

LOT 1A, BLOCK 3/7268
 4.526 AC
 197,155 SQ. FT.
 LESS R.O.W. DEDICATIONS:
 0.2884 AC
 12,564 SQ. FT.
 NET AREA
 4.238 AC
 184,591 SQ. FT.

LEGEND

- IPF IRON PIPE FOUND
- 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND (UNLESS OTHERWISE NOTED)
- CIRF
- AMON SET 3-1/4 INCH ALUMINUM DISK STAMPED "TRINITY GROVES 3-STANTEC" AFFIXED TO 5/8-INCH IRON ROD
- D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS
- M.R.D.C.T. MAP RECORDS OF DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
- (CM) CONTROLLING MONUMENT
- POB POINT OF BEGINNING
- VOL., PG. VOLUME, PAGE
- INST. NO. INSTRUMENT NUMBER
- AC. ACRE
- SQ. FT. SQUARE FEET
- TYP. TYPICAL
- F.K.A. FORMERLY KNOWN AS
- A.K.A. ALSO KNOWN AS
- LAND HOOK (DENOTES COMMON OWNERSHIP)
- S/W CONCRETE SIDEWALK
- TPED TELEPHONE PEDESTAL
- TRAFIC FLOW INDICATOR
- TREE/CANOPY
- SIGN
- AIR CONDITIONING UNIT
- ELECTRIC METER
- GAS METER
- WASTEWATER CLEANOUT
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- GAS MANHOLE
- TMH TELEPHONE MANHOLE
- WMH WASTEWATER MANHOLE
- CHAIN LINK FENCE
- WOOD FENCE
- WW WASTEWATER LINE
- SD STORM SEWER LINE
- W WATER LINE
- G GAS LINE

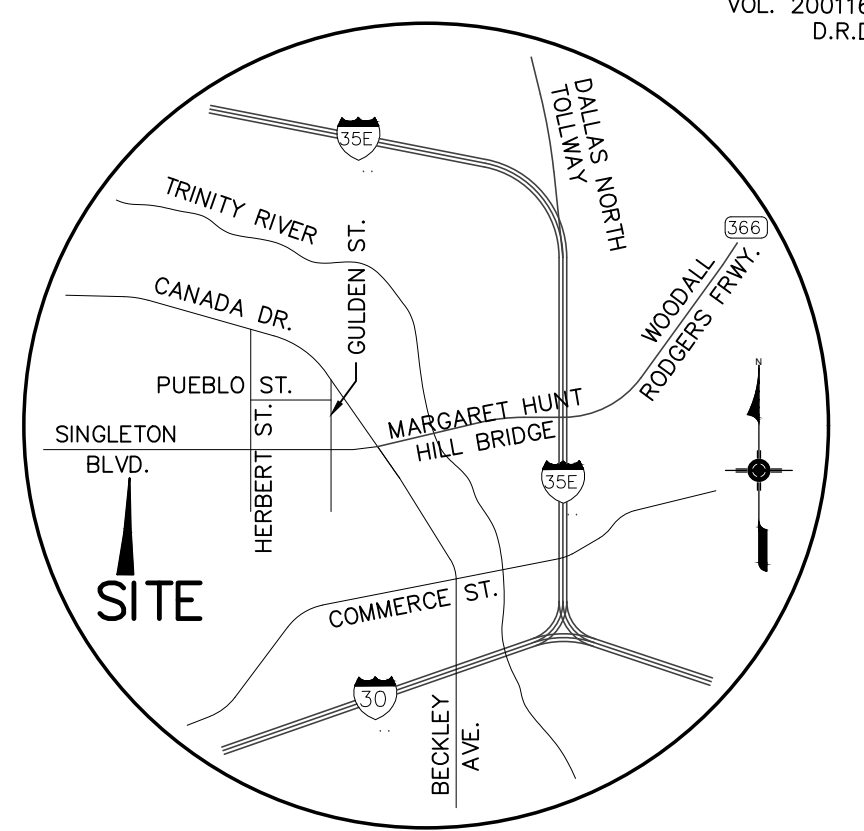
NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, ZONE 4202, MADB3(CORS 96), EPOCH 2002.0 AS DERIVED FROM GPS VECTORS OBTAINED BY RTK METHODS.
- LOT-TO-LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
- THE PURPOSE OF THIS PLAT IS TO CREATE A LEGAL BUILDING LOT FOR DEVELOPMENT PURPOSES AND TO COMBINE MULTIPLE LOTS INTO 1 LOT.
- REFERENCE BENCHMARKS:
 A STANDARD WATER DEPARTMENT BENCH MARK IS SET ON TOP OF A CONCRETE CURB OF A STORM SEWER DROP INLET ON THE NORTHWEST CORNER OF THE INTERSECTION AND 48.6' NORTH OF THE CENTERLINE OF SINGLETON ROAD AND 70.3' WEST OF HAMPTON ROAD. ELEVATION: 415.28'
 A STANDARD WATER DEPARTMENT BENCH MARK IS SET ON THE NORTHWEST CORNER OF A CONCRETE BRIDGE OVER THE TRINITY RIVER AT THE INTERSECTION OF BECKLEY AVENUE OF COMMERCE. ELEVATION: 433.48'
- THE SUBJECT TRACT OF LAND SHOWN HEREON LIES WITHIN ZONE "X" UNSHADED DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 4813C0340J, DATED AUGUST 23, 2001, FOR DALLAS COUNTY, TEXAS AND INCORPORATED AREAS. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- ALL STRUCTURES ON PROPERTY TO BE REMOVED
- COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

OWNER:
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SURVEYOR:
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 TBPLS FIRM NO. 10194229

PRELIMINARY PLAT
TRINITY GROVES NO. 3
LOT 1A, BLOCK 3/7268
 REPLAT OF PORTION OF LOTS 1-10, BLOCK 2/7268 AND A PORTION OF LOTS 1-14, BLOCK 3/7268 OF ADDISON'S PARK ADDITION TO WEST DALLAS, RECORDED IN VOLUME 106, PAGE 233, D.R.D.C.T. PARVIA AVENUE RIGHT-OF-WAY ABANDONMENT AND ALLEY ABANDONMENT PER CITY OF DALLAS ORDINANCE NO. _____ IN THE WILLIAM COOMBS SURVEY, ABSTRACT NO. 290, CITY OF DALLAS, DALLAS COUNTY, TEXAS
 TOTAL ACRES - 4.526 ACRES
CITY PLAN FILE NO. S189-320
 SEPTEMBER 20, 2019

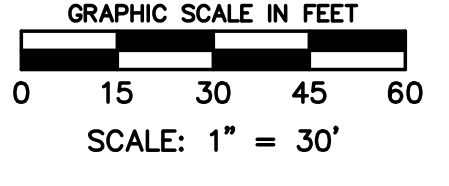


LINE TABLE

LINE #	BEARING	DISTANCE
L1	S 45°01'53" E	20.73'
L2	S 47°30'34" W	10.00'
L3	N 01°06'35" W	3.00'
L4	S 88°40'16" E	45.00'
L5	S 01°06'35" E	3.00'
L6	N 88°40'16" E	36.00'
L7	N 01°06'35" W	15.00'
L8	S 88°40'16" W	36.00'

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	BEARING
C1	28.74'	460.31'	33°34'38"	28.74'	S 03°59'18" W



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, **WEST DALLAS INVESTMENTS, LP.** IS THE OWNER OF A 4.526 ACRE TRACT OF LAND SITUATED IN THE WILLIAM COOMBS SURVEY, ABSTRACT NO. 290, CITY OF DALLAS BLOCK NO. 2/7268 AND 3/7268, CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING THE REMAINING PORTION OF LOTS 1 THROUGH 10, BLOCK 2/7268, AND THE REMAINING PORTION OF LOTS 1 THROUGH 14, BLOCK 3/7268, OF ADDISON'S PARK ADDITION TO WEST DALLAS, AN ADDITION TO THE CITY OF DALLAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 106, PAGE 233, DEED RECORDS OF DALLAS COUNTY, TEXAS (D.R.D.C.T.), AND BEING DESCRIBED IN GENERAL/SPECIAL WARRANTY DEEDS TO WEST DALLAS INVESTMENTS, L.P. RECORDED IN INSTRUMENT NUMBERS 20070186131, 20070188438, 201100101860, 201300257242, 201400161758, 201400218642, 201400235427, 201700361290 AND 201900102768, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS (O.P.R.D.C.T.), AND ALSO BEING A PORTION OF PARVIA AVENUE (FORMERLY KNOWN AS LAKE STREET), (A 45-FOOT PUBLIC RIGHT-OF-WAY), AND ALL OF THE REMAINING ALLEY WAY IN BLOCK 3/7268, ALL DEDICATED BY SAID ADDISON'S PARK ADDITION TO WEST DALLAS ABANDONED BY CITY ORDINANCE NUMBER _____; SAID 4.526 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND FOR THE POINT OF INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF BATAAN STREET, (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY), WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SINGLETON BOULEVARD (75-FOOT PUBLIC RIGHT-OF-WAY) AND BEING THE NORTH END OF A CORNER CLIP;

THENCE, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID BATAAN STREET, THE FOLLOWING CALLS:

SOUTH 45°01'53" EAST ALONG SAID CORNER CLIP, A DISTANCE OF 20.73 TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND FOR THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS WHICH BEARS NORTH 87°48'01" WEST, A DISTANCE OF 460.31 FEET;

SOUTHWESTERLY WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 03°34'38", FOR AN ARC LENGTH OF 28.74 FEET, A CHORD BEARING OF SOUTH 03°59'18" WEST AND CHORD DISTANCE OF 28.74 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND FOR CORNER;

SOUTH 05°45'12" WEST, A DISTANCE OF 254.26 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND FOR THE NORTH END OF A CORNER CLIP;

SOUTH 47°30'34" WEST ALONG THE SAID CORNER CLIP, A DISTANCE OF 10.00 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOR THE POINT OF INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY LINE, WITH THE NORTH RIGHT-OF-WAY LINE OF BEDFORD AVENUE, (ALSO KNOWN AS BEDFORD STREET), (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY);

THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID BEDFORD AVENUE, THE FOLLOWING CALLS:

SOUTH 88°40'16" WEST, A DISTANCE OF 234.58 FEET TO A 3-1/4-INCH ALUMINUM CAP STAMPED "TRINITY GROVES NO. 3-STANTEC" AFFIXED TO A 5/8-INCH IRON ROD, (HEREAFTER REFERRED TO AS "AMON") SET;

NORTH 01°06'35" WEST, A DISTANCE OF 3.00 FEET TO AN AMON SET FOR CORNER;

SOUTH 88°40'16" WEST, A DISTANCE OF 45.00 FEET TO AN AMON SET FOR CORNER;

SOUTH 01°06'35" EAST, A DISTANCE OF 3.00 FEET TO AN AMON SET FOR CORNER;

SOUTH 88°40'16" WEST, A DISTANCE OF 350.03 FEET TO AN AMON SET FOR THE POINT OF INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAID BEDFORD AVENUE WITH THE EASTERLY RIGHT-OF-WAY LINE OF TOPEKA AVENUE, (A 20-FOOT PUBLIC RIGHT-OF-WAY);

THENCE NORTH 01°06'35" WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID TOPEKA, A DISTANCE OF 150.00 FEET TO AN AMON SET FOR THE POINT OF INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF SAID TOPEKA AVENUE WITH THE SOUTH RIGHT-OF-WAY LINE OF A 15-FOOT ALLEY DEDICATED BY PLAT RECORDED IN VOLUME 106, PAGE 233, M.R.D.C.T.;

THENCE NORTH 88°40'16" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID 15-FOOT ALLEY, A DISTANCE OF 36.00 FEET TO AN AMON SET FOR CORNER;

THENCE NORTH 01°06'35" WEST OVER AND ACROSS SAID 15-FOOT ALLEY, A DISTANCE OF 15.00 FEET TO AN AMON SET FOR CORNER IN THE NORTH RIGHT-OF-WAY LINE OF SAID 15-FOOT ALLEY;

THENCE SOUTH 88°40'16" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID 15-FOOT ALLEY, A DISTANCE OF 36.00 FEET TO AN AMON SET FOR THE POINT OF INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF SAID TOPEKA AVENUE;

THENCE NORTH 01°06'35" WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID TOPEKA AVENUE, A DISTANCE OF 137.50 FEET TO AN AMON SET FOR THE POINT OF INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF SAID TOPEKA AVENUE WITH THE AFOREMENTIONED SOUTH RIGHT-OF-WAY LINE OF SINGLETON BOULEVARD;

THENCE NORTH 88°40'16" EAST ALONG THE SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 655.67 FEET TO THE POINT OF BEGINNING.

CONTAINING A COMPUTED AREA OF 197,155 SQUARE FEET OR 4.526 ACRES OF LAND.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **WEST DALLAS INVESTMENTS, LP.** ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **TRINITY GROVES NO. 3**, 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 BUILDINGS, 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 _____, 2019.

WEST DALLAS INVESTMENTS, LP.

BY: _____

BY: _____

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S STATEMENT:

I, G. DENNIS QUALLS, 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 THE 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.

DATED THIS THE _____ DAY OF _____, 2019.

G. DENNIS QUALLS, R.P.L.S.
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4276

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.
FOR REVIEW PURPOSES ONLY
G. DENNIS QUALLS, R.P.L.S.
REGISTRATION NO. 4276
September 20, 2019

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 G. DENNIS QUALLS, 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 THE STATEMENTS IN THE FOREGOING CERTIFICATE ARE TRUE.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____, DAY OF _____, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRELIMINARY PLAT

**TRINITY GROVES NO. 3
LOT 1A, BLOCK 3/7268**

REPLAT OF PORTION OF LOTS 1-10, BLOCK 2/7268 AND A PORTION OF LOTS 1-14, BLOCK 3/7268 OF ADDISON'S PARK ADDITION TO WEST DALLAS, RECORDED IN VOLUME 106, PAGE 233, D.R.D.C.T. PARVIA AVENUE RIGHT-OF-WAY ABANDONMENT AND ALLEY ABANDONMENT PER CITY OF DALLAS ORDINANCE NO. _____, IN THE WILLIAM COOMBS SURVEY, ABSTRACT NO. 290, CITY OF DALLAS, DALLAS COUNTY, TEXAS
TOTAL ACRES - 4.526 ACRES

CITY PLAN FILE NO. S189-320

SEPTEMBER 20, 2019

OWNER:
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TBPLS FIRM NO. 10194229

STANTEC PROJECT NO. 222011823