

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, 2660 NORTH HASKELL AVENUE ASSET, LLC and KROGER TEXAS, LP, are the owners of those tracts of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas Block A/663, Dallas County, Texas and being all of Lot 2, Block A/663, Cityplace Northeast Section One-Revised, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 2003144, Page 79, Deed Records, Dallas County, Texas, being all of a called 5.8017 acre tract of land described in the Special Warranty Deed to 2660 North Haskell Avenue Asset, LLC, recorded in Instrument No. 202200068762, Official Public Records, Dallas County, Texas, and being all of a called 4.1295 acre tract of land designated as "Tract 1" in the Special Warranty Deed to Kroger Texas, L.P. recorded in Instrument No. 201100024514, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a Mag nail found for a common corner of said Lot 2, Block A/663, and Lot 2A, Block 18/2006, Xerox Business Services Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 201300381281, Official Public Records, Dallas County, Texas, and being in the northeast right-of-way line of North Haskell Avenue (a called 150-foot wide right-of-way);

THENCE North 44°41'45" East, with a common line of said Lot 2, Block A/663 and Lot 2A, Block 18/2006, a distance of 679.77 feet to a Mag nail found for the north corner of said Lot 2, Block A/663, and a northeasterly corner of said Lot 2A, Block 18/2006, and in the southwest right-of-way line of Peak Street (a called 50-foot wide right-of-way);

THENCE with said southwest right-of-way line, the following courses and distances:

South 45°25'02" East, a distance of 30.00 feet to a Mag nail found for corner;

South 44°16'06" West, a distance of 25.19 feet to a Mag nail with washer stamped "Steel Search RPLS 5696" found for corner;

South 45°43'58" East, a distance of 694.58 feet to a Mag nail with washer stamped "KHA" found for the east corner of said Lot 2, Block A/663 and at the intersection of said southwest right-of-way line of Peak Street and the northwest right-of-way line of Capitol Avenue (a variable width right-of-way);

THENCE South 44°42'45" West, with said northwest right-of-way line of Capitol Avenue, a distance of 452.68 feet to a Mag nail with washer stamped "KHA" found for a common corner of said Lot 2 and Lot 3, Block A/663 of said Cityplace Northeast Section One-Revised addition;

THENCE with the common line of said Lot 2 and Lot 3, Block A/663, the following courses and distances:

North 45°28'28" West, a distance of 212.49 feet to a Mag nail with washer stamped "KHA" found for corner;

South 44°42'45" West, a distance of 205.00 feet to a Mag nail with washer stamped "Real Search RPLS 5696" found for a common corner of said Lot 2 and Lot 3, Block A/663 in said northeast right-of-way line of said North Haskell Avenue;

THENCE North 45°28'30" West, with said northeast right-of-way line, a distance of 512.07 feet to the POINT OF BEGINNING and containing a computed area of 432,606 square feet or 9.9313 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, 2660 NORTH HASKELL AVENUE ASSET, LLC and KROGER TEXAS, LP., acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as CITYPLACE NORTHEAST SECTION ONE-REVISED, 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 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 the ____ day of _____, 20 ____.

By: 2660 NORTH HASKELL AVENUE ASSET, LLC, a Delaware limited liability company

By: 2660 North Haskell Avenue, LP, a Texas limited partnership, its sole member

By: KV 2660 North Haskell Avenue GP, LLC, a Delaware limited liability company, its general partner

BY: David S. Moore, President

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared David S. Moore, the President of KV 2660 North Haskell Avenue GP, LLC, a Delaware limited liability company, as the general partner of 2660 North Haskell Avenue, LP, a Texas limited partnership, as the sole member of 2660 North Haskell Avenue Asset, LLC, a Delaware limited liability company, on behalf of said limited liability company, 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 _____, 20 ____.

Notary Public in and for the State of _____

WITNESS, my hand at Dallas, Texas, this the ____ day of _____, 20 ____.

By: KROGER TEXAS, LP., an Ohio limited partnership

Name: _____

Title: _____

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared _____, 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 _____, 20 ____.

Notary Public in and for the State of _____

SURVEYOR'S STATEMENT

I, J. Andy Dobbs, 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 Engineers and Land Surveyors, 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-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.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

J. Andy Dobbs Date
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6196
KIMLEY-HORN AND ASSOC., INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER
SUITE 700
DALLAS, TEXAS 75240
972-770-1300
andy.dobbs@kimley-horn.com

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said State, on this day personally appeared J. Andy Dobbs, 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 _____, 20 ____.

Notary Public in and for the State of Texas

PLACE COUNTY RECORDING LABEL HERE
CERTIFICATE OF APPROVAL
I, Tony Shiddi, Chairperson or Brent Ruben, Vice Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the ____ day of ____ A.D. 20____ and same was duly approved on the ____ day of ____ A.D. 20____ by said Commission.
Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas
Attest:
Secretary

PRELIMINARY PLAT
CITYPLACE NORTHEAST SECTION ONE-REVISED
LOT 2A AND LOT 2B, BLOCK A/663
BEING A REPLAT OF LOT 2, BLOCK A/663,
CITYPLACE NORTHEAST SECTION ONE-REVISED
9.9313 ACRES SITUATED IN THE
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S234-127

SURVEYOR:
KIMLEY-HORN AND ASSOC., INC.
2500 PACIFIC AVENUE, SUITE 1100
DALLAS, TEXAS 75226
PH: 469-718-8849
CONTACT: ANDY DOBBS, R.P.L.S.
andy.dobbs@kimley-horn.com

OWNER:
KROGER TEXAS, L.P.
1014 VINES STREET
CINCINNATI, OHIO 45202
PH. : 513-762-4000
CONTACT:

OWNER:
2660 NORTH HASKELL AVENUE ASSET, LLC
5728 LBJ FREEWAY, SUITE 400
DALLAS, TEXAS 75240
PH. : 214-915-8372
CONTACT: MADISON TAPPAN

ENGINEER:
KIMLEY-HORN AND ASSOC., INC.
2500 PACIFIC AVENUE, SUITE 1100
DALLAS, TEXAS 75226
PH: 469-718-8849
CONTACT: JUDD MULLINIX, P.E
judd.mullinix@kimley-horn.com

Kimley»Horn
2500 PACIFIC AVENUE, SUITE 1100
DALLAS, TEXAS 75226
FIRM # 10115500 Tel. No. (469) 718-8849
Scale Drawn by Checked by Date Project No. Sheet No.
N/A JDF CDB May 2024 064605100 2 OF 2

DWG NAME: FC:\DWG_SURVEY\064605100-CITYPLACE - 2660 N HASKELL.dwg PLOTTING PLOTTED BY: FENIMORE, DUSTIN S/DWG26219:48:AM LAST SAVED : 8/6/2024 11:27 AM