

AKARD STREET
(70' PUBLIC RIGHT-OF-WAY)

OWNER'S CERTIFICATE

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF HARRIS

WHEREAS, Urban Lofts Partners, Inc. is the sole owner of a 10,985 square foot tract of land situated in the J. Grigsby Survey, Abstract No. 495, City of Dallas Block No. B/907, Dallas County, Texas and being all of Lots 4A-4E, Block B/907, McKee Street Townhomes, an addition to the City of Dallas, Dallas County, according to the plat thereof recorded in Instrument No. 20080050337, Map Records, Dallas County, Texas and 4G, Block B/907, McKee Street Townhomes No. 2 addition to the City of Dallas, Dallas County, according to the plat recorded in Instrument No. 20080370104, Map Records, Dallas County, Texas; said 10,985 square foot tract also being a part of that tract of land conveyed to Urban Lofts Partners, Inc. in deed recorded in Instrument No. 20060019096, Deed Records, Dallas County, Texas; said 10,985 square foot tract of land being more particularly described as follows:

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:
THAT, Urban Lofts Partners, Inc., acting by and through their duly authorized agents, do hereby adopt this plat designating the herein above described property as MCKEE STREET TOWNHOMES NO. 3, an addition to the City of Dallas, Dallas County, Texas. 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. An easement area at least 12 feet wide in the area labeled water and wastewater within the minimum 20-foot-wide shared access area is reserved exclusively for public water and wastewater below grade (surface access over the water and wastewater easements is permissible). The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No building, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over, or across the easements shown herein above. 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.)

BEGINNING at a 5/8 inch iron rod with "GSES, INC. RPLS 4804" yellow cap found at the north corner of said Lot 4A, Block B/907; said point being the west corner of a tract of land conveyed to Harry L. Kaplan and Scott R. Jeffery in Deed recorded in Volume 672, Page 1351, Deed Records, Dallas County, Texas; said point also being on the southeast right-of-way line of McKee Street (variable width right-of-way)

THENCE, South 42 degrees 21 minutes 30 seconds East, leaving the said southeast right-of-way line, a total distance of 100.00 feet to a 5/8 inch iron rod with "GSES, INC. RPLS 4804" cap found;

THENCE, North 44 degrees 02 minutes 30 seconds East, a distance of 19.82 feet to a 5/8 inch iron rod with "GSES, INC. RPLS 4804" cap found at the northeast corner of said Lot 4G, Block B/907; said point also being the west corner of Lot 3A, Block B/907 of said McKee Street Townhomes;

THENCE, South 42 degrees 27 minutes 10 seconds East, a distance of 13.00 feet to a 3/4" Aluminum Disc stamped "MCKEE STREET TOWNHOMES NO. 3, GONZALEZ AND SCHNEEBERG, TX RPLS 4804" set at the northeast corner of 0.252 acre tract; said point also being the north corner of Lot 3G, Block B/907, of said McKee Street Townhomes No. 2 Addition;

THENCE, South 47 degrees 32 minutes 50 seconds East, a distance of 119.60 feet to 3/4" Aluminum Disc stamped "MCKEE STREET TOWNHOMES NO. 3, GONZALEZ AND SCHNEEBERG, TX RPLS 4804" set at the south corner of said Lot 4D, Block B/907; said point also being on the northeast right-of-way line of Wall Street (variable width right-of-way);

THENCE, North 42 degrees 21 minutes 30 seconds East, with said northeast right-of-way, a distance of 90.68 feet to a 5/8 inch iron rod with "GSES, INC., RPLS 4804" yellow plastic cap found;

THENCE, South 00 degrees 40 minutes 40 seconds East, with said northeast right-of-way, a distance of 21.87 feet to a 5/8 inch iron rod with "GSES, INC., RPLS 4804" yellow plastic cap found;

THENCE, North 44 degrees 02 minutes 30 seconds East, with said southeast right-of-way line of McKee Street, a distance of 85.00 feet to the POINT OF BEGINNING;

CONTAINING, 10,985 square feet or 0.252 acres of land more or less.

SURVEYOR'S NOTES:

- 1. Bearings for this plat are based upon the southeast right-of-way line of McKee Street, bearing North 44°02'30" East, according to the deed recorded in Volume 98016, Page 1988, D.R.D.C.T. and as found monumented on the ground.
- 2. Lot-to-lot drainage will not be allowed without Engineering Section approval.
- 3. A Shared Access Area Easement recorded in Dallas County Clerk's Instrument No. 2015XXXXX, Official Public Records, Dallas County, Texas.
- 4. Purpose of this Plat: To reconfigure the Lot sizes.
- 5. Coordinates shown are Texas State Plane Coordinates System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
- 6. This development is restricted to single family dwelling only.
- 7. No vehicular access is permitted to adjacent property outside the platted property from the shared access area except to a public street or a City Council approved private street.
- 8. A Shared Access Development recorded in Instrument No. 200600374832, Deed Records, Dallas County, Texas. (remove by Instrument No. 2015XXXXXXXX)
- 9. No Access to McKee Street.

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared Robert W. Schneeberg, known 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, and in the capacity therein stated.

Given under my hand and seal of office this the _____ day of _____, 2015.

Notary Public in and for the State of Texas

LOT AREA TABLE

LOT NO.	SQ. FT.	ACRES
4A	2,345	0.054
4B	3,017	0.069
4C	1,468	0.033
4D	1,246	0.029
4E	1,246	0.029
4F	1,663	0.038

LEGEND

- PROPERTY LINE
- ADJOINER PROPERTY LINE
- EASEMENT LINE
- CENTERLINE
- 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. No. INSTRUMENT NUMBER
- V. VOLUME
- P. PAGE
- CM CONTROLLING MONUMENT
- AMS 3/4" ALUMINUM DISC STAMPED "MCKEE STREET TOWNHOMES NO. 3 ADDITION, GONZALEZ & SCHNEEBERG, TX RPLS 4804"

WATER AND WASTEWATER EASEMENT LINE TABLE

LINE	DIRECTION	LENGTH
L1	S 42°21'30" E	15.00'
L2	S 47°32'50" W	98.80'
L3	N 42°21'30" W	15.00'
L4	N 47°32'50" E	98.80'

- 20' SHARED ACCESS AREA AND UTILITY EASEMENT (REMOVED BY INST. NO. 2015XXXX)
- 20' SHARED ACCESS AREA AND UTILITY EASEMENT (BY INSTRUMENT NO. 2015XXXX)
- WATER AND WASTEWATER EASEMENT REMOVE BY THIS PLAT

OWNER:
Urban Lofts Partners, Inc.
4512 Montrose
Houston, Texas 77006
(713) 522-6441

SURVEYOR'S STATEMENT
I, Robert W. Schneeberg, 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 _____ day of _____, 2015.

RELEASED 9/3/2015 - FOR REVIEW ONLY
NOT TO BE RECORDED

Robert W. Schneeberg
Texas Registered Professional Land Surveyor No. 4804

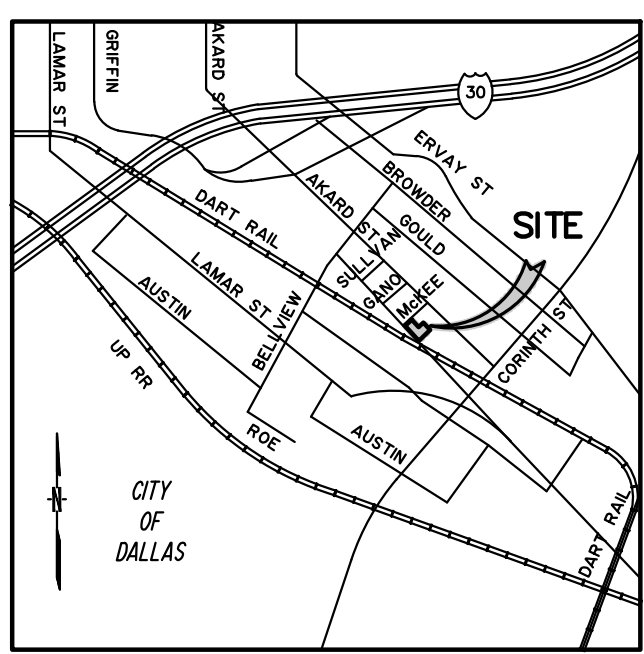
ENGINEER - SURVEYOR:
GONZALEZ & SCHNEEBERG,
ENGINEERS & SURVEYORS, INC.
660 North Central Expressway
Suite 250
Plano, Texas 75074
Phone: 972-516-8855
Fax: 972-516-8901

SHARED ACCESS AREA EASEMENT STATEMENT

This plat is approved by the Chief Engineer of the Department of Sustainable Development and Construction of the City of Dallas and accepted by the Owner, subject to the following conditions, which shall be binding upon the Owner, his heirs, grantees and assigns:

The shared access area as designated within the limits of this addition will be maintained by a homeowner's association and/or the individual lot owners of the lot or lots that are traversed by or adjacent to the shared access area. The City of Dallas will not be responsible for the maintenance and operation of the shared access area or for any damage to private property or person that results from the use or condition of the shared access area. In the event that the City of Dallas or Dallas Water Utilities does elect to repair paving in the shared access area after work on water or wastewater lines or for any other reason, the pavement repair will be to minimum standards set forth in the City of Dallas pavement cut and repair standards manual or its successor, and any special pavers or other surface treatments must be repaired or replaced by the homeowners association at its option.

Lloyd Denman, PE
Chief Engineer of Department of Sustainable Development and Construction



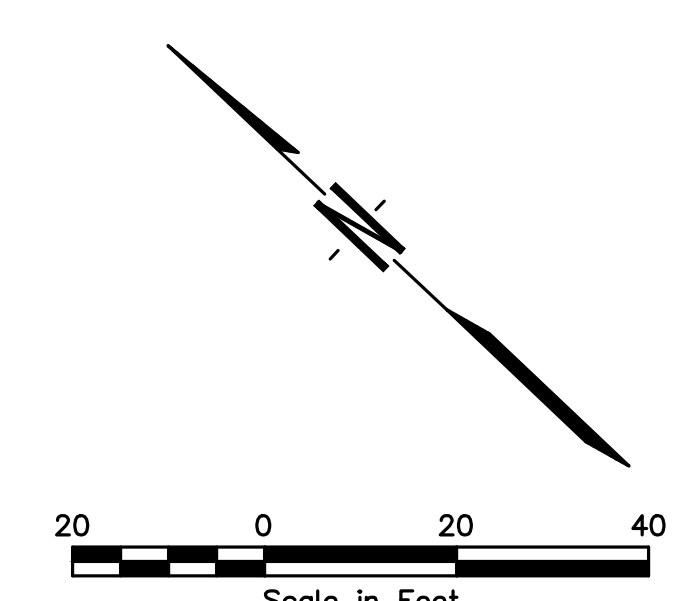
Urban Lofts Partners, Inc.
Joel Davis, Vice President

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared, Joel 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 as the act and deed for the purposes and that he executed the same as the act and deed for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this the _____ day of _____, 2015.

Notary Public in and for the State of Texas



PRELIMINARY PLAT
McKEE STREET TOWNHOMES No. 3
LOTS 4A-4E, BLOCK B/907
A SHARED ACCESS DEVELOPMENT

BEING A REPLAT OF
LOTS 4A-4E, BLOCK B/907
McKEE STREET TOWNHOMES
INSTRUMENT NO. 20080050337, M.R.D.C.T.

LOT 4G, BLOCK B/907
McKEE STREET TOWNHOMES NO. 2
INSTRUMENT NO. 20080370104, M.R.D.C.T.
J. GRISBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO.: S145-269

Gonzalez & Schneeberg
engineers & surveyors
660 N. Central Expressway
Suite 250, Plano, Texas 75074
(972) 516-8855 Fax:(972) 516-8901
SCALE 1" = 20'
DATE SEPTEMBER, 2015
PROJ. NO. 5273-15-08-29
DWG. NO. 5273 PRE PLAT