



OWNER'S CERTIFICATE

STATE OF TEXAS }
 COUNTY OF DALLAS }

WHEREAS, 42 Deep Ellum, L.P., a Texas limited partnership is the owner of 0.689 acres of land situated in the John Grigsby Survey, Abstract Number 495, City of Dallas, Dallas County, Texas, in City Block 182 and being part of those tracts of land conveyed to 42 Deep Ellum, LP, a Texas limited partnership, by Special Warranty Deed With Vendor's Lien as recorded in Instrument Number 201200332038, (hereinafter referred to as Deep Ellum tract 1), and by Special Warranty Deed With Vendor's Lien as recorded in Instrument Number 201200339475, (hereinafter referred to as Deep Ellum tract 2), and by Special Warranty Deed With Vendor's Lien as recorded in Instrument Number 201200339022 (hereinafter referred to as Deep Ellum tract 3), and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for the southeast corner of said Deep Ellum tract 2, said corner being the southwest corner of a Lot 4A, Block 2/480, Main 2649, an addition to the City of Dallas, according to the Plat thereof recorded in Instrument Number 201700118972, Official Public Records, Dallas county, Texas, (O.P.R.D.C.T.), said corner being in the north line of Main Street (an 80 foot right of way);

THENCE South 75 degrees 28 minutes 04 seconds West, along the south line of said Deep Ellum tract 182, same being the north line of said Main Street, a distance of 320.00 feet to a 3-1/4-inch metal cap set in concrete stamped "Plaza 42, RPLS 5867", said corner being the southeast corner of a tract of land conveyed to 42 Deep Ellum, LP, a Texas limited partnership, as recorded in Instrument Number 201200339022 (hereinafter referred to as Deep Ellum tract 3);

THENCE North 14 degrees 31 minutes 56 seconds West departing the north line of said Main Street, over and across said Deep Ellum tract 3, a distance of 100.00 feet to a 3-1/4-inch metal cap set in concrete stamped "Plaza 42, RPLS 5867";

THENCE North 75 degrees 28 minutes 04 seconds East, along the north line of said Deep Ellum tract 1 and 2, a distance of 320.00 feet to a 2" brass washer found stamped, "Main 2649, rpls 5596", for a corner;

THENCE South 14 degrees 31 minutes 56 seconds East, along the common line of said Lot 4A, Block 2/480, and said Deep Ellum tract 2, a total distance of 100.00 feet to the POINT OF BEGINNING, containing 32,000 square feet or 0.735 acres of land, more or less.

SURVEYOR'S STATEMENT

I, Candy Hone, 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 the _____ day of _____, 2017

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT."

Candy Hone, Registered Professional Land Surveyor, No. 5867
 Votex Surveying Company - Firm No. 10013600 - (469) 333-8831

STATE OF TEXAS }
 COUNTY OF DALLAS }
 Before me, the undersigned, a Notary Public in and for the County and State on this day personally appeared Candy Hone, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.
 GIVEN UNDER MY HAND SEAL OF OFFICE this the _____ of _____, 2017.

My commission expires: _____
 Notary Public, State of Texas

OWNER:

42 Deep Ellum, L.P. a Texas partnership
 8333 Douglas Ave., Suite 342
 Dallas TX 75225
 CONTACT: Michael Terstrieop
 Office (214) 739-4200
 Cell (214)-364-5862

PRELIMINARY PLAT
PLAZA 42
Lot 1, Block 182
0.735 ACRES
BEING PART OF
CITY OF DALLAS BLOCK 182
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S167-198

MAY 2017

VOTEX SURVEYING COMPANY - TBPLS FIRM NO. 10013600
 10440 N. CENTRAL EXPWY DALLAS, TEXAS 75231
 PH. (469) 333-8831; candy@votexsurveying.com
 PROJECT NO. 2017-042

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That 42 Deep Ellum, L.P. a Texas limited partnership acting by and through their duly authorized agent, Scott Rohrman, does hereby adopt this plat, designating the herein described property as **PLAZA 42** 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 such 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 and upon 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, Texas.

WITNESS, my hand at Dallas, Texas, this the ___ day of _____, 2017.

BY: 42 Deep Ellum, L.P. a Texas limited partnership

BY: 42 GP Deep Ellum, LLC.
 General Partner

Scott Rohrman
 Manager

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 Scott Rohrman, 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 the _____ of _____, 2017.

Notary Public, State of Texas

GENERAL NOTES:

1. No lot-to-lot drainage will be permitted without Engineering Section approval.
2. The basis of bearings for this survey is the Texas State Plane Coordinate System Grid, North Central Zone (4202), North American Datum 1983(2011)
3. The purpose of this plat is to create 1 Lot from four unplatted tracts.
4. Existing structures on property to remain.
5. 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.

LEGEND	
---	Boundary Line
.....	Lot line to be Abandoned
○ IRF	Iron Rod Found
---	Adjacent Lot/Right-of-way Line
---	Existing Easement
O.P.R.D.C.T.	Official Public Records, Dallas County, Texas
M.R.D.C.T.	Map Records, Dallas County, Texas
ESMT.	Easement
INST. NO.	Instrument Number
△ 3-1/4" MCS	Metal Cap Set in Concrete Stamped - "Plaza 42, RPLS 5867"
△ 2" MNF	Mag Nail Found w/2" Brass Washer Stamped "Main 2649, RPLS 5596"