



OWNER'S CERTIFICATE

STATE OF TEXAS )
COUNTY OF DALLAS )

WHEREAS, AP BLANTON DEEP ELLUM, LLC, is the owner of a 31,318 square foot (0.7190 acre) tract of land situated in the JOHN GRIGSBY SURVEY, ABSTRACT NO. 495, City of Dallas, Dallas County, Texas, same being all of Lot 1A, Block 13/191, of COMMERCE MALCOLM ADDITION, an Addition to the City of Dallas, Dallas County, Texas, recorded in Instrument Number 202100054504, Official Public Records, Dallas County, Texas, further being all of Tracts 2, 3, 4, conveyed to AP BLANTON DEEP ELLUM, LLC, by Special Warranty Deed recorded in Instrument Number 201800152518, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an Existing Building Corner at the intersection of the southeast right-of-way line of Commerce Street (80' R.O.W.), (Volume W, Page 625, Deed Records, Dallas County, Texas, Transcribed in Volume 3, Page 523, Deed Records, Dallas County, Texas) and the southwest right-of-way line of Malcolm X Boulevard (60' R.O.W.), (Formerly known As Duncan Street & Oakland Avenue), (Volume W, Page 625, Deed Records, Dallas County, Texas, Transcribed in Volume 3, Page 523, Deed Records, Dallas County, Texas);

THENCE South 14 degrees 23 minutes 12 seconds East, departing said southeast right-of-way line, along said southwest right-of-way line, for a distance of 125.00 feet, to an Existing Building Corner at the intersection of said southwest right-of-way line and the northwest right-of-way line of Clover Street (25' R.O.W.), (Volume W, Page 625, Deed Records, Dallas County, Texas, Transcribed in Volume 3, Page 523, Deed Records, Dallas County, Texas);

THENCE South 76 degrees 07 minutes 27 seconds West, departing said southwest right-of-way line, along said northwest right-of-way line, for a distance of 251.05 feet to an Existing Building Corner at the southeast corner of Lot 6, Block 13/191, of Crowds & Akard's Addition, an Addition to the City of Dallas, recorded in Volume W, Page 625, Deed Records, Dallas County, Texas, Transcribed in Volume 3, Page 523, Deed Records, Dallas County, Texas;

THENCE North 13 degrees 55 minutes 20 seconds West, departing said northwest right-of-way line, along the common line of said Lot 6 and the aforementioned Lot 1A, for a distance of 125.00 feet, to a 60D Nail Found in the southeast right-of-way line of the aforementioned Commerce Street, same being the northeast corner of said Lot 6;

THENCE North 76 degrees 07 minutes 27 seconds East, along said southeast right-of-way line, for a distance of 250.04 feet to the POINT OF BEGINNING and containing 31,318 square feet or 0.7190 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That AP BLANTON DEEP ELLUM, LLC, acting by and through its duly authorized agent, Shyam Patel, does hereby adopt this plat, designating the herein described property as COMMERCE ASANA 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 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).

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 \_\_\_\_\_, 2026.

By: AP BLANTON DEEP ELLUM, LLC

Shyam Patel
Development

STATE OF TEXAS )
COUNTY OF DALLAS )

BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared Shyam Patel known to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated.

WITNESS, my hand at Dallas, Texas, this the \_\_\_\_ day of \_\_\_\_\_, 2026.

NOTARY PUBLIC in and for the State of Texas

SURVEYOR'S STATEMENT

I, Dustin D. Davison, 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 from 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 the Texas Local Government Code, Chapter 212. I further affirm that the monumentation shown hereon was either found in place 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 and Recorded Final Plat.

Dated this the \_\_\_\_ day of \_\_\_\_\_, 2026.



PRELIMINARY
RELEASED 03/19/26 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.
Dustin D. Davison, RPLS No. 6451

STATE OF TEXAS )
COUNTY OF DALLAS )

BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared Dustin D. Davison, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this \_\_\_\_ day of \_\_\_\_\_, 2026.

NOTARY PUBLIC in and for the State of Texas

CERTIFICATE OF APPROVAL

I, \_\_\_\_\_, Chairperson or 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
COMMERCE ASANA ADDITION
LOTS 1B, 2A & 3A BLOCK 13/191

Being a Replat of
31,318 Square Feet, 0.7190 Acres
Lot 1A, Block 13/191,
of COMMERCE MALCOLM ADDITION
as recorded in
Instrument Number 202100054504

Official Public Records, Dallas County, Texas
AND BEING OUT OF THE
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
City of Dallas, Dallas County, Texas
City Plan File No. Plat-26-000088

OWNER: AP BLANTON DEEP ELLUM, LLC
ENGINEER: Jacob & Heifer Associates, Inc.
SURVEYOR: ARS Engineers, Inc.
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