



GENERAL NOTES:

LEGEND
D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
P.O.B. = POINT OF BEGINNING
XF = "X" CUT IN CONCRETE FOUND
IRFC = 5/8" IRON ROD W/ "KHA" CAP FOUND
ADS = 5/8" IRON ROD W/ 3-1/4" ALUMINUM DISK STAMPED "MAPLE TERR"
IRF = IRON ROD FOUND
R.O.W. = RIGHT-OF-WAY
C.M. = CONTROLLING MONUMENT
VOL. PG. = VOLUME, PAGE
SQ. FT. = SQUARE FEET
INST. NO. = INSTRUMENT NUMBER
MNF = MAG NAIL FOUND
ORD. NO. = ORDINANCE NUMBER

OWNER:
L. & L. REALTY CORPORATION
4301 WESTSIDE DRIVE, SUITE 100
DALLAS, TX 75209
Tel. No. : 214-334-4196
Contact: ANNA LOGAN

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA
OFFICE TOWER, SUITE 700,
DALLAS, TX 75240
Tel. No.: (972) 772-1300
Contact : ALEX RATHBUN, P.E.

PRELIMINARY PLAT
MAPLE TERRACE ADDITION
LOTS 1 & 2, BLOCK 1/945-1/2

Kimley»»Horn

<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
1" = 40'	MTC/MW	JAD	FEB. 2020	069318588	1 OF 2

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, 3001 MAPLE LP, L. & L. REALTY CORPORATION and L. & L. REALTY CORPORATION NO 2, are the owners of a tract of land situated in the John Grigsby Survey, Abstract 495, City of Dallas, Dallas County, Texas and being part of City Blocks 1/945-1/2 and 2/945-1/2 of the Subdivision of Part Block 945-1/2 and Resubdivision of Block C/940, an addition to the City of Dallas according to the plat recorded in Volume 47, Page 149 of the Map Records of Dallas County, Texas; part of Lot 2, Block 1/998 Concord Subdivision an addition to the City of Dallas according to the plat recorded in Volume 84147, Page 3129 of the Deed Records of Dallas County, Texas; and being part of that tract of land described in Special Warranty Deed to L. & L. Realty Corporation recorded in Volume 91017, Page 3782 of said Deed Records; and being part of "Tract 2" and all of "Tract 1" described in Warranty Deed to L. & L. Realty Corporation No. 2 recorded in Volume 83169, Page 4262 of said Deed Records; and being part of that tract of land described in Special Warranty Deed to L. & L. Realty Corporation recorded in Volume 84166, Page 3221 of said Deed Records; and being all of that tract of land described in Warranty Deed to L. & L. Realty Corporation recorded in Volume 95241, Page 1201 of said Deed Records; and being all of a called 3.3721 acre tract of land described in Special Warranty Deed to 3001 Maple LP recorded in Instrument No. 202000005158 of the Official Public Records of Dallas County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod with plastic cap stamped "KHA" found at the intersection of the southwest right-of-way line of Maple Avenue (a 70-foot wide right-of-way) recorded in Volume 106, Page 208 of said Map Records with the northwest right-of-way line of Wolf Street (a 40-foot wide right-of-way) recorded in Volume 141, Page 82 and Volume 106, Page 208 of said Map Records;

THENCE with said northwest right-of-way line of Wolf Street, South 44°18'18" West, a distance of 375.00 feet to a "X" cut in concrete found at the intersection of said northwest right-of-way line of Wolf Street with the northeast right-of-way line of Bookhout Street (a 50-foot wide right-of-way) recorded in Volume 141, Page 82 of said Map Records;

THENCE with said northeast right-of-way line of Bookhout Street, North 45°46'42" West, a distance of 567.30 feet to a 5/8" iron rod with 3-1/4" aluminum disk stamped "MAPLE TERRACE, KHA" set for the intersection of said northeast right-of-way line of Bookhout Street and the northwest right-of-way line of Ivan Street (a 56-foot wide right-of-way); from which a 1/2" iron rod found bears North 44°18'18" East, a distance of 0.87 feet;

THENCE with said northwest right-of-way line of Ivan Street, South 44°18'18" West, a distance of 42.79 feet to a 5/8" iron rod with 3-1/4" aluminum disk stamped "MAPLE TERRACE, KHA" set for a southeast corner of Lot 2A, Block 1/998, Turtle Creek Villas, an addition to the City of Dallas according to the plat recorded in Volume 98024, Page 908 of said Deed Records from which a 1/2-inch iron rod found bears North 43°55'03" East, a distance of 0.87 feet;

THENCE departing said northwest right-of-way line of Ivan Street and with the northeast line of said Lot 2A, North 32°01'15" West, a distance of 494.15 feet to a 1/2-inch iron rod found for the north corner of said Lot 2A and in the southeast right-of-way line of Katy Trail (a 60-foot wide right-of-way, formerly Missouri Kansas & Texas Railroad) recorded in Volume 98074, Page 5646 of said Deed Records;

THENCE with said southeast right-of-way line of Katy Trail, North 53°39'37" East, a distance of 313.83 feet to a 5/8" iron rod with 3-1/4" aluminum disk stamped "MAPLE TERRACE, KHA" set at the intersection of said southeast right-of-way line of Katy Trail and said southwest right-of-way line of Maple Avenue;

THENCE with said southwest right-of-way line of Maple Avenue, South 43°10'25" East, a distance of 204.73 feet to a 5/8" iron rod with 3-1/4" aluminum disk stamped "MAPLE TERRACE, KHA" set for corner from which a 1/2-inch iron rod found bears South 89°32'47" West, a distance of 0.60 feet;

THENCE continuing with said southwest right-of-way line of Maple Avenue, South 45°46'42" East, a distance of 791.90 feet to the **POINT OF BEGINNING** and containing 8.6928 acres or 378,660 square feet of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, 3001 MAPLE LP, L. & L. REALTY CORPORATION and L. & L. REALTY CORPORATION NO 2, acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein described property as **MAPLE TERRACE 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.

Witness our hands at Dallas, Texas, this _____ day of _____, 2020.

3001 MAPLE LP,

a Texas limited partnership

By: 3001 Maple GP LLC,
its general partner

By: 3001 Maple Holdings LLC,
its sole member

By: HMN 3001 Maple LLC,
its managing member

By: Hines 3001 Maple MM LLC,
its managing member

By: Hines 3001 Maple Associates LP,
its sole member

By: Hines Interests Limited Partnership,
its general partner

By: Hines Holdings, Inc.,
its general partner

By: _____
Name: R. Ben Brewer
Title: Managing Director

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Ben Brewer, 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2020.

Notary Public in and for the State of Texas

Witness our hands at Dallas, Texas, this _____ day of _____, 2020.

L. & L. REALTY CORPORATION NO. 2

By: _____
Anna Logan - Owner

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Anna Logan, 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2020.

Notary Public in and for the State of Texas

Witness our hands at Dallas, Texas, this _____ day of _____, 2020.

L. & L. REALTY CORPORATION

By: _____
Anna Logan - Owner

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Anna Logan, 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2020.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

I, J. Andy Dobbs, 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 & 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 _____, 2020.

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
J. Andy Dobbs
Registered Professional Land Surveyor No. 6196
Kimley-Horn and Associates, Inc.
13455 Noel Road, Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
972-770-1300

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared J. Andy Dobbs 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2020.

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

PRELIMINARY PLAT
MAPLE TERRACE ADDITION
LOTS 1 & 2, BLOCK 1/945-1/2

BEING A REPLAT OF ALL OF BLOCKS 1/945-1/2 & 2/945-1/2
SUBDIVISION OF PART OF BLOCK 945-1/2
AND RESUBDIVISION OF BLOCK C/940
AND PART OF LOT LOT 2, BLOCK 1/998
CONCORD SUBDIVISION
CITY OF DALLAS BLOCKS 1/945-1/2 AND 2/945-1/2
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S190-095
WASTEWATER NO. WW20-_____
PAVING AND DRAINAGE NO. DP20-_____

Kimley»Horn					
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240			FIRM # 10115500		Tel. No. (972) 770-1300 Fax No. (972) 239-3620
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MTC/MW	JAD	FEB. 2020	069318588	2 OF 2

OWNER:
L. & L. REALTY CORPORATION
4301 WESTSIDE DRIVE, SUITE 100
DALLAS, TX 75209
Tel. No. : 214-334-4196
Contact: ANNA LOGAN

OWNER:
L. & L. REALTY CORPORATION NO. 2
4301 WESTSIDE DRIVE, SUITE 100
DALLAS, TX 75209
Tel. No. : 214-334-4196
Contact: ANNA LOGAN

OWNER:
3001 MAPLE LP
220 ROSS AVENUE, SUITE 4200W
DALLAS, TX 75201
Tel. No. : 972-716-2903
Contact: BEN BREWER

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA
OFFICE TOWER, SUITE 700,
DALLAS, TX 75240
Tel. No. : (972) 772-1300
Contact : ALEX RATHBUN, P.E.