

OWNER'S CERTIFICATE

STATE OF TEXAS §
 COUNTY OF DALLAS §

WHEREAS KDP AKARD DEVELOPMENT PARTNERS, LP is the owner of a tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas, and being all of Lots 3 and 4, Block 360 of Cole's Addition, an addition to the City of Dallas, Texas, according to the Final Plat, recorded in Volume 84, Page 195 of the Map Records of Dallas County, Texas, same being all of a called 0.253-acre tract of land described in a Special Warranty Deed to said KDP Akard Development Partners, LP, recorded in Instrument No. 201800275104 of the Official Public Records of Dallas County, Texas, and being all of Lot 1, Block 2/360 of Downtown Joint Venture Addition, an addition to the City of Dallas, Texas, according to the Final Plat, recorded in Volume 85027, Page 2140 of the Deed Records of Dallas County, Texas, same being all of a called 0.424-acre tract of land described in a Special Warranty Deed to said KDP Akard Development Partners, LP, recorded in Instrument No. 201800275104 of the Official Public Records of Dallas County, Texas, and being a portion of a called 0.013-acre portion of Akard Street as abandoned in City of Dallas Ordinance No. _____ recorded in Instrument No. _____ of the Official Public Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an "X" cut found for the westerly corner of Lot 4, Block 360 of said Cole's Addition and said 0.253-acre tract and the northerly corner of said 0.013-acre abandonment tract, same being on the southeasterly right of way line of Olive Street, a variable width right of way;

THENCE North 44°47'56" East, along the northwesterly line of said Lot 4 and said 0.253-acre tract, and the southeasterly right of way line of said Olive Street, a distance of 110.00 feet to an "X" cut found for the north corner of said Lot 4 and said 0.253-acre tract, same being the intersection of the southeasterly right of way line of said Olive Street with the southwestwesterly right of way line of Harry Hines Boulevard, a variable width right of way;

THENCE South 45°20'15" East, along the southwestwesterly right of way line of said Harry Hines Boulevard, along the northwesterly line of said Lot 4, the northeasterly line of Lot 3, Block 360 of said Cole's Addition, and the northeasterly line of said 0.253-acre tract, passing at a distance of 100.00 feet, a 5/8-inch iron rod found for the easterly corner of said Lot 3 and said 0.253-acre tract, same being the northerly corner of aforesaid Lot 1, Block 2/360 and the northerly corner of aforesaid 0.424-acre tract, continuing along the northeasterly line of said Lot 1, Block 2/360 and said 0.424-acre tract, for a total distance of 114.70 feet to the point of curvature of a non-tangent curve to the right;

THENCE in a southerly direction, continuing along the southwestwesterly, becoming westerly, right of way line of said Harry Hines Boulevard, continuing along the northeasterly line, becoming easterly line, of said Lot 1, Block 2/360 and of said 0.424-acre tract, and along the arc of said curve to the right, through a central angle of 33°45'00", having a radius of 180.00 feet, a chord bearing of South 28°27'45" East, a chord distance of 104.50 feet and an arc length of 106.03 feet to the end of said curve;

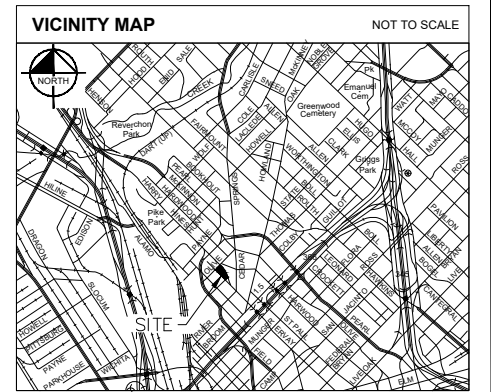
THENCE South 11°35'15" East, continuing along the westerly right of way line of said Harry Hines Boulevard, continuing along the easterly line, of said Lot 1, Block 2/360 and of said 0.424-acre tract, a distance of 100.40 feet to a 5/8-inch iron rod with a 3.24-inch aluminum disk, stamped "LINK AT UPTOWN - KHA" set for the southeast corner of said Lot 1 and said 0.424-acre tract, same being intersection of the westerly right of way line of said Harry Hines Boulevard with the northwesterly right of way line of Ashland Street, a variable width right of way, from said corner, an "X" cut found, bears North 79°40' East, 1.79 feet;

THENCE South 47°16'59" West, along the southeasterly line of said Lot 1, Block 2/360 and said 0.424-acre tract, and along the northwesterly right of way line of said Ashland Street, a distance of 41.40 feet to a MAG nail with a washer, stamped "LINK AT UPTOWN - KHA" set for the southerly corner of said Lot 1, same being the intersection of the northwesterly right of way line of said Ashland Street with the northeasterly right of way line of aforesaid Akard Street;

THENCE North 42°34'44" West, along the southwestwesterly line of said Lot 1, Block 2/360 and said 0.424-acre tract, and along the northwesterly right of way line of said Akard Street, a distance of 196.80 feet to a 1/2-inch iron rod found for the westerly corner of said Lot 1 and said 0.424-acre tract, same being the southerly corner of aforesaid 0.013-acre abandonment tract;

THENCE North 42°34'44" West, along southwestwesterly line of said 0.013-acre abandonment tract and along the northeasterly right of way line of said Akard Street, a distance of 100.10 feet to a MAG nail with a washer, stamped "LINK AT UPTOWN - KHA" set for the westerly corner of said 0.013-acre tract, same being the intersection of the northeasterly right of way line of said Akard Street with the southeasterly right of way line of aforesaid Olive Street;

THENCE North 44°47'56" East, along the northwesterly line of said 0.013-acre tract and the southeasterly right of way line of said Olive Street, a distance of 3.18 feet to the **POINT OF BEGINNING** and containing 0.690 of an acre (30,036 square feet) of land, more or less



SURVEYOR'S STATEMENT

I, Michael B. Marx, 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 ____ day of _____, 2019

RELEASED 02/18/19 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Michael B. Marx
 Registered Professional Land Surveyor No. 5181
 KIMLEY-HORN AND ASSOC., INC.
 5750 Genesis Court, Suite 200
 Frisco, Texas 75034
 972-335-3580

STATE OF TEXAS §
 COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Michael B. Marx, 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

GENERAL NOTES:

- The purpose of this plat is to create one lot out of two existing platted lots.
- Lot to lot drainage will not be allowed without engineering section approval.
- The basis of bearings is based on grid north of the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 (2011).
- The 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.
- All structures to be removed.
- No trees located within the platted boundaries.

LEGEND:

- Δ = DELTA ANGLE OR CENTRAL ANGLE
- P.O.B. = POINT OF BEGINNING
- IRFC = IRON ROD WITH CAP FOUND
- XF = "X" CUT IN CONCRETE FOUND
- C.M. = CONTROLLING MONUMENT
- ADS = 5/8" IRON ROD WITH 3-1/4" ALUMINUM CAP STAMPED "LINK AT UPTOWN - KHA" SET
- PMNS = MAG NAIL WITH WASHER STAMPED "LINK AT UPTOWN - KHA" SET
- D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
- M.R.D.C.T. = MAP RECORDS OF DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- R.O.W. = RIGHT-OF-WAY
- VL. = VOLUME
- PG. = PAGE
- INST. NO. = INSTRUMENT NUMBER
- SQ. FT. = SQUARE FEET
- IPF = IRON PIPE FOUND
- IRF = IRON ROD FOUND
- BRS. = BEARS
- FND. = FOUND

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, **KDP AKARD DEVELOPMENT PARTNERS, LP**, acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein described property as **LINK AT UPTOWN 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 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: **KDP AKARD DEVELOPMENT PARTNERS, LP**
 a Texas limited partnership

Name and Title _____

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 _____ 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
 LINK AT UPTOWN ADDITION
 LOT 1A, BLOCK 2/360**

BEING A REPLAT OF
 LOTS 3 AND 4 BLOCK 360 OF COLE'S ADDITION
 AND LOT 1, BLOCK 2/360 OF DOWNTOWN JOINT VENTURE
 ADDITION

SITUATED IN THE
 JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S189-138
 CITY ENGINEERING PLAN FILE NO. 311T-_____

ENGINEER:
 KIMLEY-HORN AND ASSOC., INC.
 5750 GENESIS COURT, SUITE 200
 FRISCO, TEXAS 75034
 CONTACT: CJ PONTON, P.E.
 PHONE: 972-335-3580
 cj.ponton@kimley-horn.com

OWNER:
 KDP AKARD DEVELOPMENT PARTNERS, LP
 CIO KAIZEN DEVELOPMENT PARTNERS, LLC
 2602 MCKINNEY AVENUE, SUITE 240
 DALLAS, TEXAS 75204
 CONTACT: NICK SUMMERVILLE
 PHONE: 214-414-3810

Kimley»Horn
 5750 Genesis Court, Suite 200 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 30'	MBM	KHA	02/19/2019	063215202	1 OF 1

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