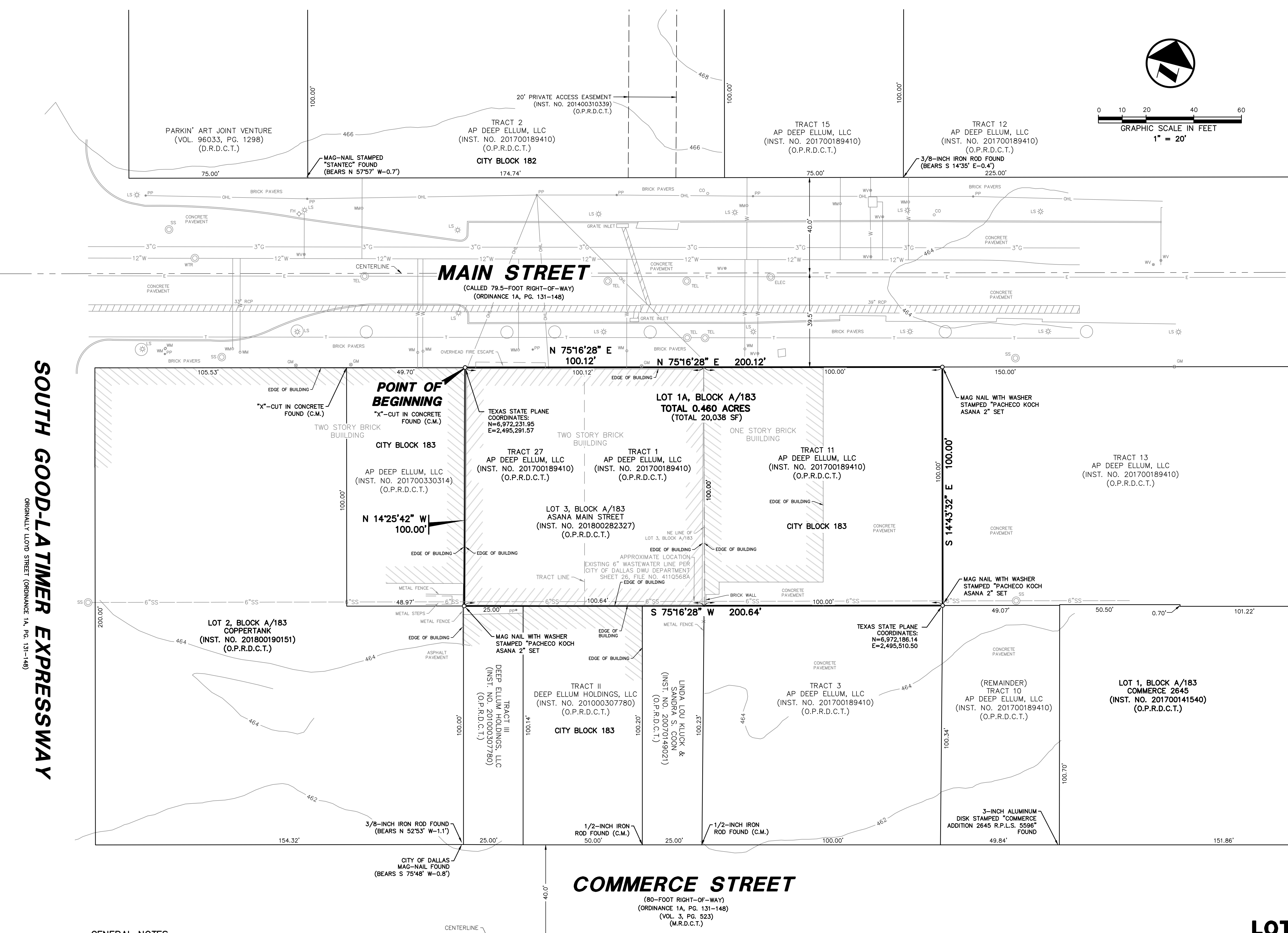
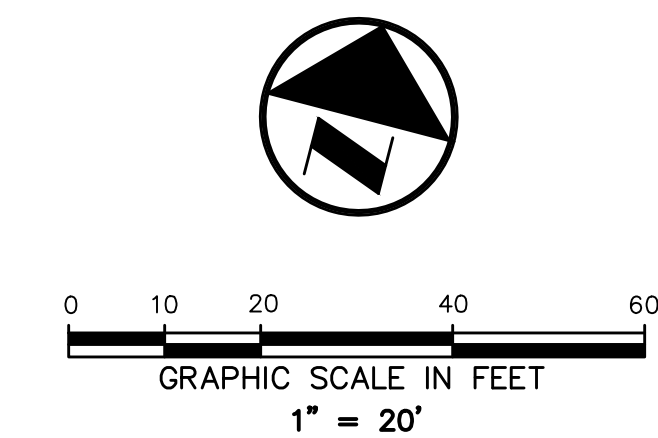


VICINITY MAP
(NOT TO SCALE)



SOUTH GOOD-LATIMER EXPRESSWAY
ORIGINALITY LOT 100 STREET (ORDINANCE 1A, PG. 131-148)

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 7/3/19.

**PRELIMINARY PLAT
ASANA MAIN STREET NO. 2
LOT 1A, BLOCK A/183**
BEING A REPLAT OF LOT 3, BLOCK A/183 OF ASANA MAIN STREET, BEING PART OF CITY OF DALLAS OFFICIAL BLOCK NO. 183
LOCATED IN THE CITY OF DALLAS, TEXAS AND BEING OUT OF THE JOHN GRIGSBY SURVEY, ABSTRACT NO. 495, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S189-252
SHEET 1 OF 2

Pacheco Koch
7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-14439 CHARLOTTE, NC 28203
PH: 704-423-1721
TX REG. SURVEYING FIRM LS-10193805

DRAWN BY CM	CHECKED BY JEC	SCALE 1"=20'	DATE JULY 2019	JOB NUMBER 2067-17.433
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COMMERCE STREET
(80-FOOT RIGHT-OF-WAY)
(ORDINANCE 1A, PG. 131-148)
(VOL. 3, PG. 523)
(M.R.D.C.T.)

GENERAL NOTES

- 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 factor of 1.000136506.
- Lot-to-lot drainage will not be permitted without engineering section approval.
- The purpose of this plat is to create one (1) Lot from one (1) platted lot and one (1) previously unplatted tract.
- Coordinates shown are based on the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection.
- The property shown hereon as Lot 3, Block A/183 is subject to Backflow Release recorded under Instrument No. 201800161646, Official Public Records, Dallas County, Texas.
- No trees located on subject property.
- All existing buildings to remain.

LEGEND

CO = CLEANOUT	(C.M.) CONTROLLING MONUMENT
PH = FIRE HYDRANT	PROPERTY LINE
LS = LIGHT STANDARD	EASEMENT LINE
PP = POWER POLE	FENCE
GAS = GAS MANHOLE	OHL = OVERHEAD UTILITY LINE
SS = SAN. SEWER MANHOLE	E = UNDERGROUND ELECTRIC LINE
TEL = TELEPHONE MANHOLE	T = UNDERGROUND TELEPHONE LINE
ELEC = ELECTRIC MANHOLE	UG = UNDERGROUND GAS LINE
WTR = WATER MANHOLE	W = WATER LINE
WM = WATER METER	6"SS = SANITARY SEWER LINE
WV = WATER VALVE	61.3 = EXIST CONTOUR
INST. NO. INSTRUMENT NUMBER	D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
SF SQUARE FEET	O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
	M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS

SURVEYOR / ENGINEER:
PACHECO KOCH LLC
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: 972-235-3031
CONTACT: JONATHAN E. COOPER

OWNER:
AP DEEP ELLUM, LLC
1616 CAMDEN ROAD, SUITE 210
CHARLOTTE, NC 28203
PH: 704-423-1721
CONTACT: WELCH LILES

CMEND02A 3, 35, 55, 65, 75, 85, 95, 105, 115, 125, 135, 145, 155, 165, 175, 185, 195, 205, 215, 225, 235, 245, 255, 265, 275, 285, 295, 305, 315, 325, 335, 345, 355, 365, 375, 385, 395, 405, 415, 425, 435, 445, 455, 465, 475, 485, 495, 505, 515, 525, 535, 545, 555, 565, 575, 585, 595, 605, 615, 625, 635, 645, 655, 665, 675, 685, 695, 705, 715, 725, 735, 745, 755, 765, 775, 785, 795, 805, 815, 825, 835, 845, 855, 865, 875, 885, 895, 905, 915, 925, 935, 945, 955, 965, 975, 985, 995, 1005, 1015, 1025, 1035, 1045, 1055, 1065, 1075, 1085, 1095, 1105, 1115, 1125, 1135, 1145, 1155, 1165, 1175, 1185, 1195, 1205, 1215, 1225, 1235, 1245, 1255, 1265, 1275, 1285, 1295, 1305, 1315, 1325, 1335, 1345, 1355, 1365, 1375, 1385, 1395, 1405, 1415, 1425, 1435, 1445, 1455, 1465, 1475, 1485, 1495, 1505, 1515, 1525, 1535, 1545, 1555, 1565, 1575, 1585, 1595, 1605, 1615, 1625, 1635, 1645, 1655, 1665, 1675, 1685, 1695, 1705, 1715, 1725, 1735, 1745, 1755, 1765, 1775, 1785, 1795, 1805, 1815, 1825, 1835, 1845, 1855, 1865, 1875, 1885, 1895, 1905, 1915, 1925, 1935, 1945, 1955, 1965, 1975, 1985, 1995, 2005, 2015, 2025, 2035, 2045, 2055, 2065, 2075, 2085, 2095, 2105, 2115, 2125, 2135, 2145, 2155, 2165, 2175, 2185, 2195, 2205, 2215, 2225, 2235, 2245, 2255, 2265, 2275, 2285, 2295, 2305, 2315, 2325, 2335, 2345, 2355, 2365, 2375, 2385, 2395, 2405, 2415, 2425, 2435, 2445, 2455, 2465, 2475, 2485, 2495, 2505, 2515, 2525, 2535, 2545, 2555, 2565, 2575, 2585, 2595, 2605, 2615, 2625, 2635, 2645, 2655, 2665, 2675, 2685, 2695, 2705, 2715, 2725, 2735, 2745, 2755, 2765, 2775, 2785, 2795, 2805, 2815, 2825, 2835, 2845, 2855, 2865, 2875, 2885, 2895, 2905, 2915, 2925, 2935, 2945, 2955, 2965, 2975, 2985, 2995, 3005, 3015, 3025, 3035, 3045, 3055, 3065, 3075, 3085, 3095, 3105, 3115, 3125, 3135, 3145, 3155, 3165, 3175, 3185, 3195, 3205, 3215, 3225, 3235, 3245, 3255, 3265, 3275, 3285, 3295, 3305, 3315, 3325, 3335, 3345, 3355, 3365, 3375, 3385, 3395, 3405, 3415, 3425, 3435, 3445, 3455, 3465, 3475, 3485, 3495, 3505, 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14425, 14435, 14445, 14455, 14465, 14475, 14485, 14495, 14505, 14515, 14525, 14535, 14545, 14555, 14565, 14575, 14585, 14595, 14605, 14615, 14625, 14635, 14645, 14655, 14665, 14675, 14685, 14695, 14705, 14715, 14725, 14735, 14745, 14755, 14765, 14775, 14785, 14795, 14805, 14815, 14825, 14835, 14845, 14855, 14865, 14875, 14885, 14895, 14905, 14915, 14925, 14935, 14945, 14955, 14965, 14975, 14985, 14995, 15005, 15015, 15025, 15035, 15045, 15055, 15065, 15075, 15085, 15095, 15105, 15115, 15125, 15135, 15145, 15155, 15165, 15175, 15185, 15195, 15205, 15215, 15225, 15235, 15245, 15255, 15265, 15275, 15285, 15295, 15305, 15315, 15325, 15335, 15345, 15355, 15365, 15375, 15385, 15395, 15405, 15415, 15425, 15435, 15445, 15455, 15465, 15475, 15485, 15495, 15505, 15515, 15525, 15535, 15545, 15555, 15565, 15575, 15585, 15595, 15605, 15615, 15625, 15635, 15645, 15655, 15665, 15675, 15685, 15695, 15705, 15715, 15725, 15735, 15745, 15755, 15765, 15775, 15785, 15795, 15805, 15815, 15825, 15835, 15845, 15855, 15865, 15875, 15885, 15895, 15905, 15915, 15925, 15935, 15945, 15955, 15965, 15975, 15985, 15995, 16005, 16015, 16025, 16035, 16045, 16055, 16065, 16075, 16085, 16095, 16105, 16115, 16125, 16135, 16145, 16155, 16165, 16175, 16185, 16195, 16205, 16215, 16225, 16235, 16245, 16255, 16265, 16275, 16285, 16295, 16305, 16315, 16325, 16335, 16345, 16355, 16365, 16375, 16385, 16395, 16405, 16415, 16425, 16435, 16445,

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, the AP Deep Ellum, LLC is the owner of a 20,038 square foot (0.460 acre) tract of land situated in the John Grigsby Survey, Abstract No. 495, Dallas County, Texas and in Block 183, Official Numbers of the City of Dallas, Texas; said tract being all of Lot 3, Block A/183 of Asana Main Street, an addition to the City of Dallas, Texas according to the plat recorded in Instrument No. 201800282327 of the Official Public Records of Dallas County, Texas; said tract being all of a certain tract of land described as Tract 1, Tract 11 and Tract 27 of that certain tract of land described in Special Warranty Deed to AP Deep Ellum, LLC recorded in Instrument No. 201700189410 of said Official Public Records; said 20,038 square foot tract being more particularly described as follows:

BEGINNING, at an "X"-cut in concrete found for corner in southeast right-of-way line of Main Street (a called 79.5-foot right-of-way); said point being the north corner of a tract of land described in Special Warranty Deed to AP Deep Ellum, LLC recorded in Instrument No. 201700330314 of said Official Public Records, the west corner of said Tract 27 and the west corner of said Lot 3;

THENCE, North 75 degrees, 16 minutes, 28 seconds East, along said southeast line of Main Street, the northwest line of said Lot 3, the northwest line of said Tract 27, the northwest line of said Tract 1 and the northwest line of said Tract 11; a distance of 200.12 feet to a MAG NAIL with washer stamped "Pacheco Koch-ASANA 2" set for corner; said point being the west corner of Tract 13 described in said AP Deep Ellum, LLC Special Warranty Deed; said point also being the north corner of said Tract 11;

THENCE, South 14 degrees, 43 minutes, 32 seconds East, departing the said southeast line of Main Street, along the southwest line of said Tract 13 and the northeast line of said Tract 11, a distance of 100.00 feet to a MAG NAIL with washer stamped "Pacheco Koch-ASANA 2" set for the common corner of the south corner of said Tract 13, the west corner of Tract 10 and the north corner of Tract 3 described in said AP Deep Ellum, LLC Special Warranty Deed; said point also being the east corner of said Tract 11;

THENCE, South 75 degrees, 16 minutes, 28 seconds West, along the northwest line of said Tract 3, the northwest line of a tract of land described in a General Warranty Deed to Linda Lou Kluck and Sandra S. Coon recorded in Instrument No. 20070149021 of said Official Public Records; and the northwest line of a tract of land described as Tract II and Tract III in Assumption Special Warranty Deed to Deep Ellum Holdings, LLC recorded in Instrument No. 201000307780 of said Official Public Records; a distance of 200.64 feet to a MAG NAIL with washer stamped "Pacheco Koch-ASANA 2" set for corner; said point being the east corner of said AP Deep Ellum, LLC tract recorded in Instrument No. 201700330314; being the south corner of said Tract 27 and being the south corner of said Lot 3;

THENCE, North 14 degrees, 25 minutes, 42 seconds West, departing the said northwest line of Deep Ellum Holdings, LLC tract, along the northeast line of said AP Deep Ellum, LLC tract recorded in Instrument No. 201700330314, the southwest line of said Tract 27 and the southwest line of said Lot 3, a distance of 100.00 to the POINT OF BEGINNING;

CONTAINING, 20,038 square feet or 0.460 acres of land, more or less.

SURVEYOR'S STATEMENT

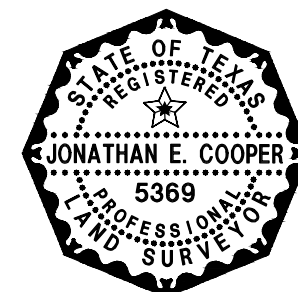
I, Jonathan E. Cooper, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially 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.

Dated this the ___th day of July, 2019.

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 7/3/19.

Jonathan E. Cooper
Registered Professional Land Surveyor
No. 5369



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 Jonathan E. Cooper, 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 _____, 2019.

Notary Public in and for the State of Texas

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, AP Deep Ellum, LLC, a Delaware limited liability company, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **ASANA MAIN STREET NO. 2**, 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 systems 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 _____, 2019.

By: AP Deep Ellum, LLC, a Delaware limited liability company

Sam E. Judd
Authorized Officer

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 Sam E. Judd, 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 _____, 2019.

Notary Public in and for the State of Texas

GENERAL NOTES

- 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 factor of 1.000136506.
- Lot-to-lot drainage will not be permitted without engineering section approval.
- The purpose of this plat is to create one (1) Lot from one (1) platted lot and one (1) previously unplatted tract.
- Coordinates shown are based on the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection.
- The property shown hereon as Lot 3, Block A/183 is subject to Backflow Release recorded under Instrument No. 201800161646, Official Public Records, Dallas County, Texas.
- No trees located on subject property.
- All existing buildings to remain.

PRELIMINARY PLAT
ASANA MAIN STREET NO. 2
LOT 1A, BLOCK A/183
BEING A REPLAT OF LOT 3, BLOCK A/183 OF ASANA MAIN STREET, BEING PART OF CITY OF DALLAS OFFICIAL BLOCK NO. 183 LOCATED IN THE CITY OF DALLAS, TEXAS AND BEING OUT OF THE JOHN GRIGSBY SURVEY, ABSTRACT NO. 495, DALLAS COUNTY, TEXAS CITY PLAN FILE NO. S189-252 SHEET 2 OF 2

		7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.235.3031 TX REG. ENGINEERING FIRM F-14439 TX REG. SURVEYING FIRM LS-10193805	
DRAWN BY CM	CHECKED BY JEC	SCALE 1"=20'	DATE JULY 2019
		JOB NUMBER 2067-17.433	

SURVEYOR / ENGINEER:
PACHECO KOCH LLC
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: 972-235-3031
CONTACT: JONATHAN E. COOPER

OWNER:
AP DEEP ELLUM, LLC
1616 CAMDEN ROAD, SUITE 210
CHARLOTTE, NC 28203
PH: 704-423-1721
CONTACT: WELCH LILES

ASANA MAIN STREET NO. 2 - PRELIMINARY PLAT

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