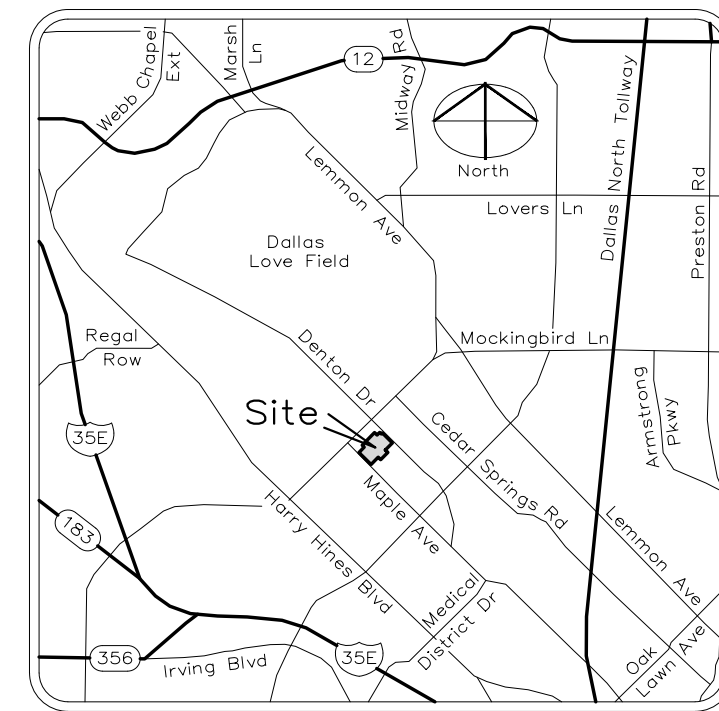
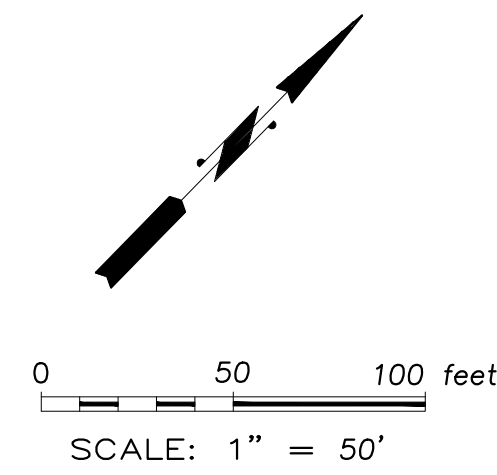


TREE NAME TABLE		
TREE	COMMON NAME	SCIENTIFIC NAME
a	Ash	Fraxinus
b	Bradford Pear	Pyrus calleryana
c	Cedar Elm	Ulmus crassifolia
d	China Berry	Melia azedarach
e	Cottonwood	Populus
f	Crape Myrtle	Lagerstroemia
g	Elm	Ulmus
h	Hackberry	Celtis occidentalis
i	Hickory	Carya
j	Live Oak	Quercus virginiana
k	Mulberry	Morus
l	Pecan	Carya illinoensis
m	Post Oak	Quercus stellata
n	Tree of Heaven	Ailanthus altissima
o	Walnut	Juglans regia

FIELDER COURT
(FORMERLY MAPLE COURT)



VICINITY MAP

SITE NOTES:

- as / conc / ng = asphalt / concrete / natural ground
cirf(y) = 1/2" iron rod with yellow plastic cap stamped "TXHS" found for corner
cm = controlling monument
D.R.D.C.T. = Deed Records, Dallas County, Texas
Inst No. = Instrument Number
ipf = iron pipe found for corner
irf = iron rod found for corner
M.R.D.C.T. = Map Records, Dallas County, Texas
mon = 3-1/4" aluminum monument stamped "RPLS 3689" set for corner
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p/s = parking spaces
"pk" fnd = "pk" nail found for corner
"x" fnd = "x" cut in concrete found for corner
"x" set = "x" cut in concrete set for corner
Vol / Pg = Volume / Page

GENERAL NOTES:

- Lot-to-Lot drainage is not permitted without engineering section approval.
- Basis of Bearings is the southwest line (South 44°3'00" East) of Egan Avenue, as shown on plot of R.G. & H.J. Harris Subdivision No. 2, an addition to the City of Dallas, Dallas County, Texas according to the plat recorded in Volume 6, Page 299 Map Records, Dallas County, Texas.
- Selling a portion of a platted lot by metes and bounds is a violation of State law.
- The purpose of this plat is to create one lot.
- Coordinates shown are Texas State Plane Coordinate System, North Central Texas, North American Datum of 1983 on Grid Coordinate Values, no scale and no projection.
- No portion of the subject property lies within any area of 100-year flood according to FEMA's Flood Insurance Rate Map No. 48113C0330J, dated August 23, 2001. Property is in Zone X, unshaded.
- All buildings/structures to be removed.
- Adjacent dimensions per record plats.
- See sheet 2 of 2 for symbol legend.

BENCHMARK:

City of Dallas Benchmark 34-Q-5, a square cut on midpoint of concrete curb on the northwest corner of the intersection Peeler Street and Haggard Way.
ELEVATION = 478.86'

PRELIMINARY PLAT
DENTON DRIVE ADDITION
LOT 1, BLOCK 2/2451

BEING A REPLAT OF

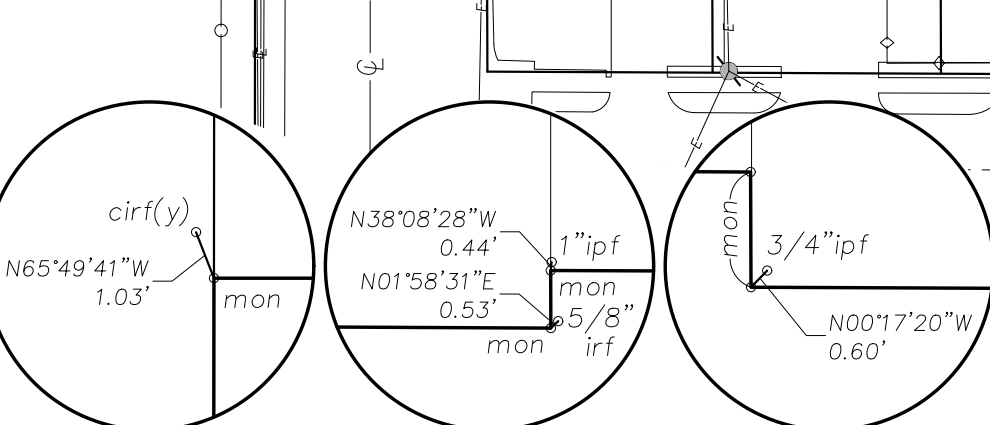
part of City of Dallas Blocks 5722 and 4723;
Second Installment, Maple View Addition
Lots 7 & 12, Block 2/2451;
R.G. & H.J. Harris, Subdivision No. 2
Lots 1 - 18, Block 4723 &
Manor Place Addition
Lot 12-A, Block 2/2451

731,216 SQUARE FEET / 16,786 ACRES SITUATED IN THE
M. BENNETT SURVEY - ABSTRACT NO. 52
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. PLAT-26-000161

OWNER/DEVELOPER
Spectrum Properties, Ltd
2518 Converse Street
Dallas, Texas 75207
Ph: 817.239.2125
Contact: Manny Papadakis

SURVEYOR
Pibum & Company, LLC
1100 East Campbell Road - Suite 240
Richardson, Texas 75081
Ph: 214.328.3500 Fax: 214.328.3512
Contact: Alison Hersey



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OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT SPECTRUM PROPERTIES, LTD, acting by and through its duly authorized agent, _____ does hereby adopt this plat, designating the hereon described property as **DENTON DRIVE 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 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 at Dallas, Texas, this the ____ day of _____, 2026.

By: Spectrum Properties

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared **Manny Papadakis**, known to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the ____ day of _____, 2026.

Notary Public, State of Texas
My Commission expires:

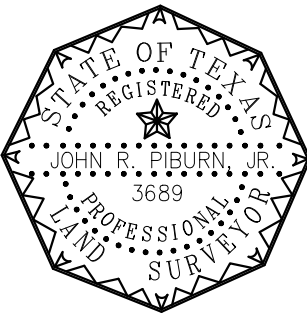
SURVEYOR'S STATEMENT

I, **John R. Piburn, Jr.**, 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 Engineers and Land Surveyors, 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 _____, 2026.

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

John R. Piburn, Jr., RPLS No. 3689



STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared **John R. Piburn, Jr.**, 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, in the capacity therein stated, and as the act and deed of said **John R. Piburn, Jr.**

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the ____ day of _____, 2026.

Notary Public, State of Texas
My Commission expires:

OWNER'S DESCRIPTION

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS **DLF DENTON LLC** is the owner of a 16.786 acre (731,216 square foot) tract of land situated in the M. Bennett Survey, Abstract Number 52, City of Dallas, Dallas County, Texas, same being all of Lots 7 and 12, Block 2/2451 of Second Installment Maple View Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat recorded in Volume 4, Page 81 Map Records, Dallas County, Texas (M.R.D.C.T.), all of Lots 1-18, Block 4723 of R.G. & H.J. Harris Subdivision No. 2, an addition to the City of Dallas, Dallas County, Texas according to the plat recorded in Volume 6, Page 299 M.R.D.C.T., all of Lot 12-A, Block 2/2451 of Manor Place Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat recorded in Volume 84219, Page 4607 Deed Records, Dallas County, Texas (D.R.D.C.T.) and a portion of City of Dallas Blocks 5722 and 4723, same also being all of the land conveyed to DLF Denton LLC by deed recorded in Instrument Number 201600175317 Official Public Records, Dallas County, Texas (O.P.R.D.C.T.) and being more particularly described as follows:

BEGINNING at an "x" cut in concrete found for south corner of the remainder of Egan Avenue (a 50 foot public right-of-way recorded in Volume 6, Page 299 M.R.D.C.T.), said "x" being the west corner of Lot 2 and the north corner of Lot 3 of said R.G. & H.J. Harris Subdivision No. 2;

THENCE North 45°26'00" East, along the common line between said Lot 2 (R.G. & H.J. Harris Subdivision No. 2) and southeast line of said Egan Avenue, passing the north corner of said Lot 2 (R.G. & H.J. Harris Subdivision No. 2) and continuing along Lot 1 of said R.G. & H.J. Harris Subdivision No. 2 for a total distance of 132.21 feet to an "x" cut in concrete set for corner at the intersection of said southeast line of Egan Avenue and the southwest line of Denton Drive (50 foot public right-of-way recorded in Volume 6, Page 299 M.R.D.C.T.), said "x" being the north corner of said Lot 1 (R.G. & H.J. Harris Subdivision No. 2);

THENCE South 43°59'08" East, along the common line between said Lot 1 (R.G. & H.J. Harris Subdivision No. 2) and said southwest line of Denton Drive, passing the east corner of said Lot 1 (R.G. & H.J. Harris Subdivision No. 2) and continuing along aforementioned City Block 5722 for a total distance of 79.14 feet to an "x" cut in concrete found for corner;

THENCE North 46°00'52" East, along the common line between said City Block 5722 and the southeast line of said Denton Drive for a distance of 50.00 feet to an "x" cut in concrete set for corner in the southwest line of DART (formerly M-K-T RAILROAD (40 foot right-of-way recorded in Volume 88083, Page 4905 D.R.D.C.T.));

THENCE South 43°59'08" East, along the common line between said City Block 5722 and said southwest line of DART, passing the north corner of aforementioned Lot 12-A at a distance of 275.48 feet, continuing along the common line between said Lot 12-A and said southwest line of DART for a total distance of 493.81 feet to a 3-1/4 inch aluminum monument stamped "RPLS 3689" set for corner at the intersection of said southwest line of DART and the northwest line of Owens Street (called 50' public right-of-way recorded in Volume 4, Page 81 M.R.D.C.T.), said rod also being the east corner of said Lot 12-A and the north corner of said Owens Street;

THENCE South 45°43'56" West, along the common line between said northwest line of Owens Street and said Lot 12-A, passing the west corner of said Owens Street and continuing along the common line between said Lot 12-A and a northwest line of aforementioned Second Installment Maple View Addition for a distance of 347.83 feet to a 3-1/4 inch aluminum monument stamped "RPLS 3689" set for corner, said rod being the north corner of aforementioned Lot 12 (Second Installment Maple View Addition), said rod also being the west corner of Lot 13 of said Second Installment Maple View Addition;

THENCE South 44°45'32" East, along the common line between said Lot 12 (Second Installment Maple View Addition) and said Lot 13 (Second Installment Maple View Addition) for a distance of 122.72 feet to a 3-1/4 inch aluminum monument stamped "RPLS 3689" set for corner in the northwest line of Manor Way (formerly Kenneth Street (50 foot public right-of-way recorded in Volume 4, Page 81 M.R.D.C.T.));

THENCE South 45°41'45" West, along the common line between said Lot 12 (Second Installment Maple View Addition) and said northwest line of Manor Way for a distance of 59.50 feet to a 3-1/4 inch aluminum monument stamped "RPLS 3689" set for corner, said rod being the south corner of said Lot 12;

THENCE North 44°45'32" West, continuing along said common line for a distance of 3.00 feet to a 3-1/4 inch aluminum monument stamped "RPLS 3689" set for corner, said rod being the southeast most east corner of aforementioned Lot 12-A;

THENCE South 45°41'45" West, along the common line between said Lot 12-A and aforementioned northwest line of Manor Way for a distance of 236.00 feet to a 3-1/4 inch aluminum monument stamped "RPLS 3689" set for corner, said rod being the south corner of said Lot 12-A and in the northeast line of aforementioned Lot 7 (Second Installment Maple View Addition);

THENCE South 44°45'32" East, along the common line between said Lot 7 (Second Installment Maple View Addition) and said northwest line of Manor Way for a distance of 3.00 feet to a 3-1/4 inch aluminum monument stamped "RPLS 3689" set for corner, said rod being the east corner of said Lot 7 (Second Installment Maple View Addition);

THENCE South 45°41'45" West, continuing along said common line for a distance of 59.50 feet to a 3-1/4 inch aluminum monument stamped "RPLS 3689" set for corner, said rod being the south corner of said Lot 7 (Second Installment Maple View Addition) and the east corner of Lot 6 of said Second Installment Maple View Addition;

THENCE North 44°45'32" West, along the common line between said Lot 6 (Second Installment Maple View Addition) and said Lot 7 (Second Installment Maple View Addition) for a distance of 123.66 feet to a 3-1/4 inch aluminum monument stamped "RPLS 3689" set for corner in a southeast line of aforementioned City Block 5722, said rod also being the north corner of said Lot 6 (Second Installment Maple View Addition) and the west corner of said Lot 7 (Second Installment Maple View Addition);

THENCE South 45°43'01" West, along the common line between said southeast line of City Block 5722 and a northwest line of said Second Installment Maple View Addition for a distance of 356.13 feet to a 5/8 inch iron rod found for corner in the northeast line of Maple Avenue (60 foot public right-of-way recorded in Volume 241, Page 41 D.R.D.C.T.), said rod also being the west corner of Lot 1 of said Second Installment Maple View Addition and the southernmost south corner of said City Block 5722;

THENCE North 44°30'23" West, along the common line between said northeast line of Maple Avenue and said City Block 5722, passing its west corner and continuing along aforementioned City Block 4723 for a total distance of 594.21 feet to a 3-1/4 inch aluminum monument stamped "RPLS 3689" set for corner, said rod being the southernmost west corner of said City Block 4723 and the south corner of Lot 1, Block A/4723 of Maple Brothers, an addition to the City of Dallas according to the plat recorded in Instrument Number 202100179499 O.P.R.D.C.T.;

THENCE North 45°26'00" East, along the common line between said City Block 4723 and said Lot 1 (Maple Brothers) for a distance of 265.82 feet to a "pk" nail found for corner, said nail being the east corner of said Lot 1 (Maple Brothers);

THENCE North 44°30'23" West, continuing along said common line for a distance of 99.55 feet to a 3-1/4 inch aluminum monument stamped "RPLS 3689" set for corner, said rod being the north corner of said Lot 1 (Maple Brothers) and in the southeast line of Lot 23 of Maple Court, an addition to the City of Dallas according to the plat recorded in Volume 2, Page 330 M.R.D.C.T.;

THENCE North 45°26'00" East, along the common line between aforementioned City Block 4723 and said Maple Court, passing the westernmost west corner of aforementioned R.G. & H.J. Harris Subdivision No. 2 and continuing along its common line with said Maple Court, traveling a total distance of 618.00 feet to an "x" cut in concrete found for north corner of Lot 18 of said R.G. & H.J. Harris Subdivision No. 2, said "x" also being the west corner of Lot 19 of said R.G. & H.J. Harris Subdivision No. 2;

THENCE South 44°34'00" East, along the common line between said Lot 18 and said Lot 19 for a distance of 126.50 feet to the **POINT OF BEGINNING** and containing 16.786 acres, or 731,216 square feet of land, more or less.

- LEGEND
- access key pad
 - air conditioning unit
 - ballard/metal post
 - cleanout
 - drain - area
 - drain - grate
 - electric box/pedestal
 - electric manhole
 - electric meter
 - electric vault
 - fire department connection
 - fire hydrant
 - flag pole
 - gas manhole
 - gas meter
 - gas valve
 - gas meter
 - guy wire
 - handicap parking
 - light standard
 - mailbox
 - manhole
 - power pole
 - property corner
 - sign
 - sprinkler valve
 - telephone/cable pedestal
 - telephone vault

- tree
- water meter
- water valve
- water vault
- aerial power line
- building overhang
- chainlink fence
- guardrail/handrail
- iron fence
- street centerline
- wall
- wood fence

SITE NOTES:

as / conc / ng = asphalt / concrete / natural ground

cirf(y) = 1/2" iron rod with yellow plastic cap stamped "TXHS" found for corner

cm = controlling monument

D.R.D.C.T. = Deed Records, Dallas County, Texas

Inst No. = Instrument Number

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irf = iron rod found for corner

M.R.D.C.T. = Map Records, Dallas County, Texas

mon = 3-1/4" aluminum monument stamped "RPLS 3689" set for corner

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p/s = parking spaces

"pk" fnd = "pk" nail found for corner

"x" fnd = "x" cut in concrete found for corner

"x" set = "x" cut in concrete set for corner

Vol / Pg = Volume / Page

GENERAL NOTES:

- Lot-to-Lot drainage is not permitted without engineering section approval.
- Basis of Bearings is the southwest line (South 44°3'00" East) of Egan Avenue, as shown on plat of R.G. & H.J. Harris Subdivision No. 2, an addition to the City of Dallas, Dallas County, Texas according to the plat recorded in Volume 6, Page 299 Map Records, Dallas County, Texas.
- Selling a portion of a platted lot by metes and bounds is a violation of State law.
- The purpose of this plat is to create one lot.
- Coordinates shown are Texas State Plane Coordinate System, North Central Texas, North American Datum of 1983 on Grid Coordinate Values, no scale and no projection.
- No portion of the subject property lies within any area of 100-year flood according to FEMA's Flood Insurance Rate Map No. 48113C0330J, dated August 23, 2001. Property is in Zone X, unshaded.
- All buildings/structures to be removed.
- Adjacent dimensions per record plats.

BENCHMARK:

City of Dallas Benchmark 34-Q-5, a square cut on midpoint of concrete curb on the northwest corner of the intersection Peeler Street and Haggard Way.
ELEVATION = 478.860'

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PLACE COUNTY
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, _____, Chairperson or
I, _____, 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 _____ A.D. 20 ____ by
said Commission.

Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas

Attest:

Secretary

PRELIMINARY PLAT
DENTON DRIVE ADDITION
LOT 1, BLOCK 2/2451

BEING A REPLAT OF

part of City of Dallas Blocks 5722 and 4723;
Second Installment, Maple View Addition
Lots 7 & 12, Block 2/2451;
R.G. & H.J. Harris, Subdivision No. 2
Lots 1 - 18, Block 4723 &
Manor Place Addition
Lot 12-A, Block 2/2451

731,216 SQUARE FEET / 16786 ACRES SITUATED IN THE
M. BENNETT SURVEY - ABSTRACT NO. 52
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. PLAT-26-000161

OWNER/DEVELOPER
Spectrum Properties, Ltd

2518 Converse Street
Dallas, Texas 75207
Ph: 817.239.2125
Contact: Manny Papadakis

SURVEYOR

Piburn & Company, LLC

1100 East Campbell Road - Suite 240
Richardson, Texas 75081
Ph: 214.328.3500 Fax: 214.328.3512
Contact: Alison Hersey

June 2026

Sheet 2 of 2