

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, 42 DE CANTON, LP AND 42 DEEP ELLUM, LP ARE THE OWNER'S OF A 1.218 ACRE TRACT OF LAND SITUATED IN THE JOHN GRIGSBY SURVEY, ABSTRACT NO. 495, CITY OF DALLAS, DALLAS COUNTY, TEXAS, ALSO BEING A PORTION OF LOTS 1, 2, 3, 4, 5, 6, 7, 8 AND 9, BLOCK 16/197 OF CROWDUS AND AKARD'S ADDITION AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME W, PAGE 625 MAP RECORDS OF DALLAS COUNTY, TEXAS, (M.R.D.C.T.) AND BEING TRANSCRIBED IN VOLUME 3, PAGE 523, M.R.D.C.T., ALSO BEING ALL OF THOSE TWO TRACTS OF LAND DESIGNATED AS TRACT ONE AND TRACT TWO DESCRIBED IN THE SPECIAL WARRANTY DEED TO 42 DEEP ELLUM, LP RECORDED IN INSTRUMENT NUMBER 201300230249, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS (O.P.R.D.C.T.), ALSO BEING ALL OF THAT CALLED 0.666 ACRE TRACT OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEED TO 42 DE CANTON, LP RECORDED IN INSTRUMENT NUMBER 201600132724, O.P.R.D.C.T., SAID 1.218 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 9, BLOCK 16/197 ALSO BEING THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN WARRANTY DEED TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS RECORDED IN VOLUME 2565, PAGE 516, D.R.D.C.T.;

THENCE NORTH 76° 03' 11" EAST ALONG THE NORTH LINE OF SAID CITY OF DALLAS TRACT OF LAND, A DISTANCE OF 10.00 FEET TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF CANTON STREET (80 FOOT WIDE PUBLIC RIGHT-OF-WAY) WITH THE EAST RIGHT-OF-WAY LINE OF MALCOLM X BOULEVARD (60 FOOT WIDE PUBLIC RIGHT-OF-WAY) ALSO BEING THE NORTHEAST CORNER OF SAID CITY OF DALLAS TRACT OF LAND, ALSO BEING THE NORTHWEST CORNER OF SAID 0.666 ACRE TRACT OF LAND AND ALSO BEING THE POINT OF BEGINNING;

THENCE NORTH 76° 03' 11" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID CANTON STREET PASSING AT A DISTANCE OF 241.85 FEET, THE NORTHEAST CORNER OF SAID 0.666 ACRE TRACT OF LAND ALSO BEING THE NORTHWEST CORNER OF SAID TRACT ONE, CONTINUING ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID CANTON STREET PASSING AT A DISTANCE OF 441.85 FEET, THE NORTHEAST CORNER OF SAID TRACT ONE ALSO BEING THE NORTHWEST OF SAID TRACT TWO AND BEING THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 16/197, CONTINUING ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID CANTON STREET A TOTAL DISTANCE OF 442.15 FEET TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SAID CANTON STREET WITH THE WEST RIGHT-OF-WAY LINE OF WALTON STREET (A 49.70-FOOT WIDE PUBLIC RIGHT-OF-WAY), ALSO BEING THE NORTHEAST CORNER OF SAID TRACT TWO FROM WHICH A CUT "X" FOUND FOR THE SOUTHWEST CORNER OF LOT 7, BLOCK 20/200 BEARS NORTH 17° 49' 39" EAST A DISTANCE OF 93.65 FEET;

THENCE SOUTH 14° 17' 07" EAST ALONG THE WEST RIGHT-OF-WAY LINE OF SAID WALTON STREET A DISTANCE OF 120.00 FEET TO AN INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF VIRGIL STREET (30-FOOT WIDE PUBLIC RIGHT-OF-WAY) ALSO BEING THE SOUTHEAST CORNER OF SAID TRACT TWO FROM WHICH A PK NAIL FOUND FOR THE SOUTHWEST CORNER OF LOT 10, BLOCK 21/201 OF SAID CROWDUS AND AKARD'S ADDITION BEARS NORTH 83° 24' 38" EAST A DISTANCE OF 50.00 FEET;

THENCE SOUTH 76° 03' 11" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID VIRGIL STREET PASSING AT A DISTANCE OF 0.30 FEET THE SOUTHWEST CORNER OF SAID TRACT TWO ALSO BEING THE SOUTHEAST CORNER OF SAID TRACT ONE, CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID VIRGIL STREET PASSING AT A DISTANCE OF 200.30 FEET, THE SOUTHWEST CORNER OF SAID TRACT ONE ALSO BEING THE SOUTHEAST CORNER OF SAID 0.666 ACRE TRACT OF LAND CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID VIRGIL STREET A TOTAL DISTANCE OF 442.15 FEET TO THE SOUTHWEST CORNER OF SAID TRACT ONE ALSO BEING THE SOUTHEAST CORNER OF SAID CITY OF DALLAS TRACT OF LAND, ALSO BEING IN THE EAST RIGHT OF WAY LINE OF SAID MALCOLM X BOULEVARD;

THENCE NORTH 14° 17' 07" WEST ALONG THE EAST RIGHT-OF-WAY LINE OF SAID MALCOLM X BOULEVARD A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING;

CONTAINING A COMPUTED AREA OF 1.218 ACRES OR 53,057 SQUARE FEET OF LAND, MORE OR LESS.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT 42 DE CANTON, LP AND 42 DEEP ELLUM, LP ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS CRESCENT DEEP ELLUM, LOT 19, BLOCK 16/197 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 BUILDINGS, 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 THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

42 DE CANTON, LP

BY: \_\_\_\_\_
NAME: \_\_\_\_\_
TITLE: \_\_\_\_\_

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

WITNESS, MY HAND THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

42 DEEP ELLUM, LP

BY: \_\_\_\_\_
NAME: \_\_\_\_\_
TITLE: \_\_\_\_\_

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S STATEMENT:

THAT I, JAMES M. WHITKANACK, 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 FROM 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 THE TEXAS LOCAL GOVERNMENT CODE, SECTION 212. I FURTHER AFFIRM THAT THE MONUMENTATION SHOWN HEREON WAS EITHER FOUND OR PLACED IN COMPLIANCE WITH THE CITY OF DALLAS DEVELOPMENT CODE, SEC. 51A-8.617 (c) (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 \_\_\_\_\_, 2017.

JAMES M. WHITKANACK, R.P.L.S.
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6134

Preliminary
This document shall not be recorded for any purpose.
For Review Purposes Only
James M. Whitkanack, R.P.L.S.
Registration No. 6134
April 24, 2017

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 JAMES M. WHITKANACK, 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 EXPRESSED AND UNDER OATH STATED THE THE STATEMENTS IN THE FOREGOING CERTIFICATE ARE TRUE.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRELIMINARY PLAT
CRESCENT DEEP ELLUM
LOT 19, BLOCK 16/197

JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
APRIL 24, 2017

1.218 ACRES
SCALE: 1"=30'

CITY OF DALLAS PLAN FILE NO. S167-173
CITY OF DALLAS ENGINEERING PLAN NO. 311T\_\_\_\_\_



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PH: (214) 739-4200
CONTACT: ANDREW MORGAN

OWNER:
42 DEEP ELLUM, LP
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SURVEYOR:
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