

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

LOT 8B

WHEREAS, SLC Knox, LLC is the owner of a 1.425 acre tract of land situated in the W.B. Coats Survey, Abstract No. 237, Dallas County, Texas; said tract being all of Lot 8A, Block D/1526, Laguarda, an addition to the City of Dallas, Texas according to the plat recorded in Instrument No. 201300372991 of the Official Public Records of Dallas County, Texas and all of Lots 5, 6 and 7, Block D/1526, Revised Map of Cockrell Fair Land Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 142, Page 382 of the Deed Records of Dallas County, Texas; said tract also being all of that tract of land described as "Tract 1" in Special Warranty Deed with Vendor's Lien to SLC Knox, LLC recorded in Instrument No. 201500168036 of said Official Public Records and all of that tract of land described in Special Warranty Deed with Vendor's Lien to SLC Knox, LLC recorded in Instrument No. 201500168037 of said Official Public Records; said 1.425 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod with "RPLS No. 4888" cap found at the north end of a right-of-way corner clip at the intersection of the southwest right-of-way line of Oliver Street (a 50-foot wide right-of-way) and the northwest right-of-way line of U.S. Highway No. 75 (North Central Expressway) (a variable width right-of-way); said point being the northernmost east corner of said Lot 8A; from said point a 3-1/4" aluminum disk stamped "RLG INC" and "Laguarda" found bears South 71 degrees, 32 minutes East, a distance of 0.4 feet;

THENCE, South 21 degrees, 39 minutes, 36 seconds East, along said corner clip, a distance of 28.29 feet to a 1/2-inch iron rod with "RPLS No. 4888" cap found for corner at the south end of said corner clip; from said point a 3-1/4" aluminum disk stamped "RLG INC" and "Laguarda" found bears South 58 degrees, 48 minutes West, a distance of 0.5 feet;

THENCE, South 23 degrees, 21 minutes, 33 seconds West, along the said northwest line of U.S. Highway No. 75, a distance of 379.95 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found for corner (previously set); said point being in the southeast corner of said Lot 5, Block D/1526 of said Revised Map of Cockrell Fair Land Addition and the northeast corner of Lot 4, Block D/1526, of said Revised Map of Cockrell Fair Land Addition; said point also being the east corner of a tract of land described in Warranty Deed With Vendor's Lien to St. Joseph's Helpers of Dallas, Texas Inc. recorded in Instrument No. 201000192936 of the said Official Public Records;

THENCE, North 66 degrees, 47 minutes, 44 seconds West, departing the said northwest line of U.S. Highway No. 75 and along the northeast line of said Lot 4 and said Lot 5, a distance of 155.09 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found for corner (previously set) in the southeast right-of-way line of a 20-foot wide alley across said Block D/1526; said point being the northernmost corner of said Lot 4 and the westernmost corner of said Lot 5;

THENCE, North 23 degrees, 12 minutes, 16 seconds East, along the said southeast line of the 20-foot wide alley, a distance of 400.00 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found for corner (previously set) at the intersection of the said southeast line of the 20-foot wide alley and the said southwest line of Oliver Street; said point being the northernmost corner of said Lot 8A; from said point a 3-1/4" aluminum disk stamped "RLG INC" and "Laguarda" found bears North 76 degrees, 34 minutes East, a distance of 0.5 feet;

THENCE, South 66 degrees, 47 minutes, 44 seconds East, along the said southwest line of Oliver Street, a distance of 136.16 feet to the POINT OF BEGINNING;

CONTAINING: 62,053 square feet or 1.425 acres of land, more or less.

LOT 16A

WHEREAS, SLC Knox, LLC is the owner of a 0.230 acre tract of land situated in the W.B. Coats Survey, Abstract No. 237, Dallas County, Texas; said tract being part of Lot 16, Block D/1526, Revised Map of Cockrell Fair Land Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 142, Page 382 of the Deed Records of Dallas County, Texas; said tract also being all of that tract of land described as "Tract 2" in Special Warranty Deed with Vendor's Lien to SLC Knox, LLC recorded in Instrument No. 201500168036 of the Official Public Records of Dallas County, Texas; said 0.230 acre tract being more particularly described as follows:

BEGINNING, at a "+" cut in concrete found for corner in the southeast right-of-way line of McKinney Avenue (an 80-foot wide right-of-way); said point being the easternmost corner of said "Tract 2" and the northernmost corner of Lot 16A, Block D/1526, Brighton Lofts North and South Phase II, an addition to the City of Dallas, Texas according to the plat recorded in Volume 2001240, Page 33 of said Deed Records;

THENCE, North 23 degrees, 12 minutes, 16 seconds East, along the said southeast line of McKinney Avenue and along the northwest line of said "Tract 2", a distance of 50.00 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found for corner (previously set); said point being the northernmost corner of said "Tract 2" and the westernmost corner of Lot 13A, Block D/1526 of said Brighton Lofts North and South Phase II;

THENCE, South 66 degrees, 47 minutes, 44 seconds East, departing the said southeast line of McKinney Avenue and along the south line of said Lot 13A, a distance of 200.00 feet to a 1/2-inch iron rod with "PATE ENGR" cap found for corner in the northwest right-of-way line of a 20-foot wide alley across said Block D/1526; said point being the southernmost corner of said Lot 13A and the easternmost corner of said "Tract 2";

THENCE, South 23 degrees, 12 minutes, 16 seconds West, along the said northwest line of the 20-foot wide alley, a distance of 50.00 feet to a 1/2-inch iron rod with "PATE ENGR" cap found for the easternmost corner of Lot 16A, Block D/1526 of said Brighton Lofts North and South Phase II;

THENCE, North 66 degrees, 47 minutes, 44 seconds West, departing the said northwest line of the 20-foot wide alley and along the north line of said Lot 16A, a distance of 200.00 feet to the POINT OF BEGINNING;

CONTAINING: 10,000 square feet or 0.230 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, SLC KNOX, LLC, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as OLIVER PLACE, 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 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 platting ordinances, rules, regulations and resolutions of the City of Dallas, Texas.

WITNESS my hand at Dallas, Texas, this the \_\_\_ day of \_\_\_\_\_, 2015.

SLC Knox, LLC

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, 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 purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_ day of \_\_\_\_\_, 2015.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

I, Kyle Coleman Harris, 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 documentation 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 \_\_\_\_\_, 2015.

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. RELEASED 8/5/15.

Kyle Coleman Harris
Registered Professional Land Surveyor
No. 6266

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Kyle Coleman Harris, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_ day of \_\_\_\_\_, 2015.

Notary Public in and for the State of Texas

GENERAL NOTES

- 1. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances shown have been adjusted to surface by applying the Dallas County TxDOT combination factor of 1.000136506.
2. Lot-to-lot drainage will not be allowed without engineering section approval.
3. The purpose of this plat is to create two lots from previously platted lots.
4. All buildings are to be removed on site.

PRELIMINARY PLAT
OLIVER PLACE
LOTS 8B & 16A, BLOCK D/1526
BEING A REPLAT OF LOT 8A, BLOCK D/1526, LAGUARDA AND PART OF LOT 16, BLOCK D/1526, COCKRELL FAIR LAND ADDITION LOCATED IN THE CITY OF DALLAS, TEXAS AND BEING OUT OF THE W.B. COATS SURVEY, ABSTRACT NO. 237, DALLAS COUNTY, TEXAS CITY PLAN FILE NO. S145-253 ENGINEERING FILE NO. \_\_\_\_\_ SHEET 2 OF 2

SURVEYOR / ENGINEER:
PACHECO KOCH LLC
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: 972-235-3031
CONTACT: KYLE COLEMAN HARRIS

OWNER:
SLC KNOX, LLC
1550 WEST MCEWEN DRIVE, SUITE 200
FRANKLIN, TN 37967
PH: 615-778-3150
CONTACT: MICHAEL MCNALLY

Table with 5 columns: DRAWN BY, CHECKED BY, SCALE, DATE, JOB NUMBER. Values: CUG/JRM, KCH, NONE, AUG. 2015, 3205-14.363

7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-14439
TX REG. SURVEYING FIRM LS-101938-05