

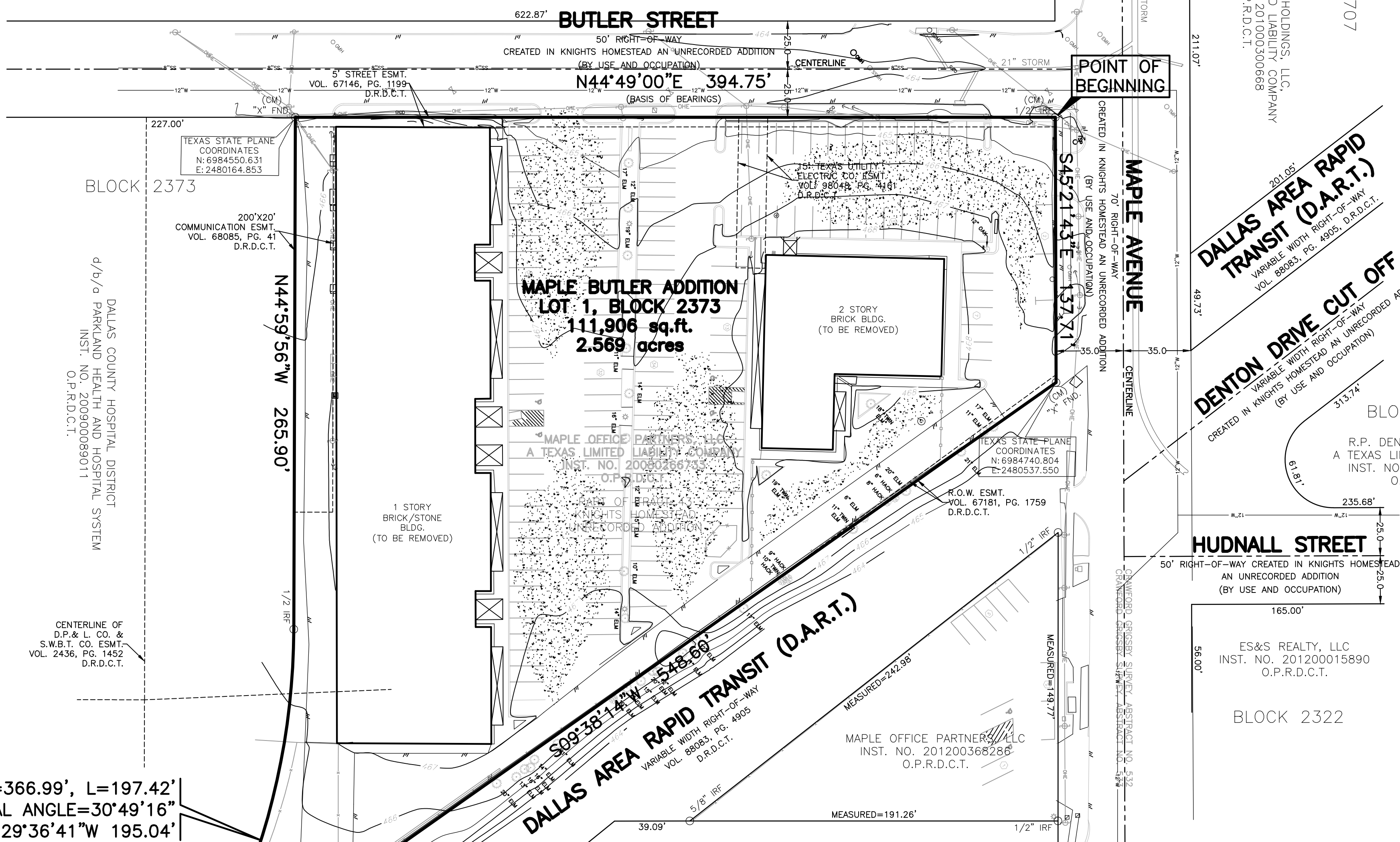
VICINITY MAP
(NOT TO SCALE)
MAPSCO NO. 34-U

LEGEND

CIRS	5/8 INCH IRON ROD SET WITH CAP STAMPED "JDJR"	○	FIRE HYDRANT
CIRF	5/8 INCH IRON ROD FOUND WITH CAP STAMPED "JDJR" UNLESS OTHERWISE SHOWN	○ UCM	UNDERGROUND CABLE MARKER
IRF	IRON ROD FOUND	○	GUY WIRE
IPF	IRON PIPE FOUND	○	HANDICAPPED PARKING
PKF	PK NAIL FOUND	○	LIGHT POLE
"X" FND.	"X" CUT FOUND IN CONCRETE	○ SDMH	POWER POLE
(CM)	CONTROLLING MONUMENT	○	STORM DRAIN MANHOLE
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS	○	SIGN
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS	○	WATER VALVE
INST. NO.	INSTRUMENT NUMBER	○	UTILITY VAULT
R.O.W.	RIGHT-OF-WAY	○	SANITARY SEWER MANHOLE
VOL.	VOLUME	○	TELEPHONE PEDISTAL
PG.	PAGE	○	TELEPHONE MANHOLE
		○	UNDERGROUND TELEPHONE MARKER
		○	WATER METER
		○	ELECTRIC METER
		○	GAS MANHOLE
		○	GAS TEST STATION
		○	TRAFFIC SIGNAL POLE

MAPLE BUTLER, LLC,
A TEXAS LIMITED LIABILITY COMPANY
INST. NO. 201200265897
O.P.R.D.C.T.

MAPLE BUTLER, LLC,
A TEXAS LIMITED LIABILITY COMPANY
INST. NO. 201200265897
O.P.R.D.C.T.



R=366.99', L=197.42'
CENTRAL ANGLE=30°49'16"
CH=N29°36'41"W 195.04'

MAEDC-MAPLE APARTMENTS, LLC
A TEXAS LIMITED LIABILITY COMPANY
VOL. 2001163, PG. 4397
D.R.D.C.T.

- GENERAL NOTES**
- BEARINGS ARE BASED ON THE SOUTHEAST LINE OF BUTLER STREET PER DEED RECORDED IN INSTRUMENT NO. 20080266733, O.P.R.D.C.T.
 - THE PURPOSE OF THIS PLAT IS TO CREATE ONE (1) LOT.
 - LOT-TO-LOT DRAINAGE IS NOT ALLOWED WITH ENGINEERING SECTION APPROVAL.
 - STATE PLANE COORDINATES SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO PROJECTION OR SCALE.
 - BENCHMARK IS A STANDARD CITY OF DALLAS BENCHMARK: BENCHMARK NUMBER 889 - ELEVATION 742.67

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Maple Office Partners, LLC, a Texas limited liability company, is the sole owner of a tract of land situated in the CRAWFORD GRIGSBY SURVEY, Abstract No. 533, City of Dallas, Dallas County, Texas, and being a part of Tract 43, City Block Number 2373 of Knight's Homestead Addition, an unrecorded addition to said City and being all of tract of land described in the deed to Maple Office Partners, LLC, as recorded in Document Number 2008026733 of the Deed Records of said County, the subject tract being more particularly described as follows;

BEGINNING at a 1/2 iron rod found at the intersection of the Southeast line of Butler Street (50-foot right of way) with the Southwest line of Maple Avenue (70-foot right of way);

THENCE S 45 degrees 21 minutes 43 seconds E, with the said Southwest line of Maple Avenue for a distance of 137.71 feet to an "X" cut found in the West line of a tract of land described in deed to Dallas Area Rapid Transit ("D.A.R.T.") as recorded in Volume 88083, Page 4905, Deed Records, Dallas County, Texas;

THENCE S 09 degrees 38 minutes 14 seconds W, along said West line of "D.A.R.T." tract a distance of 548.60 feet to a 1/2" iron rod found at the Northeast corner of a tract of land described in the Deed to Dallas County Hospital District as recorded in Document Number 200900089011, Official Public Records, Dallas County, Texas, and being the beginning of a non-tangent curve to the left having a radius of 366.99 feet, a central angle of 30 degrees 49 minutes 16 seconds, and a chord bearing and distance of North 29 degrees 36 minutes 41 seconds West 195.04 feet;

THENCE Northwesterly, along said curve to the left and the Northeast line of said Dallas County Hospital District tract, an arc distance of 197.42 feet to a 1/2" iron rod found for corner;

THENCE N 44 degrees 59 minutes 56 seconds W, continuing along said Northeast line of Dallas County Hospital District tract for a distance of 265.00 feet to an "X" cut found in the said Southeast line of Butler Street;

THENCE N 44 degrees 49 minutes 00 seconds East, along the said Southeast line of Butler Street for a distance of 394.75 feet to the POINT OF BEGINNING and containing 2.569 acres of land more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Maple Office Partners, LLC, a Texas limited liability company, acting by and through their duly authorized officer, Maple Office Partners, LLC, does hereby adopt this plat, designating the herein described property as **MAPLE BUTLER ADDITION**, 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 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 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

By: _____
Charles McBride, Manager
Maple Office Partners, LLC,
a Texas limited liability company

STATE OF TEXAS
COUNTY OF DALLAS

Before me, Notary Public in and for the State of Texas, on this day personally appeared Charles McBride, 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.

Given under my hand and seal of office the the _____ day of _____, 2015

By: _____
Notary Public's Signature

SURVEYOR'S STATEMENT

I, Geary Bailey, 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 _____, 2015

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
By: _____
Geary Bailey
Texas Registered Professional Land Surveyor No. 4573

STATE OF TEXAS
COUNTY OF DALLAS

Before me, Notary Public in and for the State of Texas, on this day personally appeared Geary Bailey, 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 consideration therein expressed.

Given under my hand and seal of office the the _____ day of _____, 2015

By: _____
Notary Public's Signature

PRELIMINARY PLAT
MAPLE BUTLER ADDITION
LOT 1, BLOCK 2373
111,906 SQ.FT. / 2.569 ACRES
SITUATED IN THE
CRAWFORD GRIGSBY SURVEY, ABSTRACT NO. 533
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY FILE NO. S156-017

MAPLE OFFICE PARTNERS, LLC,
A TEXAS LIMITED LIABILITY COMPANY
4514 COLE AVENUE
DALLAS, TEXAS 75205
(214) 269-1627

JDJR	PREPARED BY:	ENGINEERS AND CONSULTANTS, INC.
	TBPLS Firm No. 100356-00	
ENGINEERS • LAND PLANNERS • SURVEYORS		
2500 Texas Drive Suite 100 Irving, Texas 75062		
Tel. 972-252-5357 Fax. 972-252-8958		
DATE: October 5, 2015	DRAWN BY: CG	JDJR PROJECT NO. 188-58-15P
SCALE: 1" = 40'	CHECKED BY: GB	© COPYRIGHT 2015