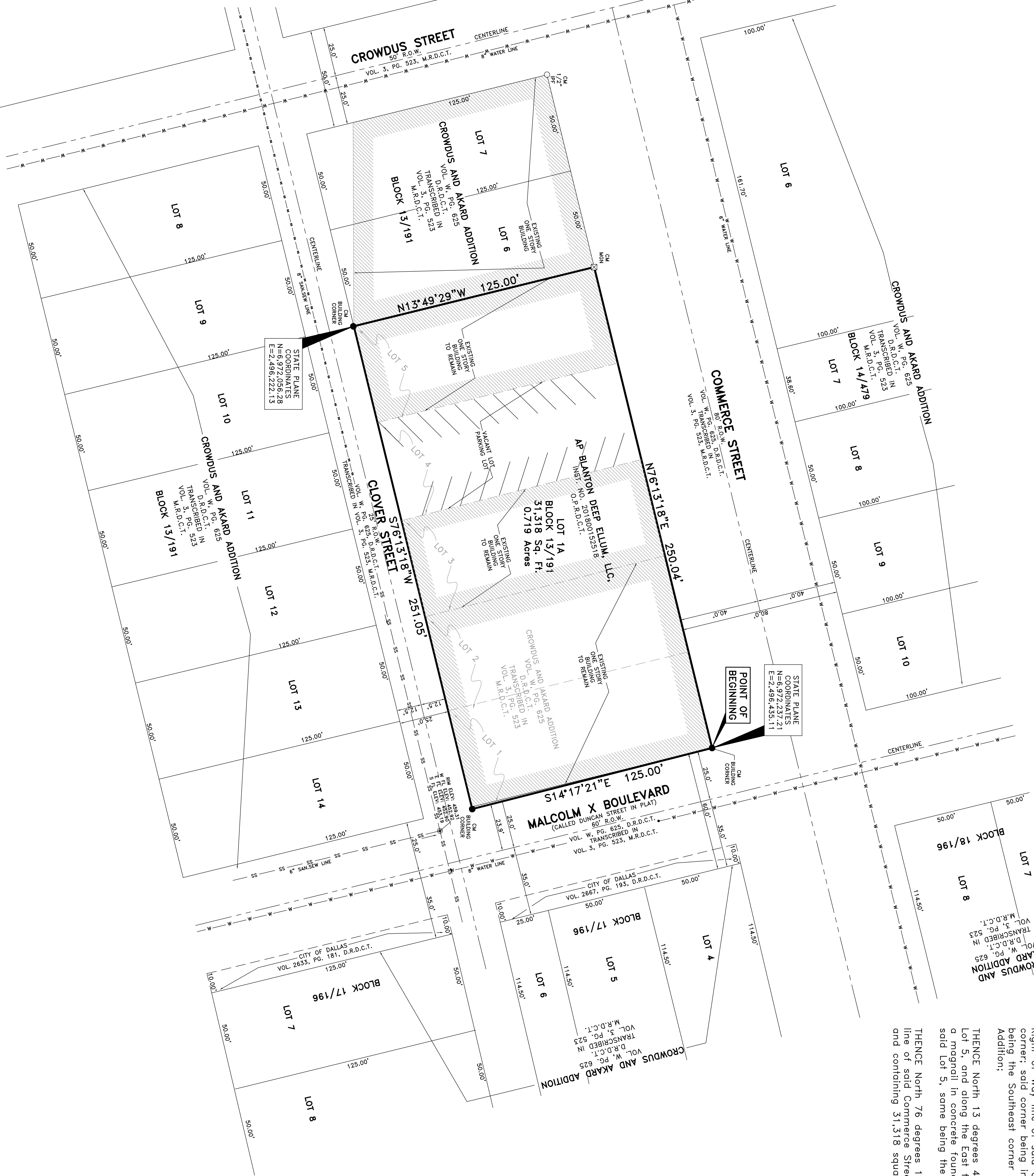


LEGEND:

CM	CONTROLLING MONUMENT
IPF	IRON PIPE FOUND
MGN	MAGNAIL FOUND
VOL.	VOLUME
Pg.	PAGE
INST. NO.	INSTRUMENT NUMBER
SO. FT.	SQUARE FEET
R.O.W.	RIGHT-OF-WAY
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

GENERAL NOTES

- 1) BEARINGS SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, NAD 83 (2011).
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE ONE NEW LOT FROM FIVE PLATTED LOTS.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES. NO SCALE AND NO PROJECTION.



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, AP Blanton Deep Ellum, LLC, a Delaware limited liability company, is the sole owner of a tract of land situated in the John Grigsby Survey, Abstract No. 495, Dallas County, Texas, and being all of Lots 1 through 5, Block 13/191 of Crowds and Akard Addition, an addition to the City of Dallas, Dallas County, Texas according to the Plat Theret recorded in Volume W, Page 625, Transcribed in Volume 3, Page 523, Official Public Records, Dallas County, Texas, and being all of a tract of land conveyed to AP Blanton Deep Ellum, LLC by Special Warranty Deed recorded in Instrument Number 201800152318, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a building corner, said corner being the South Right-of-Way line of Commerce Street (a 80 foot Right-of-Way), same being the Southwest Right-of-Way line of Malcolm X Boulevard (a 60 foot Right-of-Way);

THENCE South 14 degrees 21 minutes 21 seconds East, along the Southwest Right-of-Way line of said Malcolm X Boulevard, a distance of 125.00 feet to a building corner; said corner being the Southwest Right-of-Way line of said Malcolm X Boulevard, same being the North Right-of-Way line of Clover Street (a 25 feet Right-of-Way);

THENCE South 76 degrees 13 minutes 18 seconds West, along the North Right-of-Way line of said Clover Street, a distance of 251.05 feet to a building corner; said corner being in the North Right-of-Way line of said Clover Street, same being the Southeast corner of Lot 6, Block 13/191 of said Crowds and Akard Addition;

THENCE North 13 degrees 49 minutes 29 seconds West, along the East line of said Lot 5, and along the East face of an existing building, a distance of 125.00 feet to a magrail in concrete found for corner, said corner being the Northeast corner of said Lot 5, same being the South Right-of-Way line of said Commerce Street;

THENCE North 76 degrees 13 minutes 18 seconds East, along the South Right-of-Way line of said Commerce Street, a distance of 250.04 feet to the POINT OF BEGINNING and containing 31,318 square feet or 0.719 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, AP Blanton Deep Ellum, LLC, a Delaware limited liability company, acting by and through its duly authorized officer, Seth Black, Manager, does hereby adopt this plat, designating the herein described property, as **COMMERCIAL MALCOLM X 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 of 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 of 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 plating ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand of Dallas, Texas, this the ____ day of _____, 2019.

By: AP Blanton Deep Ellum, LLC, a Delaware limited liability company
Seth Black, Manager

STATE OF TEXAS
COUNTY OF RICHLAND

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Seth Black, 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 considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2019.

Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT:

I, Bryon Connolly, 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 nonmention shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 21A-5.617 (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 04/18/2019 PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELEIED UPON AS A FINAL SURVEY DOCUMENT.

Bryon Connolly
Texas Registered Professional Land Surveyor No. 5513

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 Bryon Connolly 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 _____, 2019.

Notary Public in and for the State of Texas

PRELIMINARY PLAT
COMMERCIAL MALCOLM X ADDITION
LOT 1A, BLOCK 13/191
31,318 SQ.FT. / 0.719 ACRES
BEING A REPLAT OF ALL OF LOT 1 THROUGH LOT 5,
BLOCK 13/191, OF
CROWDS & AKARD'S ADDITION,
JOHN GROSSER SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. 5189-191

OWNER: AP BLANTON DEEP ELLUM LLC
SETH BLACK, MANAGER
802 GERVAIS STREET, SUITE 200
COLUMBIA, SOUTH CAROLINA 29201
PHONE: 704-423-1800
EMAIL: SBLACK@SANDHAKINCEN.COM

