

OWNERS CERTIFICATE

STATE OF TEXAS §
 COUNTY OF DALLAS §

WHEREAS, AG-QIP PARK CREEK OWNER, L.P. is the owner of a tract of land situated in the W.M. Grigsby Survey, Abstract No. 501, City of Dallas, Dallas County, Texas, and being part of City of Dallas Block No. 1037, and being all of Lots 2 and 3, and part of Lot 1, Gillespie and Haynes Subdivision, an addition to the City of Dallas, Texas according to the plat recorded in Volume 1, Page 41, Map Records of Dallas County, Texas, and being all of "Tract 1" and "Tract 2" described in Special Warranty Deed to AG-QIP Park Creek Owner, L.P., recorded in Instrument No. 201600234227, Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at an "X" cut in concrete found in the southwest right-of-way line of Hall Street (50-foot wide right-of-way) created by the Amended Map of Bowser and Lemmon, Oak Lawn and North Dallas Addition, an addition to the City of Dallas according to the plat recorded in Volume 3, Page 537 of said Map Records, for the east corner of said Lot 3, Block 1037, and being the north corner of Lot 4, Block 1037 of said Gillespie and Haynes Subdivision;

THENCE with the southeast line of said Lot 3, Block 1037 and the northwest line of said Lot 4, Block 1037, South 44°57'12" West, a distance of 200.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found in the northwest line of Lot 7A, Block 1037, Welborn Springs Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 2000136, Page 534, Deed Records of Dallas County, Texas for the south corner of said Lot 3, Block 1037, and the being the west corner of said Lot 4, Block 1037;

THENCE with the northwest line of said Lot 7A and the southwest lines of said Lot 1-3, Block 1037, North 48°30'00" West, passing at a distance of 203.77 feet an "X" cut in concrete found for the north corner of said Lot 7A, continuing in all a total distance of 204.97 feet to an "X" cut in concrete found in the southeast right-of-way line of Welborn Street (a variable width right-of-way) created by the Amended Map of Bowser and Lemmon, Oak Lawn and North Dallas Addition, an addition to the City of Dallas according to the plat recorded in Volume 3, Page 537 of said Map Records;

THENCE with the southeast right-of-way line of Welborn Street, the following courses and distances:

North 44°39'00" East, a distance of 157.00 feet to an "X" cut in concrete found for corner;
 North 52°25'49" East, a distance of 43.68 feet to an "X" cut in concrete found at the intersection of said southeast right-of-way line of Welborn Street and the southwest right-of-way line of Hall Street;

THENCE with said southwest right-of-way line of Hall Street, South 48°30'00" East, a distance of 200.11 feet to the **POINT OF BEGINNING** and containing 40,900 square feet or 0.9389 acres of land.

Bearing system based upon the southwest right-of-way line of Hall Street South 48°30'00" West, according to the Special Warranty Deed recorded in Instrument No. 201600234227, Official Public Records of Dallas County, Texas.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, AG-QIP PARK CREEK OWNER, L.P., acting by and through their duly authorized agents, does hereby adopt this plat, designating the herein described property as **HALL 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 roadway 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 ___ day of ___, 2018.

AG-QIP PARK CREEK OWNER, L.P.

By: _____
 Name: Chad Cook
 Title: Managing Partner

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 Chad Cook, 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.

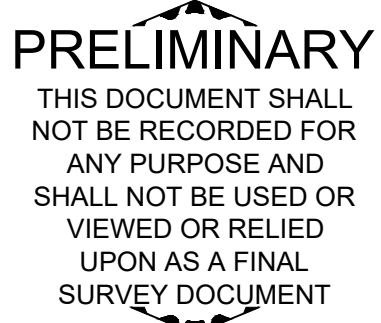
Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

I, Dana Brown, 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-6.617 (a)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated the ___ day of ___, 2018.

Dana Brown
 Registered Professional Land Surveyor No. 5336
 Kimley-Horn and Associates, Inc.
 13455 Noel Road,
 Two Galleria Office Tower, Suite 700,
 Dallas, Texas 75240
 Ph. 972-770-1397
 dana.brown@kimley-horn.com



STATE OF TEXAS §
 COUNTY OF DALLAS §

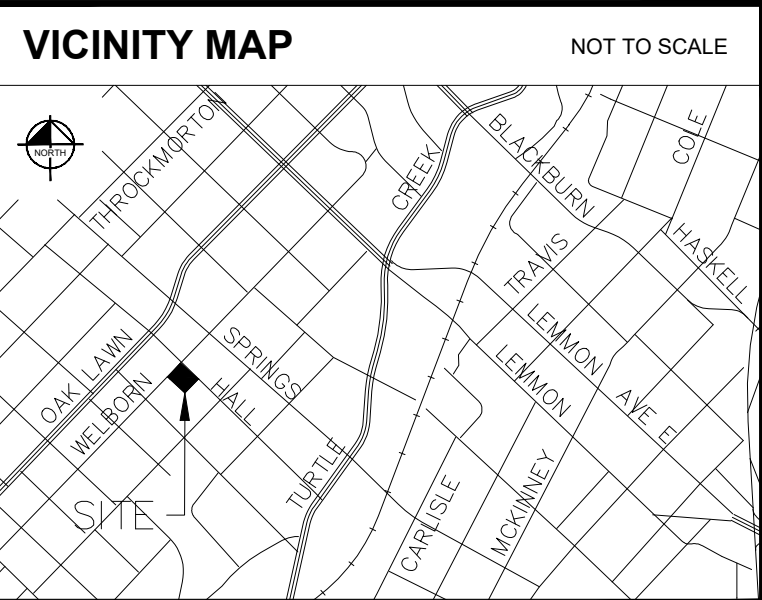
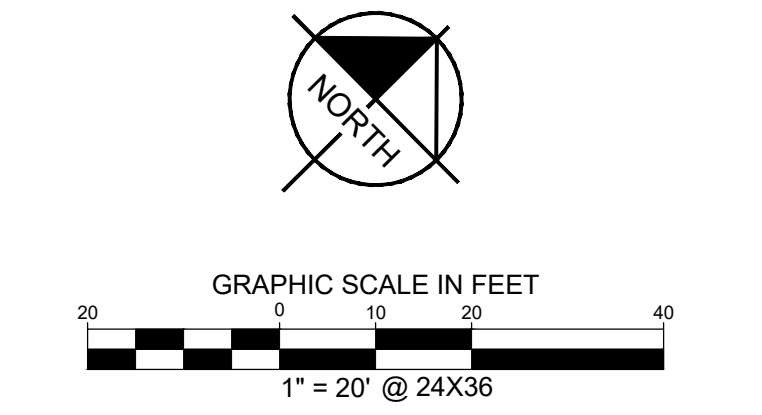
BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Dana Brown known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath 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/APPLICANT: AG-QIP PARK CREEK OWNER, L.P.
 3102 OAK LAWN, SUITE 210
 DALLAS, TX 75219
 CONTACT: CHAD COOK
 PHONE: 214-855-2946

SURVEYOR: KIMLEY-HORN AND ASSOC., INC.
 13455 NOEL ROAD
 TWO GALLERIA OFFICE TOWER, SUITE 700
 DALLAS, TEXAS 75240
 CONTACT: DANA BROWN, RPLS
 PHONE: 972-770-1300



LEGEND

P.O.B. = POINT OF BEGINNING
 VOL. = VOLUME
 PG. = PAGE
 INST. NO. = INSTRUMENT NUMBER
 IRCF = IRON ROD WITH CAP FOUND
 XF = "X" CUT IN CONCRETE FOUND
 IPF = IRON PIPE FOUND
 C.M. = CONTROLLING MONUMENT
 M.R.D.C.T. = MAP RECORDS OF DALLAS COUNTY, TEXAS
 D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
 O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS

LEGEND	
ROOF DRAIN	MAIL BOX
CABLE TV BOX	SANITARY SEWER CLEAN OUT
CABLE TV HANDHOLE	SANITARY SEWER MANHOLE
CABLE TV MANHOLE	SANITARY SEWER MARKER FLAG
CABLE TV MARKER FLAG	SANITARY SEWER MARKER SIGN
CABLE TV MARKER SIGN	SANITARY SEWER SEPTIC TANK
CABLE TV VAULT	SANITARY SEWER VAULT
COMMUNICATIONS BOX	STORM SEWER BOX
COMMUNICATIONS HANDHOLE	STORM SEWER DRAIN
COMMUNICATIONS MANHOLE	STORM SEWER MANHOLE
COMMUNICATIONS MARKER FLAG	STORM SEWER VAULT
COMMUNICATIONS MARKER SIGN	TRAFFIC BARRIER
COMMUNICATIONS VAULT	TRAFFIC BOLLARD
ELEVATION BENCHMARK	TRAFFIC SIGN
FIBER OPTIC BOX	CROSS WALK SIGNAL
FIBER OPTIC HANDHOLE	TRAFFIC HANDHOLE
FIBER OPTIC MANHOLE	TRAFFIC MANHOLE
FIBER OPTIC MARKER FLAG	TRAFFIC MARKER SIGN
FIBER OPTIC MARKER SIGN	TRAFFIC SIGNAL
FIBER OPTIC VAULT	TRAFFIC VAULT
MONITORING WELL	UNIDENTIFIED BOX
GAS HANDHOLE	UNIDENTIFIED HANDHOLE
GAS METER	UNIDENTIFIED METER
GAS MANHOLE	UNIDENTIFIED MANHOLE
GAS MARKER FLAG	UNIDENTIFIED MARKER FLAG
GAS SIGN	UNIDENTIFIED MARKER SIGN
GAS TANK	UNIDENTIFIED POLE
GAS VAULT	UNIDENTIFIED TANK
GAS VALVE	UNIDENTIFIED VALVE
TELEPHONE BOX	UNIDENTIFIED VALVE
TELEPHONE HANDHOLE	TREE
TELEPHONE MANHOLE	WATER BOX
TELEPHONE MARKER FLAG	FIRE DEPT. CONNECTION
TELEPHONE MARKER SIGN	WATER HAND HOLE
TELEPHONE VAULT	FIRE HYDRANT
PIPELINE MARKER SIGN	WATER METER
ELECTRIC BOX	WATER MANHOLE
FLOOD LIGHT	WATER MARKER FLAG
GLY ANCHOR	WATER MARKER SIGN
GLY ANCHOR POLE	WATER VAULT
ELECTRIC HANDHOLE	WATER VALVE
LIGHT STANDARD	AIR RELEASE VALVE
ELECTRIC METER	WATER WELL
ELECTRIC MANHOLE	IRSC 5/8" IRON ROD W/ "KHA" CAP SET
ELECTRIC MARKER FLAG	IRFC IRON ROD WITH CAP FOUND
ELECTRIC MARKER SIGN	MNS MAG NAIL SET
UTILITY POLE	PK NAIL FOUND
ELECTRIC TRANSFORMER	RF IRON ROD FOUND
ELECTRIC VAULT	IPF IRON PIPE FOUND
HANDICAPPED PARKING	ADP ALUMINUM DISK FOUND
SIGN	XS "X" CUT IN CONCRETE SET
MARQUEE/BILLBOARD	XF "X" CUT IN CONCRETE FOUND
BORE LOCATION	P.O.B. POINT OF BEGINNING
FLAG POLE	IRFC IRON ROD WITH CAP FOUND
GREASE TRAP	P.O.C. POINT OF COMMENCING

LINE TYPE LEGEND	
BOUNDARY LINE	BOUNDARY LINE
EASEMENT LINE	EASEMENT LINE
BUILDING LINE	BUILDING LINE
WATER LINE	WATER LINE
SS	SANITARY SEWER LINE
SS	STORM SEWER LINE
GAS	UNDERGROUND GAS LINE
ONE	OVERHEAD UTILITY LINE
USE	UNDERGROUND ELECTRIC LINE
UGT	UNDERGROUND TELEPHONE LINE
---	FENCE
---	CONCRETE PAVEMENT
---	ASPHALT PAVEMENT

PRELIMINARY PLAT
HALL ADDITION
LOT 1, BLOCK 1/1037
 BEING ALL OF LOTS 2 AND 3,
 AND PART OF LOT 1, BLOCK 1037
 GILLESPIE AND HAYNES SUBDIVISION
 W.M. GRIGSBY SURVEY, ABSTRACT NO. 501
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S178-196

Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3620

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 20'	JBH	DAB	MAY 2018	064523101	1 OF 1

- NOTES:**
- The purpose of this plat is to create 1 lot from 3 platted lots.
 - Lot to lot drainage will not be allowed without engineering section approval.
 - Bearing system based upon the southwest right-of-way line of Hall Street South 48°30'00" West, according to the Special Warranty Deed recorded in Instrument No. 201600234227, Official Public Records of Dallas County, Texas.
 - The grid coordinates shown are based upon the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
 - The corners marked 5/8" iron rod with plastic cap stamped "KHA" were set per the boundary survey dated April 25, 2018.

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