— G GAS LINE
— CHAINLINK FENCE
— WOOD FENCE



SURVEYOR'S STATEMENT

STATE OF TEXAS §
COUNTY OF DALLAS §

I, Mark A. Nace, 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 ____ day of _____, 2025.

Mark A. Nace
Registered Professional Land Surveyor No 5539

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 Mark A. Nace, 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 therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this ____ day of _____, 2025.

Notary Public, in and for the State of Texas

**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.**

Line Table		
Line #	Direction	Length
L1	S 47°25'15" W	17.55'
L2	S 48°20'34" E	33.00'
L3	N 48°19'03" W	27.00'
L4	S 01°28'23" E	22.27'
L5	S 38°29'07" W	62.30'

Curve Table					
Curve #	Central Angle	Radius	Length	Chord Bearing	Chord Distance
C1	113°19'31"	26.64'	52.69'	N12° 35' 11"E	44.51'
C2	2°17'55"	1608.87'	64.55'	N68° 05' 59"E	64.54'

PLACE COUNTY
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, Tony Shidid, Chairperson or Brent Rubin, Vice Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the ____ day of ____ A.D. 20____ and same was duly approved on the ____ day of _____, 20____, by said Commission

Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas

Attest:

Secretary

CIVIL
URBAN STRATEGY
4222 MAIN ST.
DALLAS, TX 75226
WWW.URBANSTRATEGY.US
214-295-5775

SURVEYOR
MARK A. NACE, RPLS
TEXAS LICENSE NO 5539
URBAN STRATEGY
1100 E. CAMPBELL, STE 210
214-396-2339
MARKN@URBANSTRATEGY.US
TBPLS FIRM NO. 10194610

OWNER/DEVELOPER
TEXAS CAPITAL SECURITIES
CONTACT: GREGORY BEGNOCHE
2000 MCKINNEY AVE., SUITE 800
DALLAS, TX 75201
greg.begnoche@texascapital.com
561-574-6520

GENERAL NOTES

- BASIS OF BEARING IS STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.
- NOT ALL LOT LINES OUTSIDE OF THE BOUNDARY OF THE SUBJECT PROPERTY SHOW HEREON HAVE BEEN SURVEYED AND ARE SHOWN AS GRAPHICAL DEPICTION BASED ON RECORDED INFORMATION AND TAX MAPS.
- THE PURPOSE OF THIS PLAT IS TO RE-PLAT ALL OF TWO (2) LOTS, A PORTION OF TWO (2) LOTS, AND THE REMAINDER OF THREE (3) OTHER LOTS, INTO THREE (3) NEW LOTS.
- LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
- COORDINATE SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATES VALUES, NO SCALE AND NO PROJECTION.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48113C03301, DATED 08/23/2001 FOR DALLAS COUNTY, TEXAS, A PORTION OF THIS PROPERTY IS LOCATED IN ZONE AE, DETERMINED BY SCALING AND GRAPHICAL PLOTTING. THE SURVEYOR MAKES NO GUARANTY OF ACCURACY OF THAT MAP.
- PROPERTY IS VACANT

0.9824 ACRES / 42,792 SQUARE FEET
MAPLE SPRINGS SUBDIVISION

LOTS 1R, 2R AND 3R, BLOCK B/2330
BEING A RE-PLAT OF

LOTS 1 & 2, AND A PORTION OF LOTS 3 & 4
OAK LAWN HEIGHTS

RECORDED IN VOL. 3, PG. 317,
AND THE REMAINDER OF LOTS 3-5, BLOCK 3/2316

H.C. SMITHS ADDITION, VOL. 4 PG. 144, M.R.D.C.T.
IN THE PUBLIC RECORDS OF DALLAS COUNTY, TEXAS

OUT OF THE CRAWFORD GRISBY SURVEY, ABSTRACT NO. 523
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S245-166; ENGINEERING PLAN NO. _____

ISSUE DATE: 04/23/2025 | PROJECT NO.: 251003 | SCALE: 1 inch = 40 ft. | PAGE 1 OF 1