



OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §
WHEREAS, WEST COMMERCE INVESTMENTS LLC is the owner of the tracts of land situated in the William P. Overton Survey, Abstract No. 1106, City of Dallas, Dallas County, Texas; and being part of City of Dallas Blocks 6809, 1/6810, and 2/6810; and being all of Lots 2A & 3A, Block 2/6810, Commerce-Langford Addition, an addition to the City of Dallas according to the plat recorded in Volume 94223, Page 4821 of the Deed Records of Dallas County, Texas; and being all of Lots 1A & 9A, Block 2/6810, Commerce/Beatrice Addition, an addition to the City of Dallas according to the plat recorded in Volume 89204, Page 16 of said Deed Records; being part of Lots 1, 2 & 4, and all of Lot 3, Block 1/6810, and all of Lots 14, 15, 18, 19 & 22, Block 2/6810, by A.P. Langston's Homestead Revised Addition, according to the plat recorded in Volume 119, Page 496 of the Map Records of Dallas County, Texas; and being all of those tracts of land described in Special Warranty Deeds to West Commerce Investments LLC recorded in Instrument Nos. 201600049838, 201600049839, 201600049840, and 201600049842 of the Official Public Records of Dallas County, Texas; and being all of a called 0.3441 acre tract and a called 0.3441 acre tract of land described in Deed without Warranty to West Commerce Investments LLC recorded in Instrument No. 201700213503 of said Official Public Records; and being all of a 10-foot wide abandoned alley across said Block 2/6810 abandoned by City of Dallas Ordinance No. 30366; and being all of a called 0.133 acre tract of land described in Quitclaim Deed to West Commerce Investments LLC recorded in Instrument No. 201700103888 of said Official Public Records; and being all of Beatrice Street (a variable width right-of-way) abandoned by City of Dallas Ordinance No. _____; and being all of a called 0.133 acre tract of land described in Quitclaim Deed to West Commerce Investments LLC recorded in Instrument No. _____ of said Official Public Records; and being all of a called 0.001 acre tract of land described in Quitclaim Deed to West Commerce Investments LLC recorded in Instrument No. _____ of said Official Public Records; and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found at the west end of a right-of-way corner clip at the intersection of the east right-of-way line of Langford Street (a variable width right-of-way) and the south right-of-way line of said W. Commerce Street;

THENCE with said right-of-way corner clip, North 48°09'39" East, a distance of 28.11 feet to a 5/8-inch iron rod with "KHA" cap found for the east end of said right-of-way corner clip and in said south right-of-way line of W. Commerce Street (a 100-foot wide right-of-way);

THENCE with said south right-of-way line of W. Commerce Street, the following courses and distances:

North 75°11'09" East, a distance of 286.42 to an "X" cut in concrete found for the southwest corner of a tract of land described in Right-of-Way Deed to the County of Dallas recorded in Volume 2011, Page 548 of said Deed Records, and being the beginning of a non-tangent curve to the right having a central angle of 21°00'17", a radius of 174.00 feet, a chord bearing and distance of North 85°41'18" East, 63.43 feet;

In a northeasterly direction, with said curve to the right, an arc distance of 63.79 feet to a 5/8-inch iron rod with "KHA" cap found for the west end of a right-of-way corner clip at the intersection of said south right-of-way line of W. Commerce Street and the west right-of-way line of Beckley Avenue (a variable width right-of-way);

THENCE with said right-of-way corner clip, South 49°39'20" East, a distance of 18.68 feet to a 5/8-inch iron rod with "KHA" cap found for the east end of said right-of-way corner clip and in said west right-of-way line of Beckley Avenue, and being the beginning of a non-tangent curve to the left having a central angle of 13°19'12", a radius of 480.00 feet, a chord bearing and distance of South 30°34'08" East, 111.34 feet;

THENCE with said west right-of-way line of Beckley Avenue, the following courses and distances:

In a southeasterly direction, with said curve to the left, an arc distance of 111.59 feet to a 5/8-inch iron rod with "KHA" cap found at the beginning of a compound curve to the left having a central angle of 9°25'27", a radius of 515.00 feet, a chord bearing and distance of South 41°56'28" East, 84.61 feet;

In a southeasterly direction, with said curve to the left, an arc distance of 84.71 feet to a 5/8-inch iron rod with "KHA" cap found at the beginning of a reverse curve to the right having a central angle of 10°08'24", a radius of 370.00 feet, a chord bearing and distance of South 41°34'59" East, 65.40 feet;

In a southeasterly direction, with said curve to the right, an arc distance of 65.48 feet to a 5/8-inch iron rod with "KHA" cap found for corner;

South 58°35'53" East, a distance of 9.94 feet to a 1/2-inch iron rod with "SGI RPLS 3664" cap found at the beginning of a non-tangent curve to the right having a central angle of 10°05'05", a radius of 373.81 feet, a chord bearing and distance of South 29°33'51" East, 65.79 feet;

In a southeasterly direction, with said curve to the right, an arc distance of 65.79 feet to a 1/2-inch iron rod with "SGI RPLS 3664" cap found for corner in the north line of Lot 1A, Block A/6809, Blanks Subdivision No. 2, an addition to the City of Dallas according to the plat recorded in Volume 95068, Page 1799 of said Deed Records; from said point a 5/8-inch iron rod found for the northeast corner of said Lot 1A, Block A/6809 bears North 89°37'00" East, a distance of 8.19 feet;

THENCE with said north line of Lot 1A, Block A/6809, South 89°37'00" West, passing at a distance of 265.80 feet a 3/4-inch iron rod found for the northwest corner of said Lot 1A, Block A/6809 and in said east right-of-way line of Beatrice Street (a 57-foot wide right-of-way), continuing with the north right-of-way terminus of Beatrice Street and passing at a distance of 269.60 feet a 5/8-inch iron rod with "KHA" cap found for the southeast corner of said 0.133 acre tract, in all a total distance of 322.80 feet to a 5/8-inch iron rod with "KHA" cap found in said west right-of-way line of Beatrice Street, for the southwest corner of said 0.133 acre tract;

THENCE with said west right-of-way line of Beatrice Street, South 1°03'51" East, a distance of 338.77 feet to a 1/2-inch iron rod with "PRECISE" cap found at the north end of a right-of-way corner clip at the intersection of said west right-of-way line of Beatrice Street and the north right-of-way line of Wink Street (a variable width right-of-way);

THENCE with said right-of-way corner clip, South 43°41'08" West, a distance of 14.20 feet to a 1/2-inch iron rod with "PRECISE" cap found at the south end of said right-of-way corner clip and in said north right-of-way line of Wink Street;

THENCE with said north right-of-way line of Wink Street, the following courses and distances:

South 88°26'07" West, passing at a distance of 129.51 feet the southwest corner of said Lot 9A, Block 2/6810, in all a total distance of 134.51 feet to an "X" cut in concrete found for corner;

South 1°03'51" East, a distance of 6.38 feet to an "X" cut in concrete found for corner;

South 88°56'09" West, passing at a distance of 5.00 feet the southeast corner of said West Commerce Investments LLC tract recorded in Instrument No. 201600049840, continuing with said north right-of-way line of Wink Street in all a total distance of 105.00 feet to a 5/8-inch iron rod with "KHA" cap found at the intersection of said north right-of-way line of Wink Street and said east right-of-way line of Langford Street;

THENCE with said east right-of-way line of Langford Street, the following courses and distances:

North 1°03'51" West, a distance of 250.00 feet to a 5/8-inch iron rod with "KHA" cap found for corner;

North 88°56'09" East, a distance of 3.00 feet to a 5/8-inch iron rod with "KHA" cap found for corner;

North 1°03'51" West, a distance of 298.59 feet to the **POINT OF BEGINNING** and containing 4.748 acres or 206,805 square feet of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That, **WEST COMMERCE INVESTMENTS LLC**, acting by and through their duly authorized agents, does hereby adopt this plat, designating the herein described property as **SLATE CITY LIGHTS 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).

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 _____, 2017.

WEST COMMERCE INVESTMENTS LLC

By: _____
Name, Title

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 _____, 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 _____, 2017.

Notary Public in and for the State of Texas

OWNER/APPLICANT:
WEST COMMERCE INVESTMENTS LLC
C/O SLATE PROPERTIES LLC
8060 N. CENTRAL EXPWY, SUITE 125
DALLAS, TEXAS 75240
CONTACT: REID BEULCER
PHONE: 214-228-8844

ENGINEER:
KIMLEY-HORN AND ASSOC., INC.
13455 NOEL ROAD, TWO GALLERIA
OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
CONTACT: MATT LUCAS, P.E.
PHONE: 972-770-1300

Kimley»Horn
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	JBH	JAD	AUG. 2017	064484300	1 OF 1

LINE TABLE

NO.	BEARING	LENGTH
L1	N38°03'36"W	65.29'
L2	N51°56'24"E	6.00'
L3	N38°03'36"W	154.79'
L4	S51°56'24"W	6.00'
L5	N38°03'36"W	71.22'
L6	N89°37'00"E	162.12'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	18°23'35"	174.00'	55.86'	N84°22'57"E	55.62'
C2	2°36'42"	174.00'	7.93'	S85°06'55"E	7.93'
C3	17°58'14"	179.00'	56.14'	N80°37'53"E	55.91'
C4	70°49'51"	67.00'	82.83'	N54°12'05"E	77.65'

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE TWO LOTS FROM EXISTING PLATTED LOTS.
2. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
3. THE BASIS OF BEARINGS IS BASED ON GRID NORTH OF THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
4. 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.
5. ALL STRUCTURES ARE TO BE REMOVED.
6. ALL CORNERS MARKED 5/8" IRON ROD WITH CAP STAMPED "KHA" FOUND WERE SET FOR SURVEY DATED: JULY 12, 2017.

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 Land Surveying, the City of Dallas Development Code (Ordinance No. 19455, as amended), and Texas Local Government Code, Chapter 212. I further affirm that documentation 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.

J. Andy Dobbs
Registered Professional Land Surveyor No. 6196
Kimley-Horn and Associates, Inc.
13455 Noel Road, Two Galleria
Office Tower, Suite 700
Dallas, Texas 75240
Ph. 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 County and 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 _____, 2017.

Notary Public in and for the State of Texas

