



STATE OF TEXAS:
 COUNTY OF DALLAS:
 BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Shawn Valk, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed.
 GIVEN under my hand and seal of office, this the ___ day of _____, 2015.

Notary Public in and for the State of Texas.

LINE	LENGTH	BEARING
L1	24.15'	N46°08'14"W
L2	15.00'	N46°08'14"W
L3	210.00'	S43°42'03"W
L4	18.00'	N46°08'14"W
L5	10.00'	S43°42'03"W
L6	18.00'	N46°08'14"W
L7	162.17'	S43°42'03"W
L8	26.65'	S01°17'57"E
L9	10.41'	S43°42'03"W
L10	15.00'	S46°17'57"E
L11	4.20'	S43°42'03"W
L12	26.65'	S01°17'57"E
L13	388.43'	S43°42'03"W
L14	139.00'	S46°17'57"E
L15	30.00'	S43°42'03"W
L16	138.95'	S46°17'57"E
L17	30.00'	N43°42'03"E
L18	38.00'	S46°17'57"E
L19	184.43'	S43°42'03"W
L20	38.00'	S46°17'57"E
L21	184.43'	S43°42'03"W
L22	17.00'	N46°09'54"W
L23	191.36'	S43°42'03"W
L24	5.49'	N88°42'03"E
L25	48.76'	S43°42'03"W
L26	15.00'	N46°17'57"W
L27	54.98'	S43°42'03"W
L28	8.49'	N88°42'03"E
L29	107.41'	S43°42'03"W
L30	4.00'	S46°17'57"E
L31	15.00'	S43°42'03"W
L32	4.00'	S46°17'57"E
L33	22.77'	S43°42'03"W
L34	15.00'	S46°09'54"E

C. GRIGSBY SURVEY, A-533

MAPLE BUTLER LLC.
 INST. NO. 201200265897
 D.R.D.C.T.

Benchmark: A Standard Water Department Benchmark set on concrete curb of storm sewer drop inlet on the southeast corner of Inwood Road and Redfield Avenue. Elev. 442.88
 Benchmark: A Standard Water Department Benchmark set on concrete curb of storm sewer drop inlet on the northwest corner of Harry Hines Boulevard and Butler Street. Elev. 443.58
 Benchmark: Cross cut in concrete, 11' southwest of the northeast line of Maple Avenue and 25' northwest of the northwest line of Butler Street. Elev. 463.27

- GENERAL NOTES:
- BEARINGS BASED ON STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, (1986).
 - LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
 - THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT FROM 2 EXISTING TRACTS OF LAND.
 - COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
 - EXISTING BUILDINGS TO BE REMOVED.

SURVEYOR'S STATEMENT:
 I, SCOTT DAVIS, 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.

RELEASED FOR PRELIMINARY REVIEW ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.
 SCOTT DAVIS
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6111

STATE OF TEXAS:
 COUNTY OF DALLAS:
 BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Scott Davis, 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.
 GIVEN under my hand and seal of office, this the ___ day of _____, 2015.

Notary Public in and for the State of Texas.

OWNER'S CERTIFICATE

STATE OF TEXAS:
 COUNTY OF DALLAS:
 WHEREAS Platinum Storage is the owner of all of Lot 21, City Block 5755 of W.G. LANGLEY'S SUBDIVISION, an addition to the City of Dallas, Texas, recorded in Volume 5, Page 101 of the Map Records of Dallas County, Texas, and part of City Block 2372, situated in the Crawford Grigsby Survey, Abstract Number 533, and being that same tract of land described in deed to The Bill Hewitt Family Limited Partnership, recorded in Volume 95086, Page 3362 of the Deed Records of Dallas County, Texas, and said composite tract being more particularly described as follows:

BEGINNING at a 5/8" iron rod found at the north corner of that same tract of land described in a deed to Maple Butler, LLC., recorded in Instrument Number 201200265897 of the Deed Records of Dallas County, Texas, and being N 46°09'54" W, 420.00' from the present intersection of the southwest R.O.W. line of Maple Avenue (a 70' R.O.W.) with the northwest R.O.W. line of Butler Street (a 60' R.O.W.);

THENCE S 43°42'03" W, 622.00' along the northwest line of said Maple Butler, LLC. property to a 1/2" iron rod found at the west corner of Maple Butler, LLC. property and being in the northeast line of Lot 21 of the above mentioned W.G. Langley's Subdivision;

THENCE S 46°08'14" E, 20.00' along the northeast line of said Lot 21 to a 1/2" iron rod found at the north corner of Lot 22 of the above mentioned W.G. Langley's Subdivision

THENCE S 43°42'03" W, 210.00' along the common line of said Lots 21 and 22 to a 1/2" iron rod found for corner in the northeast R.O.W. line of Gregg Street (a 40' R.O.W.);

THENCE N 46°08'14" W, 50.00' along the northeast line of Gregg Street to a 1/2" iron rod found at the south corner of Lot 20 of the above mentioned W.G. Langley's Subdivision;

THENCE N 43°42'03" E, 210.00' along the common line of said Lots 20 and 21 to a 5/8" iron rod found for corner;

THENCE N 46°08'14" W, 109.33' along the northeast line of Lots 20, 19 and 18 of the above mentioned W.G. Langley's Subdivision to a 5/8" iron rod found at the south corner of Lot 1, Block A/2372 of Houston/Maple Lawn Elementary School, an addition to the City of Dallas, Texas, recorded in Volume 96148, Page 3261 and Correction Plat recorded in Volume 96192, Page 4103 of the Map Records of Dallas County, Texas;

THENCE N 43°47'36" E, along the southeast line of said Lot 1, Block A/2372, at 419.93' passing a 5/8" iron rod found at the south corner of that same tract of land described in deed to 3605 Inwood Road, L.P., recorded in Instrument Number 201200100043 of the Deed Records of Dallas County, Texas, and continuing along said 3605 Inwood Road, L.P. property a total distance of 621.93' to a 5/8" iron rod found for corner in the southwest line of Maple Avenue;

THENCE S 46°09'54" E, 138.32' along the southwest line of Maple Avenue to the Point of Beginning and containing 98,843 square feet of 2.22 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That PLATINUM STORAGE, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **MAPLE PLATINUM STORAGE ADDITION**, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever the streets and alleys 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 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 man 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 Dallas, Texas, this the ___ day of _____, 2015.

PLATINUM STORAGE
 Shawn Valk, Managing Member

**FINAL PLAT
 MAPLE PLATINUM STORAGE ADDITION
 LOT 21A, BLOCK A/2372**

A REPLAT OF LOT 21, CITY BLOCK 5755 OF W.G. LANGLEY'S SUBDIVISION AND PART OF CITY BLOCK 2372, SITUATED IN THE CRAWFORD GRIGSBY SURVEY, ABSTRACT NO. 533, CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S 145-241

OWNER/DEVELOPER
 PLATINUM SELF STORAGE
 2906 PAMHANDLE DR.
 ROCKWALL, TEXAS 75087
 PH. 469-222-1597

DAVIS LAND SURVEYING CO., INC.
 9777 FERROUS ROAD, SUITE 105
 DALLAS, TEXAS 75228
 214-321-0569

DATE: 7/22/15
 JOB NO. 15024A

- LEGEND
 R.O.W. RIGHT-OF-WAY
 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
 VOL. VOLUME
 PG. PAGE
 INST. INSTRUMENT
 NO. NUMBER
 FD. FOUND
 I.R. IRON ROD
 (CM) CONTROLLING MONUMENT

UTILITY WARNING:
 The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. The surveyor has not physically located the underground utilities.

CITY BLOCK 5755
 W.G. LANGLEY'S SUBDIVISION
 VOL. 5, PG. 101 M.R.D.C.T.