



OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Furstenberg Investments, LLC, is the owner of a tract of land situated in the Miles Bennett 1/3 League Survey, Abstract No. 52 in the City of Dallas, Dallas County, Texas, said tract being part of City of Dallas Block 4723, and being described by General Warranty Deed to Furstenberg Investments, LLC, recorded in Instrument No. 201100064375, Official Public Records, Dallas County, Texas, being more particularly described by metes and bounds as follows:

Beginning at a 1 1/2 inch iron rod found with yellow plastic cap stamped "Precise" (Controlling Monument) in the northeast line of Maple Avenue (60 foot right-of-way) and being the south corner of a tract of land as described in Warranty Deed with Vendor's Lien in Favor of Mortgage to 6434 Maple Place, L.P., a Texas limited liability company as recorded in Instrument Number 20080023634 Official Public Records, Dallas County, Texas, and being 140.00 feet from the intersection of said Maple Avenue and Fielder Street (44 foot right-of-way);

Thence North 44 degrees 10 minutes 38 seconds East, along the southeast line of said 6434 Maple Place tract, a distance of 265.50 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "TXHS" from which a wood fence post bears North 46 degrees 44 minutes 11 seconds West, a distance of 1.16 feet, and being an outer ell corner of the tract of land as described in Special Warranty Deed to DLF DENTON, LLC a Delaware limited liability company as recorded in Instrument Number 201600175317 Official Public Records, Dallas County, Texas;

Thence South 46 degrees 27 minutes 01 seconds East, along a southwestern line of said DLF Denton, LLC tract, a distance of 99.44 feet to a PK Nail found (Controlling Monument) in asphalt paving for an inner ell corner of said DLF DENTON, LLC tract;

Thence South 44 degrees 03 minutes 18 seconds West, along a northwestern line of said DLF DENTON, LLC tract, a distance of 266.10 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "TXHS" in the northeast line of said Maple Avenue and being the most westerly corner of the DLF DENTON, LLC tract from which an "X" cut in concrete found bears North 88 degrees 55 minutes 45 seconds West, a distance of 1.12 feet;

Thence North 48 degrees 06 minutes 08 seconds West, along the northeast line of said Maple Avenue, a distance of 100.00 feet to the POINT OF BEGINNING and containing 26,504 square feet or 0.608 acres of land.

GENERAL NOTES:

- 1) Bearings are based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Realization of 2011.
- 2) The purpose of this plat is to plat a tract of land into one lot.
- 3) Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section approval.
- 4) 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.
- 5) There are no structures on the subject property.
- 6) All trees shown and identified on subject property.

7) BENCHMARKS:

Dallas Water Utilities Benchmark No. 34-N-1
A square is cut on the southwest corner of the intersection of Empire Central Drive and Fillmore Drive on concrete curb in front of fire hydrant.
Northing: 6,989,133.900; Easting: 2,475,468.659; Elevation: 461.258

Dallas Water Utilities Benchmark No. 34-N-4
A City of Dallas Benchmark is set on top of a concrete curb in front of a fire hydrant on the west side of Empire Central Drive in front of house number 2103 Empire Central Drive.
Northing: 6,988,074.703; Easting: 2,474,435.480; Elevation: 467.055

LEGEND

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|-----|---------------|---|
| —○— | DR.D.C.T. | Dead Records, Dallas County, Texas |
| —○— | O.P.R.D.C.T. | Official Public Records, Dallas County, Texas |
| —○— | INST. NO. | Instrument Number |
| —○— | VOL., PG. | Volume, Page |
| —○— | SQ.FT. / AC. | Square Feet / Acre(s) |
| —○— | R.O.W. | Right-of-Way |
| —○— | IRF | 1/2" Iron Rod Found |
| —○— | CM | Controlling Monument |
| —○— | ESMT. | Easement |
| —○— | SS | Storm Sewer Line |
| —○— | SA | Sanitary Sewer Line |
| —○— | Gravel | Gravel |
| —○— | IRF ○ | Iron rod found |
| —○— | "X" cut found | "X" cut found |
| —○— | GI | Chainlink Fence |
| —○— | GI | Overhead Electrical Power Line |
| —○— | ○ | Gate Inlet |
| —○— | ○ | Power Pole |
| —○— | ⊙ | Sanitary Sewer Manhole |
| —○— | ⊙ | Storm Sewer Manhole |
| —○— | FH | Fire Hydrant |

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Furstenberg Investments, LLC, a Texas limited liability company, does hereby adopt this plat, designating the herein described property as **MAPLE BROTHERS**, 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 hereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, the 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 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 _____, 2020.

Furstenberg Investments, LLC

Joe Furstenberg, Managing Member

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 Joe Furstenberg 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 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 _____, 2020.

Notary Signature

WITNESS MY HAND THIS _____ DAY OF _____, 2020.

SURVEYOR'S STATEMENT

I, Gary E. Johnson, 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 _____, 2020.
PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. (09/03/2020)

Gary E. Johnson
Texas Registered Professional Land Surveyor No. 52393
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 Gary E. Johnson, 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 _____, 2020.

Notary Signature

PRELIMINARY PLAT
MAPLE BROTHERS
LOT 1, BLOCK 4723
PART OF BLOCK 4723
MILES BENNETT 1/3 LEAGUE SURVEY, ABSTRACT NO. 52
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S190-225
ENGINEERING FILE NO. 311T-



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texasheritage.com
Firm No. 10169330

OWNER
FURSTENBERG INVESTMENTS, LLC
4322 GLOSTER ROAD
DALLAS, TEXAS 75220
DATE: 09/03/2020 / JOB # 1902981-2 / SCALE: 1" = 30' / CN