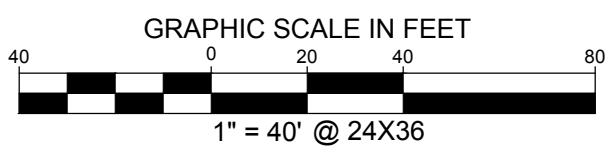
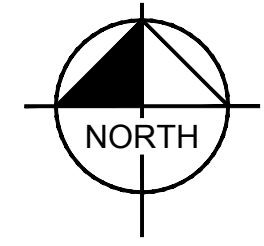


LEGEND

Table with 2 columns listing symbols for various utilities like Roof Drain, Cable TV, Gas, Electric, and Sewer, along with their corresponding symbols.

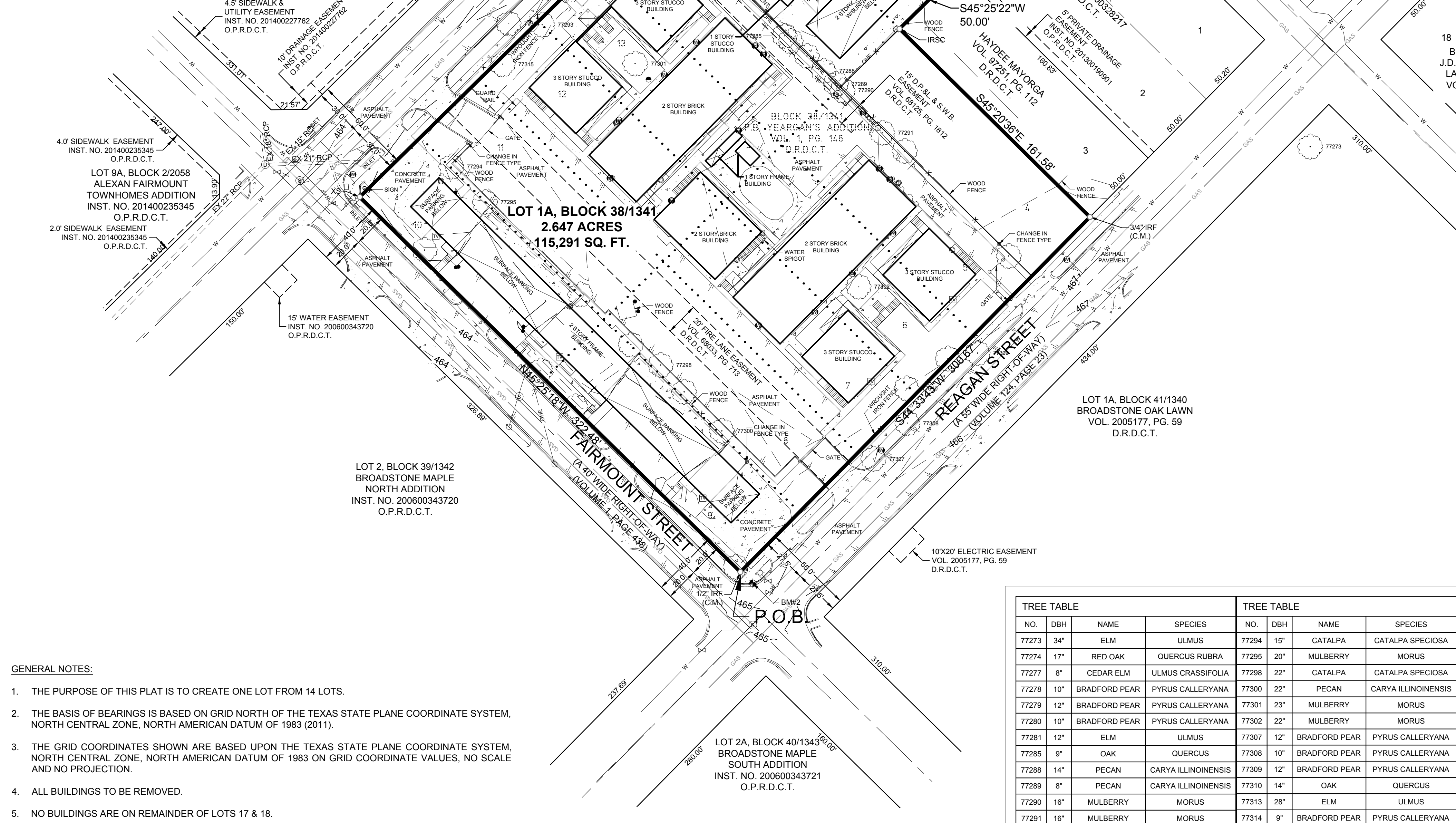


LEGEND:

P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
IPF = IRON PIPE FOUND
XF = "X" CUT IN CONCRETE FOUND
XS = "X" CUT IN CONCRETE SET
C.M. = CONTROLLING MONUMENT
ESMT = EASEMENT
D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
M.R.D.C.T. = MAP RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
VOL. = VOLUME
PG. = PAGE
INST. NO. = INSTRUMENT NUMBER

LINE TYPE LEGEND

Table showing line styles for Boundary Line, Easement Line, Building Line, Water Line, Sanitary Sewer Line, Storm Sewer Line, Gas Line, Overhead Utility Line, Underground Electric Line, Underground Telephone Line, Fence, Concrete Pavement, and Asphalt Pavement.



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS
WHEREAS, DRI/Maple AF3 Apartments, LLC, is the owner of a tract of land situated in the James A. Sylvester Survey, Abstract No. 1383, City of Dallas, Dallas County, Texas; and being all of Lots 4-16 and part of lots 17-18, Block 38/1341, P.B. Yeargan's Addition, an addition to the City of Dallas according to the plat recorded in Volume 1, Page 146 of the Deed Records of Dallas County, Texas; and being part of a tract of land described in General Warranty Deed to 2621 Reagan, LLC recorded in Instrument No. 201400232950 of the Official Public Records of Dallas County, Texas; and being part of a tract of land described in Special Warranty Deed With Vendor's Lien to Village Square Apartments, LLC, a Texas limited liability company recorded in Instrument No. 20130157488 of said Official Public Records; and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found at the intersection of the northeast right-of-way line of Fairmount Street (a 40-foot wide right-of-way) and the northwest right-of-way line of Reagan Street (a 55-foot wide right-of-way);
THENCE with said northeast right-of-way line of Fairmount Street, North 45°25'18" West, a distance of 322.48 feet to an "X" cut in concrete set for corner at the intersection of said northeast right-of-way line of Fairmount Street and the southeast right-of-way line of Throckmorton Street (a 60-foot wide right-of-way);
THENCE with said southeast right-of-way line of Throckmorton Street, North 45°29'29" East, a distance of 451.36 feet to a 3/8-inch iron rod found for corner at the intersection of said southeast right-of-way line of Throckmorton Street and southwest right-of-way line of Brown Street (a 50-foot wide right-of-way);
THENCE with said southwest right-of-way line of Brown Street, South 45°20'36" East, a distance of 110.93 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner at the north corner of a tract of land described in Deed Without Warranty to PINAR, INC. recorded in Instrument No. 201100328217 of the Official Public Records of Dallas County, Texas;
THENCE departing said southwest right-of-way line Brown Street and with the northwest line of said PINAR, INC. tract, South 44°33'43" West, a distance of 100.20 feet to an "X" cut in concrete set for corner at the west corner of said PINAR, INC. tract, from which an "X" cut in concrete found bears South 31°23'33" West, a distance of 0.38 feet;
THENCE with the southwest line of said PINAR, INC. tract, South 45°20'36" East, a distance of 43.40 feet to a 3/8-inch iron rod found for corner at the north corner of a tract of land described in Warranty Deed to Haydee Mayorga recorded in Volume 97251, Page 112 of said Deed Records;
THENCE departing said PINAR, INC. tract and with the northwest line of said Haydee Mayorga tract, South 45°25'22" West, a distance of 50.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner at the west corner of said Haydee Mayorga tract;
THENCE with the southwest line of said Haydee Mayorga tract, South 45°20'36" East, a distance of 161.58 feet to a 3/4" iron rod found for corner at the south corner of said Haydee Mayorga tract and being in said northwest right-of-way line of Reagan Street;
THENCE with said northwest right-of-way line of Reagan Street, South 44°33'43" West, a distance of 300.67 feet to the POINT OF BEGINNING and containing 2.647 acres or 115,291 square feet of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That, DRI/Maple AF3 Apartments, LLC, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as Maple Apartments Addition, Lot 1A, Block 38/1341, 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 \_\_\_\_\_ day of \_\_\_\_\_, 2016.
DRI/Maple AF3 Apartments, LLC
By: \_\_\_\_\_
Name: \_\_\_\_\_
Title: \_\_\_\_\_

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 \_\_\_\_\_ 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 \_\_\_\_\_, 2016.
Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT:

I, Dana Brown, 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 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 \_\_\_\_\_ day of \_\_\_\_\_, 2016
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.
Dana Brown
KIMLEY-HORN AND ASSOC., INC.
12750 Merit Drive, Suite 1000
Dallas, Texas 75251
972-770-1300
dana.brown@kimley-horn.com

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

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 Dana Brown 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 \_\_\_\_\_, 2016.
Notary Public in and for the State of Texas

TREE TABLE with columns: NO., DBH, NAME, SPECIES. Lists tree inventory details for the site.

- GENERAL NOTES:
1. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FROM 14 LOTS.
2. THE BASIS OF BEARINGS IS BASED ON GRID NORTH OF THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
3. THE GRID COORDINATES SHOWN ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
4. ALL BUILDINGS TO BE REMOVED.
5. NO BUILDINGS ARE ON REMAINDER OF LOTS 17 & 18.

PRELIMINARY PLAT
MAPLE APARTMENTS ADDITION
LOT 1A, BLOCK 38/1341
BEING A REPLAT OF LOTS 4-16 AND PART OF LOTS 17-18
BLOCK 38/1341
P.B. YEARGAN'S ADDITION
JAMES A. SYLVESTER SURVEY
ABSTRACT NO. 1383
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S156-252
ENGINEERING # \_\_\_\_\_

Kimley Horn logo and contact information: 12750 Merit Drive, Suite 1000, Dallas, Texas 75251. Tel. No. (972) 770-1300, Fax No. (972) 239-3820. Scale: 1" = 40'. Drawn by: MTC. Checked by: DAB. Date: JULY 2016. Project No: 064145036. Sheet No: 1 OF 1.