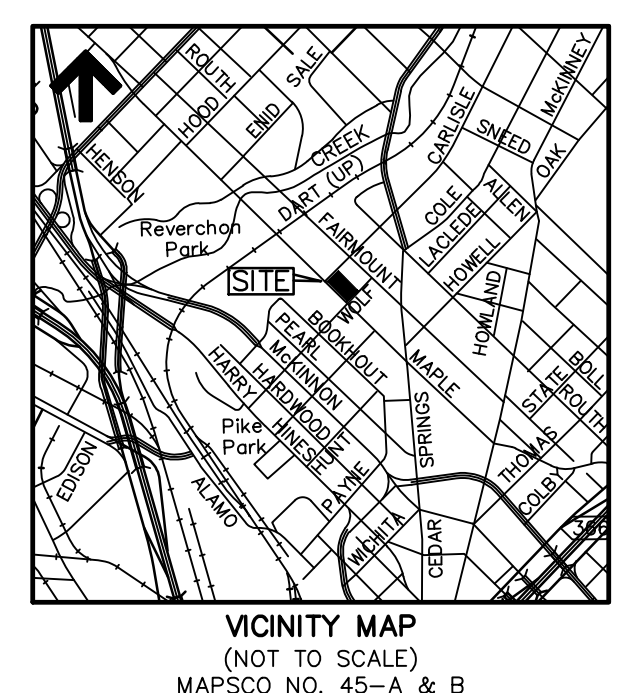
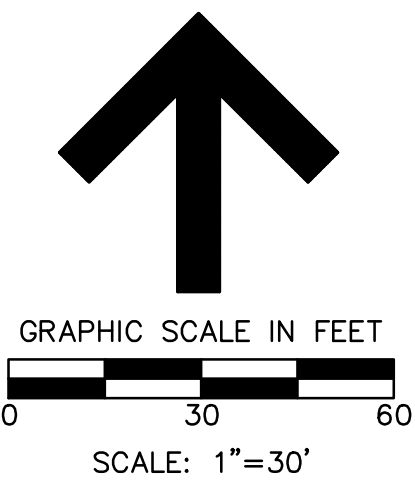


TEXAS STATE PLANE COORDINATES
 N: 6,977,665.578
 E: 2,488,387.157

DESCRIPTION POINT OF BEGINNING



OWNER'S CERTIFICATE

STATE OF TEXAS §
 COUNTY OF DALLAS §

WHEREAS, MAPLE TREE PARTNERS, LTD. AND GREENWAY-3000 MAPLE, LTD., a Texas limited partnership, are the owners of a tract of land situated in the J. GRIGSBY SURVEY, ABSTRACT NO. 495, in the City of Dallas, Dallas County, Texas, said being Lot 1-A and Lot 3-A in Block 9/944 of MAPLE-WOLF ADDITION an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 79084, Page 3, of the Deed Records of Dallas, County, Texas, and all of Lot 9 and part of Lot 7 in Block 9/944 of NORTH DALLAS IMPROVEMENT COMPANY ADDITION according to the amended plat thereof recorded in Volume 106, Page 258, of the Deed Records of Dallas, County, Texas, and being the same tracts of land as described in deeds to Maple Tree Partners, LTD. recorded in Volume 98108, Page 2631, of the Deed Records of Dallas County, Texas, and GreenWay-3000, LTD. recorded in Volume 2004104, Page 12352, of the Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner at the intersection of the southeast line of Carlisle Street (a 50' wide right of way) with the northwest line of Maple Avenue (a 70' wide right of way);

THENCE North 45 degrees 59 minutes 35 seconds East, along the said southeast line of Carlisle Street, for a distance of 153.27 feet to an "X" found in concrete for corner at the intersection of the southwest line of a 16' wide alley and the said southeast line of Carlisle Street;

THENCE South 45 degrees 50 minutes 59 seconds East, along the said southwest line of 16' alley for a distance of 265.43 feet to a 1/2" capped iron rod found for corner at the intersection of the said southwest line of 16' alley with the northwest line of Wolf Street (a 70' wide right of way);

THENCE South 44 degrees 27 minutes 04 seconds West, along the said northwest line of Wolf Street for a distance of 154.04 feet to a 5/8" yellow capped iron stamped "JDJR" found for corner at the intersection of the said northwest line of Wolf Street with the said Northeast line of Maple Avenue;

THENCE North 45 degrees 40 minutes 07 seconds West, along the said northeast line of Maple Avenue for a distance of 269.55 feet to the POINT OF BEGINNING and containing a computed area of 41,091.54 square feet or 0.9433 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That MAPLE TREE PARTNERS, LTD. AND GREENWAY-3000 MAPLE, LTD., acting by and through their duly authorized agent, PHILLIP ROMANO, does hereby adopt this plat, designating the herein described property as MAPLE TREE 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, my hand at Dallas, Texas, this the _____ day of _____, 2016 .

By:
 PHILLIP ROMANO, LIMITED PARTNER/MANAGER
 MAPLE TREE PARTNERS, LTD. AND GREENWAY 3000 MAPLE LTD.

STATE OF TEXAS §
 COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared PHILLIP ROMANO, Limited Partner/Manager of MAPLE TREE PARTNERS, LTD AND GREENWAY 3000 MAPLE LTD., known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said corporations, that he was duly authorized to perform the same by appropriate resolution of the board of directors of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
 COUNTY OF DALLAS §

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 from 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 the Texas Local Government Code, Section 212. I further affirm that the monumentation shown hereon was either found in place or placed in compliance with sec. 51a-8.617 (a), (b), (c), (d) and (e) of the Dallas City of Dallas Developmental Code, and that the digital drawing file accompanying this plat is a precise representation of the signed and recorded final plat.

Dated this the _____ day of _____, 2016.
PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

GEARY BAILEY - RPLS 4573

NOTARY PUBLIC §
 STATE OF TEXAS §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this date personally appeared Geary Bailey, known to me personally to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

GENERAL NOTES

1. Basis of Bearing is the found monumentation (marked CM) of the plat of Maple - Wolf Addition recorded in Vol. 79084, Pg. 3, D.R.D.C.T. (Bearing: N45°40'07"W)
2. According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency, the subject property appears to be located in Zone "X" (areas determined to be outside the 100-Year Flood Plain), as shown on Map No. 48113C0345J; Map Revised: August 23, 2001, for Dallas County, Texas and incorporated areas. This flood statement does not imply that the property and/or the structures located in Zone "X" will be free from flooding or flood damage. This flood statement shall not create liability on the part of the surveyor.
3. Lot-to-lot drainage is not permitted without Engineering Section approval.
4. The purpose of this Plat is to create one lot.
5. 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.
6. Benchmark is City of Dallas Benchmark No. 1486 - A square cut with an "x" cut in the center is cut on top of a concrete retaining wall at the southeast corner of Sneed Street and Cole Avenue - Elevation 470.769

LEGEND

AMON	SET ALUMINUM DISK STAMPED "MAPLE TREE ADDITION"
CIRS	5/8 INCH IRON ROD SET WITH CAP STAMPED "JDJR"
CIRF	5/8 INCH IRON ROD FOUND WITH CAP STAMPED "JDJR" UNLESS OTHERWISE SHOWN
IRF	IRON ROD FOUND
CNF	CONCRETE NAIL FOUND
XCF	"X" CUT IN CONCRETE FOUND
CL	CENTERLINE
(CM)	CONTROL MONUMENT
(xxx.xx)	RECORD BEARING/DISTANCE
INST.	COUNTY CLERK FILE NUMBER
VOL.	VOLUME
PG.	PAGE
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
6" G	GAS LINE
8" W	WATER LINE

**PRELIMINARY PLAT
 LOT 1, BLOCK 9/944
 MAPLE TREE ADDITION**

BEING A REPLAT OF LOTS 1-A AND 3-A, BLOCK 9/944, MAPLE WOLF ADDITION AND LOT 9 AND PART OF LOT 7, BLOCK 9/994, NORTH DALLAS IMPROVEMENTS ADDITION SITUATED IN THE JOHN GRIGSBY SURVEY, ABSTRACT NO. 495, IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY OF DALLAS PLAN FILE NO. S 156-107

0.9433 ACRES

FEBRUARY 2016

JDJR PROJECT NO. 1157-3-15

OWNERS:
 MAPLE TREE PARTNERS LTD.
 GREENWAY-3000 MAPLE LTD.
 5600 W. LOVERS LANE STE. 116-410
 DALLAS, TEXAS 75209

PHILLIP ROMANO
 214-373-7543

JDJR ENGINEERS & CONSULTANTS, INC.
 TBPLS FIRM NO. 100356-00
 ENGINEERS • SURVEYORS • LAND PLANNERS
 2500 Texas Drive Suite 100 Irving, Texas 75062
 Tel 972-252-JDJR (5357) Fax 972-252-8958