



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Joe F. Hall, Floydell Hall and Urban Mixed Use, LLC. are the owners of a 2.255 acre tract of land situated in the J. Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas and being all of Lots 1-8 and Lots 12-15, Block 24/812 & part of Lots 9-11, Block 24/812, Exposition Park, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 106, Page 203, Deed Records, Dallas County, Texas; said 2.255 acre tract also being all of that tract of land conveyed to Floydell Hall and Joe Franklin Hall by Warranty Deed recorded in Volume 200233, Page 2824, Official Public Records, Dallas County, Texas; said 2.255 acre tract also being all of that tract of land conveyed to Joe F. Hall and Floydell Hall by Warranty Deed recorded in Volume 83044, Page 961, Deed Records, Dallas County, Texas; said 2.255 acre tract also being all of that tract of land conveyed to Joe F. Hall and Floydell Hall by Warranty Deed recorded in Volume 82195, Page 90, Deed Records, Dallas County, Texas; said 2.255 acre tract also being all of those tracts known as Tract 3 and 4 conveyed to Urban Mixed Use, LLC. by General Warranty Deed recorded in County Clerk's Instrument No. 201400279345, Official Public Records, Dallas County, Texas; said 2.255 acre tract also being all of that tract of land conveyed to Urban Mixed Use, LLC. by General Warranty Deed recorded in County Clerk's Instrument No. 201700248345, Official Public Records, Dallas County, Texas; said 2.255 acre tract being more particularly described by metes and bounds as follows:

BEGINNING, at a 3 1/4-inch aluminum monument stamped "GRAND AVENUE LOFTS, GSES, INC., TX RPLS 4804" on a 5/8-inch iron rod set at the east corner of said 2.255 acre tract; said point also being the east corner of said Lot 1, Block 24/812; said point also being at the intersection of the southwest right-of-way line of J.B. Jackson Boulevard (previously 4th Street/variable width) and the northwest right-of-way line of Al Lipscomb Way (previously Grand Avenue/60 feet wide);

THENCE, South 41 degrees 47 minutes 32 seconds West, with said northwest right-of-way line, a distance of 329.72 feet to a 3 1/4-inch aluminum monument stamped "GRAND AVENUE LOFTS, GSES, INC., TX RPLS 4804" on a 5/8-inch iron rod set the beginning of a curve to the left having a radius of 3360.33 feet;

THENCE, southwesterly, with said northwest right-of-way and with said curve to the left through a central angle of 01 degree 12 minutes 04 seconds, an arc distance of 70.44 feet (chord bears South 41 degrees 11 minutes 30 seconds West, 70.44 feet) to a 3 1/4-inch aluminum monument stamped "GRAND AVENUE LOFTS, GSES, INC., TX RPLS 4804" on a 5/8-inch iron rod set at the end of said 2.255 acre tract; said point also being the south corner of said Lot 8, Block 24/812; said point also being the east corner of said Lot 9, Block 24/812; said point also being the east corner of a tract of land conveyed to Dallas Area Rapid Transit by General Warranty Deed recorded in County Clerk's Instrument No. 200600236226, Official Public Records, Dallas County, Texas;

THENCE, with the common line of said 2.255 acre tract and Dallas Area Rapid Transit tract, the following metes and bounds:

North 44 degrees 51 minutes 34 seconds West, leaving said northwest right-of-way line, a distance of 8.03 feet to a 3 1/4-inch aluminum monument stamped "GRAND AVENUE LOFTS, GSES, INC., TX RPLS 4804" on a 5/8-inch iron rod set at the north corner of said Dallas Area Rapid Transit tract; said point also being the beginning of a curve to the left having a radius of 3368.33 feet;

Southwesterly, with said curve to the left through a central angle of 01 degree 44 minutes 33 seconds, an arc distance of 102.44 feet (chord bears South 39 degrees 43 minutes 51 seconds West, 102.44 feet) to a 3 1/4-inch aluminum monument stamped "GRAND AVENUE LOFTS, GSES, INC., TX RPLS 4804" on a 5/8-inch iron rod set at the south corner of said 2.255 acre tract; said point also being the south corner of the remainder of said Lot 10, Block 24/812; said point also being the west corner of said Dallas Area Rapid Transit tract; said point also being on the northeast right-of-way line of a tract of land conveyed to Dallas Area Rapid Transit by Deed recorded in Volume 88083, Page 4905, Deed Records, Dallas County, Texas;

THENCE, with the common line of said 2.255 acre tract and said Dallas Area Rapid Transit tract, the following metes and bounds:

North 42 degrees 52 minutes 39 seconds West, a distance of 106.81 feet to a 3 1/4-inch aluminum monument stamped "GRAND AVENUE LOFTS, GSES, INC., TX RPLS 4804" on a 5/8-inch iron rod set at the west corner of said remainder of Lot 10, Block 24/812; said point also being the south end of a corner clip at the intersection of a 15-foot alley and said Dallas Area Rapid Transit right-of-way;

North 65 degrees 26 minutes 50 seconds West, a distance of 31.09 feet to a 3 1/4-inch aluminum monument stamped "GRAND PARK GATEWAY NO. 2, RPLS 5310" on a 5/8-inch iron rod found at the west corner of said remainder of 15-foot alley; said point also being the south corner of the remainder of said Lot 10, Block 24/812; said point also being the east corner of a tract of land conveyed to Dallas Area Rapid Transit by General Warranty Deed recorded in Volume 200545, Page 438, Official Public Records, Dallas County, Texas;

THENCE, with the common line of said 2.255 acre tract and said Dallas Area Rapid Transit tract, the following metes and bounds:

North 30 degrees 27 minutes 44 seconds West, a distance of 25.30 feet to a 3 1/4-inch aluminum monument stamped "GRAND PARK GATEWAY NO. 2, RPLS 5310" on a 5/8-inch iron rod found for an angle corner;

North 36 degrees 53 minutes 52 seconds West, a distance of 21.01 feet to a 3 1/4-inch aluminum monument stamped "GRAND AVENUE LOFTS, GSES, INC., TX RPLS 4804" on a 5/8-inch iron rod set for an angle corner;

North 31 degrees 27 minutes 58 seconds West, a distance of 41.34 feet to a 3 1/4-inch aluminum monument stamped "GRAND AVENUE LOFTS, GSES, INC., TX RPLS 4804" on a 5/8-inch iron rod set for an angle corner;

North 24 degrees 43 minutes 20 seconds West, a distance of 49.92 feet to a 3 1/4-inch aluminum monument stamped "GRAND PARK GATEWAY NO. 2, RPLS 5310" on a 5/8-inch iron rod found (5/8-inch iron rod with plastic cap stamped "LTRA" South 43 degrees 28 minutes 13 seconds West, 0.24 feet) at the west corner of said 2.255 acre tract; said point also being the north corner of said Dallas Area Rapid Transit tract; said point also being the south corner of Elihu Street (60 feet wide);

THENCE, North 41 degrees 21 minutes 27 seconds East, with the southeast right-of-way line of said Elihu Street, a distance of 223.06 feet to a 3 1/4-inch aluminum monument stamped "GRAND AVENUE LOFTS, GSES, INC., TX RPLS 4804" on a 5/8-inch iron rod set at the western most northwest corner of said 2.255 acre tract; said point also being the north corner of said Lot 15, Block 24/812; said point also being the west corner of Lot 16, Block 24/812 of said Exposition Park;

THENCE, South 44 degrees 59 minutes 55 seconds East, leaving said southeast right-of-way line and with the common line of said Lots 15 and 16, Block 24/812, passing at a distance of 130.00 feet a point at the east corner of said Lot 15, Block 24/812; said point also being the south corner of said Lot 16, Block 24/812; said point also being on the northwest line of said 15-foot alley; continuing, in all, a total distance of 145.03 feet to a 3 1/4-inch aluminum monument stamped "GRAND AVENUE LOFTS, GSES, INC., TX RPLS 4804" on a 5/8-inch iron rod set at an interior corner of said 2.255 acre tract; said point also being the north corner of said Lot 6, Block 24/812; said point also being the west corner of said Lot 5, Block 24/812; said point also being on the southeast right-of-way line of said 15-foot alley;

THENCE, North 41 degrees 21 minutes 27 seconds East, with said southeast right-of-way line, a distance of 250.00 feet to a 3 1/4-inch aluminum monument stamped "GRAND AVENUE LOFTS, GSES, INC., TX RPLS 4804" on a 5/8-inch iron rod set at the northern most north corner of said 2.255 acre tract; said point also being the north corner of said Lot 1, Block 24/812; said point also being at the intersection of said southeast right-of-way line of 15-foot alley and the southwest right-of-way line of J.B. Jackson Boulevard;

THENCE, South 44 degrees 59 minutes 55 seconds East, a distance of 128.70 feet to the POINT OF BEGINNING;

CONTAINING, 98,234 square feet or 2.255 acres of land, more or less.

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 herein 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 _____, 2018.

RELEASED 5/23/2018 - FOR REVIEW ONLY
NOT TO BE RECORDED

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

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Robert W. Schneeberg, 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 _____, 2018.

Notary Public in and for the State of Texas

OWNER'S DEDICATION

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT, Joe F. Hall, Floydell Hall and Urban Mixed Use, LLC., acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein above described property as **GRAND AVENUE LOFTS**, in 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 purpose 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 _____ day of _____, 2018.

By: _____
Joe F. Hall - Owner

By: _____
Floydell Hall - Owner

By: _____
Urban Mixed Use, LLC.

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Joe F. Hall, 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 _____, 2018.

Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Floydell Hall, 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 _____, 2018.

Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Urban Mixed Use, LLC., 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 _____, 2018.

Notary Public in and for the State of Texas

STATE OF TEXAS
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GENERAL NOTES

- Bearings based on the northwest right-of-way line of Elihu Street bearing North 41 degrees 21 minutes 27 seconds East, as shown on the plat of Lot 3A, Block 21/812, Grand Park Gateway No. 1, recorded in County Clerk's Instrument No. 201100328657, Official Public Records, Dallas County, Texas.
- Lot-to-lot drainage will not be allowed without Engineering Section approval.
- Purpose of this Plat: To create 1 lot from multiple lots and a portion of an abandoned alley.
- Coordinates shown are based upon Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
- Building to be removed.

LEGEND

PROPERTY LINE
ADJOINER PROPERTY LINE
EASEMENT LINE
CENTERLINE
DEED RECORDS, DALLAS COUNTY, TEXAS
MAP RECORDS, DALLAS COUNTY, TEXAS
INSTRUMENT NUMBER
OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
VOLUME
PAGE
R.O.W.
CM
I.R.F.
AMS
AMF

D.R.D.C.T.
M.R.D.C.T.
INST. No.
O.P.R.D.C.T.
V.
P.
R.O.W.
CM
I.R.F.
AMS
AMF

RIGHT-OF-WAY
CONTROLLING MONUMENT
IRON ROD FOUND
3-1/4" ALUMINUM MONUMENT STAMPED "GRAND AVENUE LOFTS, GSES, INC., TX RPLS 4804" ON A 5/8-INCH IRON ROD SET
3-1/4" ALUMINUM MONUMENT STAMPED "GRAND PARK GATEWAY NO. 2, RPLS 5310" ON A 5/8-INCH IRON ROD FOUND

Scale in Feet

VICINITY MAP
NTS
MAPSCO NO. 46-P

PRELIMINARY PLAT
GRAND AVENUE LOFTS
LOT 1A, BLOCK 21/812
BEING ALL OF
LOTS 1-8 & 12-15, BLOCK 24/812
BEING PART OF
LOTS 9-11, BLOCK 24/812
EXPOSITION PARK
V. 106, P. 203, D.R.D.C.T.

OWNER:
JOE F. HALL AND FLOYDELL HALL
5707 EVERGLADE RD.
DALLAS, TX 75227

OWNER:
URBAN MIXED USE, LLC.
5707 EVERGLADE RD.
DALLAS, TX 75227

ENGINEER - SURVEYOR:
Robert Schneeberg, P.E., R.P.L.S.
robert.schneeberg@gs-engineers.com
GONZALEZ & SCHNEEBERG,
ENGINEERS & SURVEYORS, INC.
2100 Lakeside Boulevard, Suite 200
Richardson, Texas 75082
Phone: 972-516-8855

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