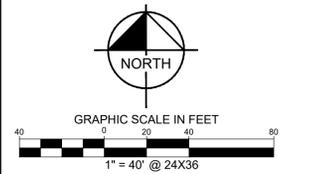
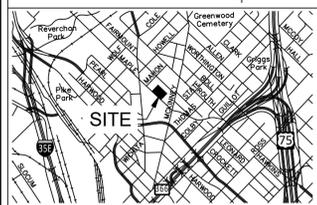


VICINITY MAP



OWNER'S CERTIFICATE

STATE OF TEXAS §  
COUNTY OF DALLAS §

WHEREAS, Pasha & Sina, Inc., is the sole owner of those tracts of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas Blocks 949 and 1/949, Dallas County, Texas, and being all of Lots 7, 8, and 9, Block 1/949, North Dallas Improvement Co. Addition, an addition to the City of Dallas, Texas, according to the plat thereof recorded in Volume 106, Page 258, Deed Records, Dallas County, Texas (D.R.D.C.T.), and being a portion of a called 0.2046 acre tract of land described in a Special Warranty Deed to Pasha & Sina, Inc., recorded in Instrument No. 201100192788, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), and being a portion of a called 0.4121 acre tract of land described in a Special Warranty Deed to Pasha & Sina, Inc., recorded in Instrument No. 201300140731, O.P.R.D.C.T., and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with yellow plastic cap stamped "STANTEC" found in the northeasterly right-of-way line of Maple Avenue (a 70-foot right-of-way, Volume 106, Page 258, D.R.D.C.T.) at the most westerly corner of Lot 1A, Block 1/949, of The James P. Leake Addition, an addition to the City of Dallas, Texas, according to the plat thereof recorded in Volume 94089, Page 4668, D.R.D.C.T., and being the most southerly corner of said 0.2046 acre tract.

THENCE North 45°52'36" West, with said northeasterly right-of-way line of Maple Avenue and the southwesterly line of said 0.2046 acre tract, passing at a distance of 50.07 feet, a mag nail with a steel washer stamped "W.A.I. RPLS No. 5714" found at the most westerly corner of said 0.2046 acre tract, same being the most southerly corner of said 0.4121 acre tract, and continuing with said northeasterly right-of-way line and the southwest line of said 0.4121 acre tract for a total distance of 150.22 feet to a point at the most westerly corner of said 0.4121 acre tract, and being the most southerly corner of Lot 10A, Block 1/949, of The Montaigne, an addition to the City of Dallas, Texas, according to the plat thereof recorded in 94089, Page 4657, D.R.D.C.T., from which a 1/2-inch iron rod with red plastic cap stamped "RPLS No. 4808" found bears South 89°48'32" West, a distance of 0.20 feet, and a 1/2-inch iron rod with red plastic cap (illegible stamping) found at the most westerly corner of said Lot 10A bears North 45°52'36" West, a distance of 100.15 feet;

THENCE North 44°41'33" East, with the common line of said 0.4121 acre tract and said Lot 10A, a distance of 180.07 feet to a point at the most northerly corner of said 0.4121 acre tract, same being the most easterly corner of said Lot 10A, and being in the southwest line of a called 0.1659 acre tract of land described in a General Warranty Deed to LW0 Real Estate II, LLC, recorded in Instrument No. 201400236824, O.P.R.D.C.T., from which a 60D nail with steel washer (no stamping) found bears North 12°22'00" East, a distance of 0.60 feet;

THENCE South 45°47'13" East, with the common line of said 0.4121 acre tract and said 0.1659 acre tract, passing at a distance of 10.50 feet, a 5/8-inch iron rod found at the most southerly corner of said 0.1659 acre tract, same being the most westerly corner of a called 0.7713 acre tract of land designated as "Tract 1" in a Special Warranty Deed to Murphy Plaza, LLC, recorded in Instrument No. 201100235322, O.P.R.D.C.T., and continuing with the common line of said 0.4121 acre tract and said 0.7713 acre tract, a distance of 63.74 feet to a 5/8-inch iron rod with a 3-1/4 inch aluminum disk stamped "JUA-KHA" set for corner;

THENCE over and across said 0.4121 acre tract and the aforementioned 0.2046 acre tract, the following courses and distances:

South 44°12'47" West, a distance of 3.50 feet to a 5/8-inch iron rod with a 3-1/4 inch aluminum disk stamped "JUA-KHA" set for corner;

South 45°47'13" East, a distance of 86.44 feet to a 5/8-inch iron rod with a 3-1/4 inch aluminum disk stamped "JUA-KHA" set in the southeasterly line of said 0.2046 acre tract, and being in the northwesterly line of the aforementioned Lot 1A, Block 1/949, of The James P. Leake Addition;

THENCE South 44°41'33" West, with the common line of said 0.2046 acre tract and said Lot 1A, a distance of 176.33 feet to the POINT OF BEGINNING and containing a computed area of 26,728 square feet or 0.6136 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Pasha & Sina, Inc., acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein described property as JOEY MAPLE AVENUE, 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 \_\_\_\_\_, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Pasha & Sina, Inc.  
By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned, a Notary Public in and for the said 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 \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

I, Craig D. Bartosh, 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 and 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 \_\_\_\_\_, 20\_\_\_\_.

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 - 02/22/2023

Craig D. Bartosh  
Registered Professional Land Surveyor No. 6459  
Kimley-Horn and Assoc., Inc.  
13455 Noel Road  
Two Galleria Office Tower  
Suite 700  
Dallas, Texas 75240  
Ph. (972) 770-1300  
craig.bartosh@kimley-horn.com

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 Craig D. Bartosh, 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 \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas

PRELIMINARY PLAT  
JOEY MAPLE AVENUE  
LOT 7A, BLOCK 1/949  
BEING A REPLAT OF LOTS 7, 8, AND 9, BLOCK 1/949,  
NORTH DALLAS IMPROVEMENT CO. ADDITION,  
AND  
BEING 0.6136 ACRES IN THE JOHN GRIGSBY SURVEY,  
ABSTRACT NO. 495  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S223-082



13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3520

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	CDB	DJD	Feb. 2023	064613600	1 OF 1

LINE TABLE

NO.	BEARING	LENGTH
L1	S44°12'47"W	3.50'

LEGEND

⊕	GAS METER
⊕	GAS SIGN
⊕	FLOOD LIGHT
⊕	GUY ANCHOR
⊕	UTILITY POLE
⊕	HANDICAPPED PARKING
⊕	SIGN
⊕	SANITARY SEWER CLEAN OUT
⊕	SANITARY SEWER MANHOLE
⊕	STORM SEWER DRAIN
⊕	FIRE DEPT. CONNECTION
⊕	FIRE HYDRANT
⊕	WATER METER
⊕	WATER VALVE
⊕	UNIDENTIFIED BOX
⊕	TRAFFIC BOLLARD
⊕	ELECTRIC METER
⊕	ELECTRIC BOX
⊕	POINT OF BEGINNING
⊕	SQ. FT. SQUARE FEET
⊕	VOL. VOLUME
⊕	PAGE
⊕	CONTROL POINT MONUMENT
INST. NO.	INSTRUMENT NUMBER
MNF	MAG NAIL WITH STEEL WASHER FOUND
IRF	IRON ROD FOUND
IRF RC	IRON ROD FOUND WITH RED PLASTIC CAP
IRF YC	IRON ROD FOUND WITH YELLOW PLASTIC CAP
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
(XXX')	RECORD DIMENSION
ADS	5/8" IRON ROD WITH 3-1/4" ALUMINUM DISK STAMPED "JUA-KHA" SET

LINE TYPE LEGEND

---	BOUNDARY LINE
---	EASEMENT LINE
---	ADJOINING PROPERTY LINE
---	WATER LINE
---	SANITARY SEWER LINE
---	STORM SEWER LINE
---	UNDERGROUND GAS LINE
---	OVERHEAD UTILITY LINE
---	FENCE

NOTES:

- The purpose of this plat is to create 1 lot for development from 3 previously platted lots and unplatted land.
- Lot to Lot Drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section Approval.
- The Building located on the Subject Tract and appurtenant improvements to be demolished.
- Bearings shown hereon are based on the State Plane Coordinate System of Texas, North Central Zone 4202, North American Datum of 1983, Adjustment Realization 2011.
- The distance dimensions and coordinates shown hereon are ground/surface values based on the State Plane Coordinate System of Texas, North Central Zone 4202, North American Datum of 1983, U.S. Survey Feet (sFT), scaled from base point 0.0 using a Project Combined Factor (PCF) of 1.000136506. To obtain a grid distance or coordinates, multiply the ground distance or coordinate value by the Project Combined Factor (PCF) of 0.999863513.
- A Tree Exhibit prepared for the subject property as a separate exhibit and provided with submittal.

OWNER:  
PASHA & SINA, INC  
15175 QUORUM DRIVE  
ADDISON, TEXAS 75001  
CONTACT: MOHSEN HEIDARI  
PHONE: 214-994-0533  
EMAIL: mohsen@arthurdallas.com

ENGINEER:  
KIMLEY-HORN AND ASSOC., INC.  
13455 NOEL ROAD, TWO GALLERIA  
OFFICE TOWER, SUITE 700, DALLAS, TEXAS 75240  
CONTACT: SARAH SCOTT, P. E.  
PHONE: 972-770-1300  
EMAIL: SARAH.SCOTT@KIMLEY-HORN.COM