



OWNER'S CERTIFICATE
STATE OF TEXAS §
COUNTY OF DALLAS §
WHEREAS AP DEEP ELLUM, LLC is the owner of those tracts of land situated in the John Grigsby Survey, Abstract No. 495, part of City of Dallas Block 183, Dallas County, Texas, and being all of those tracts of land described as Tract 8 and Tract 14 in Special Warranty Deed to AP Deep Ellum, LLC recorded in Instrument No. 201700189410, Official Public Records, Dallas County, Texas and being more particularly described as follows:
BEGINNING at an "X" cut in concrete set for corner at the intersection of the southeast right-of-way line of Main Street (a 79.5-foot wide right-of-way) and the northeast right-of-way line of S. Good-Latimer Expressway (a variable width right-of-way) at the northwest corner of said Tract 14; from which a mag nail with "Stantech" washer found for reference bears S 09°08'41" W, a distance of 0.88 feet and a mag nail with "City of Dallas" washer found for reference bears S 25°08'40" W, a distance of 1.12 feet;
THENCE N 75°28'04" E, with said south right-of-way line of Main Street and the north lines of said Tract 14 and Tract 8, a distance of 105.53 feet to an "X" cut in concrete set for said Tract 8 and the northwest corner of a tract of land described in Special Warranty Deed to Kevin Kristian 2612, LLC recorded in Instrument No. 201500105694 of said Official Public Records; from which an "X" cut in concrete found for reference bears S 14°3'15" E, a distance of 0.38 feet;
THENCE S 14°3'15" E, along the west line of said Kevin Kristian 2612, LLC tract, a distance of 100.00 feet to a point in an existing building at the southwest corner of said Kevin Kristian 2612, LLC tract;
THENCE N 75°28'04" E, along the southeast line of said Kevin Kristian 2612, LLC tract, a distance of 48.97 feet to a point in an existing building at the northwest corner of a tract of land described as Tract III in Assumption Special Warranty Deed to 42 Deep Ellum, LP recorded in Instrument No. 201000307880 of said Official Public Records and the easternmost northeast corner of said Tract 14;
THENCE S 14°3'15" E, with the west line of said Tract III, a distance of 100.00 feet to a mag nail with "City of Dallas" washer found in the northwest right-of-way line of Commerce Street (an 80-foot wide right-of-way) at the southwest corner of said Tract III and the southeast corner of said Tract 14; from which a mag nail with "Stantech" washer found for reference bears S 87°16'51" E, a distance of 0.76 feet;
THENCE S 75°28'04" W, with said northwest right-of-way line of Commerce Street, a distance of 154.50 feet to an "X" cut in concrete set at the intersection of said northwest right-of-way line of Commerce Street and said northeast right-of-way line of S. Good-Latimer Expressway; same being the southwest corner of said Tract 14; from which a 5/8" iron rod with "Stantech" washer found for reference bears S 57°41'28" W, a distance of 0.95 feet and a mag nail with "City of Dallas" washer found for reference bears S 14°04'31" E, a distance of 0.78 feet;
THENCE N 14°3'15" W, with said northeast right-of-way line of S. Good-Latimer Expressway, a distance of 200.00 feet to the POINT OF BEGINNING and containing 26.003 square feet or 0.5970 acres of land.

OWNER'S DEDICATION
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENT:
That, AP DEEP ELLUM, LLC, acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein described property as COPPERTANK, an addition to the City of Dallas, Dallas County, Texas. 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. An easement area at least 12 feet wide in the area labeled water and wastewater within the minimum 20-foot-wide shared access area is reserved exclusively for public water and wastewater below grade (surface access over the water and wastewater easements is permissible). 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, Texas.
WITNESS my hand this the ___ day of ___, 2017.
By: AP DEEP ELLUM, LLC

Reed Kracke, Manager

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

Notary Public, State of Texas

- NOTES:
1. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
2. BEARING SYSTEM BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983.
3. COORDINATES BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
4. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FROM TWO UNPLATTED TRACTS OF LAND.
5. ALL EXISTING STRUCTURES WILL REMAIN.

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 the 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 ___, 2017.

PRELIMINARY

RELEASED JULY 18, 2017 FOR REVIEW PURPOSES ONLY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE 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 authority, a Notary Public in and for the County and State on this day personally appeared Candy Hone, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration therein and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ___ day of ___, 2017.

Notary Public, State of Texas

- LEGEND
BOLLARD
ELECTRIC BOX
FIRE DEPT. CONNECTION
FIRE HYDRANT
GAS METER
GAS VALVE
GREASE TRAP
GUY WIRE
LIGHT POLE
PARKING METER
PIPELINE MARKER
POWER POLE
SANITARY SEWER MAN HOLE SIGN
TRAFFIC SIGNAL BOX
TRAFFIC SIGNAL POLE
TRANSFORMER PAD
WATER METER
WATER VALVE
IRON ROD FOUND
XS X CUT IN CONCRETE SET
XF X CUT IN CONCRETE FOUND
FND FOUND
(C.M.) CONTROLLING MONUMENT
P.O.B. POINT OF BEGINNING
R.O.W. RIGHT-OF-WAY
PCG POINT FOR CORNER
OHE OVERHEAD ELECTRIC LINE
D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
W UNDERGROUND WATER LINE
SD UNDERGROUND STORM SEWER LINE
SS UNDERGROUND SANITARY SEWER LINE

PRELIMINARY PLAT
COPPERTANK

LOT 1, BLOCK 183
0.5970 ACRES

OUT OF THE
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S167-245
ENGINEERING NUMBER 311T-

OWNER
AP DEEP ELLUM, LLC
1616 CAMDEN ROAD
SUITE 210
CHARLOTTE, NC 28203
PH: (704) 423-1720
EMAIL: rkrocke@sonopartners.com

ENGINEER
MACATEE ENGINEERING, LLC
CONTACT: PHILLIP FISHER
3519 MILES STREET
DALLAS, TX 75209
PH. (214) 373-1180
EMAIL: phillip@macateeengineering.com

DATE: JULY 18, 2017

VOTEX SURVEYING COMPANY - TBPLS FIRM NO. 10013600
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PROJECT NO. 2017-053