



LEGEND

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
INST.	.....	INSTRUMENT
NO.	.....	NUMBER
(CM)	.....	CONTROLLING MONUMENT
FD	.....	FOUND
I.R.	.....	IRON ROD
I.P.	.....	IRON PIPE
MON	.....	MONUMENT
TEL	.....	TELEPHONE PEDESTAL
C/L	.....	CHAIN LINK
B/W	.....	BARBED WIRE
BLDG.	.....	BUILDING
WM	.....	WATER METER
WV	.....	WATER VALVE
GW	.....	GUY WIRE
O/H	.....	OVERHEAD
LP	.....	LIGHT POLE
GM	.....	GAS METER
SAN MH	.....	SANITARY SEWER MANHOLE
STM MH	.....	STORM SEWER MANHOLE
UCM	.....	UNDERGROUND CABLE MARKER
PP	.....	POWER POLE
FH	.....	FIRE HYDRANT
CO	.....	CLEANOUT
T	.....	TRANSFORMER
CONC.	.....	CONCRETE
ASPHLT	.....	ASPHALT

BENCHMARK: CITY OF DALLAS BENCHMARK NO. 1541, SQUARE ON RADIUS, SOUTHWEST CORNER HALL & TAYLOR. ELEV. 450.52

BENCHMARK: "X" CUT AT THE NORTHWEST CORNER OF STORM SEWER INLET, NORTHWEST CORNER OF ST. LOUIS AND MALCOLM X. ELEV. 455.16

- GENERAL NOTES:
- REFERENCE BEARING FOR THE NORTHWEST R.O.W. LINE OF ST. LOUIS STREET, S 76°39'00" W, PER DEED RECORDED IN INST. NO. 201100164581 O.P.R.D.C.T.
  - LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
  - THE PURPOSE OF THIS PLAT IS THE CREATION OF A SINGLE LOT.
  - COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
  - STRUCTURES SHOWN WILL REMAIN.

NOTES:

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. The surveyor has not physically located the underground utilities.

**SURVEYOR'S STATEMENT:**

I, SCOTT DAVIS, 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 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.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

SCOTT DAVIS  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5111

STATE OF TEXAS:  
COUNTY OF DALLAS:

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Scott Davis, 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 purposes and considerations therein expressed.

GIVEN under my hand and seal of office, this the \_\_\_ day of \_\_\_\_\_, 2016.

Notary Public in and for the State of Texas.

**OWNER'S CERTIFICATE**

STATE OF TEXAS:  
COUNTY OF DALLAS:

WHEREAS, DEEP ELLUM BREWING COMPANY, LLC is the owner of parts of Lots 8, 9 & 10 and all of Lots 11 thru 14 and 10' of an abandoned alley, Block 11/193 of CROWDUS & AKARD'S ADDITION, an addition to the City of Dallas, Texas, recorded in Volume 3, Page 523 of the Map Records of Dallas County, Texas, and situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas and being all of that same tract of land described in Warranty Deed With Vendor's Lien to Deep Ellum Brewing Company, LLC, recorded in Instrument Number 201100164581 of the Official Public Records of Dallas County, Texas, and said tract of land being more particularly described as follows:

- BEGINNING at a cross found at the present intersection of the northwest R.O.W. line of St. Louis Street (an 80' R.O.W.) with the southwest R.O.W. line of S. Malcolm X Boulevard (a 60' R.O.W.);
- THENCE S 76°39'00" W, 244.44' along the northwest line of St. Louis Street to a cross found for corner in the northeast R.O.W. line of Interstate Highway 75 (a variable width R.O.W.);
- THENCE N 53°29'39" W, 97.99' along the northeast line of Interstate Highway 75 to a cross found for corner;
- THENCE N 48°16'49" W, 73.30' along the northeast line of Interstate Highway 75 to a cross found for corner in the southeast line of a 15' wide alley;
- THENCE N 76°39'00" E, 348.57' along the southeast line of said alley to a 1/2" iron rod found for corner in the southwest line of S. Malcolm X Boulevard;
- THENCE S 13°47'00" E, 135.00' along the southwest line of S. Malcolm X Boulevard to the Point of Beginning and containing 40,355 square feet or 0.93 acres of land.

**OWNER'S DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Deep Ellum Brewing Company, LLC, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **DEEP ELLUM BREWING COMPANY ADDITION**, an addition to the City of Dallas, Dallas County, Texas, and does 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.

Deep Ellum Brewing Company, LLC

John Reardon, Founder

STATE OF TEXAS:

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared John Reardon, 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 purposes and considerations therein expressed.

GIVEN under my hand and seal of office, this the \_\_\_ day of \_\_\_\_\_, 2016.

Notary Public in and for the State of Texas.

PRELIMINARY/FINAL PLAT  
**DEEP ELLUM BREWING COMPANY ADDITION**

LOT 8A, BLOCK 11/193  
A REPLAT OF PARTS OF LOTS 8, 9 & 10 AND ALL OF LOTS 11 THRU 14 AND 10' OF AN ABANDONED ALLEY, BLOCK 11/193 OF CROWDUS & AKARD'S ADDITION, SITUATED IN THE JOHN GRIGSBY SURVEY, ABSTRACT NO. 495, CITY OF DALLAS, DALLAS COUNTY, TEXAS.

CITY PLAN FILE NO. S 156-235

OWNER/DEVELOPER  
DEEP ELLUM BREWING COMPANY  
2823 ST. LOUIS STREET  
DALLAS, TEXAS 75226  
PH. 214 542-0648

DAVIS LAND SURVEYING CO., INC.  
9777 FERGUSON ROAD, SUITE 105  
DALLAS, TEXAS 75228

DATE: 7/1/16  
JOB NO. 16043  
214-321-0569