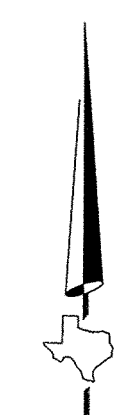


VICINITY MAP DALLAS, TEXAS SCALE: 1" = 2000'

2.951 ACRE ADDITION LOT 4, BLOCK A/6481 VOL. 84127, PG. 4565 M.R.D.C.T.



DRAWING SCALE: 1" = 30'

LEGEND

- POB - POINT OF BEGINNING
C.M. - CONTROLLING MONUMENT
IRF - IRON ROD FOUND
CIRF - CAPPED IRON ROD FOUND
XCUT - X CUT IN CONCRETE

Table with 3 columns: LINE #, DIRECTION, LENGTH. Contains 7 rows of line data.

SURVEYOR'S STATEMENT

I, Douglas A. McKoy, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision...

Dated this the ___ day of July, 2009

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE DATED 8/13/2009

Douglas A. McKoy Texas Registered Professional Land Surveyor No. 5799

STATE OF TEXAS COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Douglas A. McKoy 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 2009.

Notary Public in and for the State of Texas

My commission expires

Baird, Hampton & Brown, Inc. Engineering & Surveying

4550 S.H. 360 Suite 180, Grapevine, Texas 76051 Tel: 817.251.8550 Fax: 817.251.8810 Email: mail@bhinc.com

DRAWING FILE: E:\Survey09\400\013 RT 884 Dallas 2341 NW Hwy\Dwg\FP.dwg

CALLED 2.923 ACRES UNITED STATES POSTAL SERVICE VOL. 85111, PG. 1995 D.R.D.C.T.

NORTHBROOK OFFICE DEVELOPMENT LOT 1, BLOCK A/6481 VOL. 84053, PG. 2258 M.R.D.C.T.

CALLED TRACT I LOT 1, BLOCK A CARLTON FIELD II, L.P. VOL. 9509, PG. 4602 D.R.D.C.T.

THE MARJORIE H. MAHLER LIVING TRUST DATED JUNE 26, 1996 VOL. 2001247, PG. 2859 D.R.D.C.T.

LOT 3A BLOCK A/6481 GROSS: 1.645 ACRES NET: 1.582 ACRES 68,874 SQ. FT.

CALLLED 0.9183 ACRES FOREST LANE REALTY, L.P. VOL. 2005106, PG. 2601 G.P.R.D.C.T.

LEIGH ADDITION LOT 5, BLOCK A/6481 VOL. 2000019, PG. 2081 M.R.D.C.T.

OWNER'S CERTIFICATE COUNTY OF DALLAS STATE OF TEXAS

BEING a 1.645 acre tract of land and being all of a called 0.726 acre tract of land described in a deed to The Marjorie H. Mahler Living Trust, Dated June 26, 1996, recorded in Volume 2001247, Page 2859, Deed Records, Dallas County, Texas...

BEGINNING at a 1/2 inch iron rod in concrete found in the North right-of-way line of W. Northwest Highway (a 100' public right-of-way, a.k.a. Loop 12) for the Southeast corner of Lot 4, Block A/6481, 2.951 Acre Addition, an addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 84127, Page 4565, Map Records, Dallas County, Texas and the Southwest corner of said Lot 3;

THENCE North 20°00'30" East, with the East line of said Lot 4 and the West line of said Lot 3, passing at a distance of 15.03 feet a 5/8 inch capped iron rod (demolished cap) found and continuing a total distance of 281.50 to a 5/8 inch iron rod found for the most Westerly corner of Lot 1, Block A/6481, Northbrook Office Development, an addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 84053, Page 2258, Map Records, Dallas County, Texas, for the Northwest corner of said Lot 3, from which a 5/8 inch iron rod found for an ell corner of said Lot 1 bears, North 19°57'40" East, a distance of 64.92 feet;

THENCE South 64°29'18" East, with the South line of said Lot 1 and the North line of said Lot 3, passing at a distance of 125.89 feet, a 5/8 inch capped iron rod (stamped "DAVIS SURVEYING") found for the Northeast corner of said 0.726 acre tract and the Northwest corner of said 0.9183 acre tract and continuing a total distance of 298.89 feet to a 1/2 inch iron rod found for ell corner of said Lot 1 and being the Northeast corner of said Lot 3;

THENCE South 25°17'43" West, with the East line of said Lot 3, a distance of 238.26 feet to an "X" cut found on a concrete curb in said North right-of-way line for the most Southerly Southwest corner of said Lot 1 and the Southeast corner of said Lot 3;

THENCE North 69°04'32" West, with said North right-of-way line and the South line of said Lot 3, passing at a distance of 154.37 feet, a 5/8 inch capped iron rod (stamped "DAVIS SURVEYING") found for the Southwest corner of said 0.9183 acre tract and the Southeast corner of said 0.726 acre tract and continuing a total distance of 275.59 feet to the POINT OF BEGINNING and CONTAINING 1.645 acres or 71,635 square feet of land more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That The Marjorie H. Mahler Living Trust and Forest Lane Realty, L.P., acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein described property as NORTHWEST GREEN RACETRAC 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 detention area easement shown on this plat is hereby dedicated to the public use forever, and may not be used in a manner inconsistent with the detention area easement statement recited on this plat, which statement is hereby adopted and accepted.

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 _____, this _____ the day of _____ 2009.

By: The Marjorie H. Mahler Living Trust

Marjorie H. Mahler Owner

STATE OF _____ COUNTY OF _____

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 _____ 2009.

Notary Public in and for the State of _____

My commission expires

WITNESS, my hand at _____, this _____ the day of _____ 2009.

By: Forest Lane Realty, L.P.

Guillermo Perales President

STATE OF _____ COUNTY OF _____

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 _____ 2009

Notary Public in and for the State of _____

My commission expires

FINAL PLAT NORTHWEST GREEN RACETRAC ADDITION LOT 3A, BLOCK A/6481 BEING A REPLAT OF LOT 3 BLOCK A/6481, NORTHWEST GREEN 1.645 ACRES IN THE ABSOLOM SMITH SURVEY, ABSTRACT NO. 1347 CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY PLAN FILE NO. S089-104 August 2009

Owner: Marjorie H. Mahler 5481 Park Lane Dallas, Texas 75225

Owner: Forest Lane Realty, L.P. 7750 N. MacArthur Boulevard Irving, Texas 75063

Surveyor/Engineer: Baird, Hampton and Brown Inc. 4550 S.H. 360, Suite 180 Grapevine, Texas 76051 (817) 251-8550

General Notes:

- 1. Basis of Bearing for this survey is the Southwest corner and the Northeast corner of Lot 3, Block A/6481, Northwest Green and noted by C.M. (Controlling Monument) as shown.
2. All 'CIRF's are a 5/8-inch capped iron rod with plastic cap marked "BHB INC" unless otherwise noted.
3. Lot to lot drainage will not be allowed without engineering sections approval.
4. The purpose of this plat is to dedicate additional right-of-way for Northwest Highway / Loop 12.
5. Vehicular access to Northwest Highway requires TxDOT approval.

DETENTION AREA EASEMENT STATEMENT

The proposed detention area(s) along Block A/6481 within the Limits of this addition, will remain as detention areas to the line and grade shown on the plans at all times and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the Detention Areas in Block A/6481.

No obstruction to the natural flow of storm water run-off shall be permitted by filling or by construction of any type of dam, building, bridge, fence, walkway or any other structure within the designated Detention Areas, as hereinafter defined in Block A/6481, unless approved by the Chief Engineer of Development Services.

The Detention Area in Block A/6481, as in the case of all Detention Areas, is subject to Storm Water overflow to an extent, which cannot be clearly defined. The City of Dallas shall not be held liable for any damage of any nature resulting from the occurrence of these natural phenomena, nor resulting from the failure of any structure or structures within the Detention Areas or the subdivision storm drainage system.

The Detention Areas serving the plat are shown by the Detention Area Easement Line as shown on the plat.