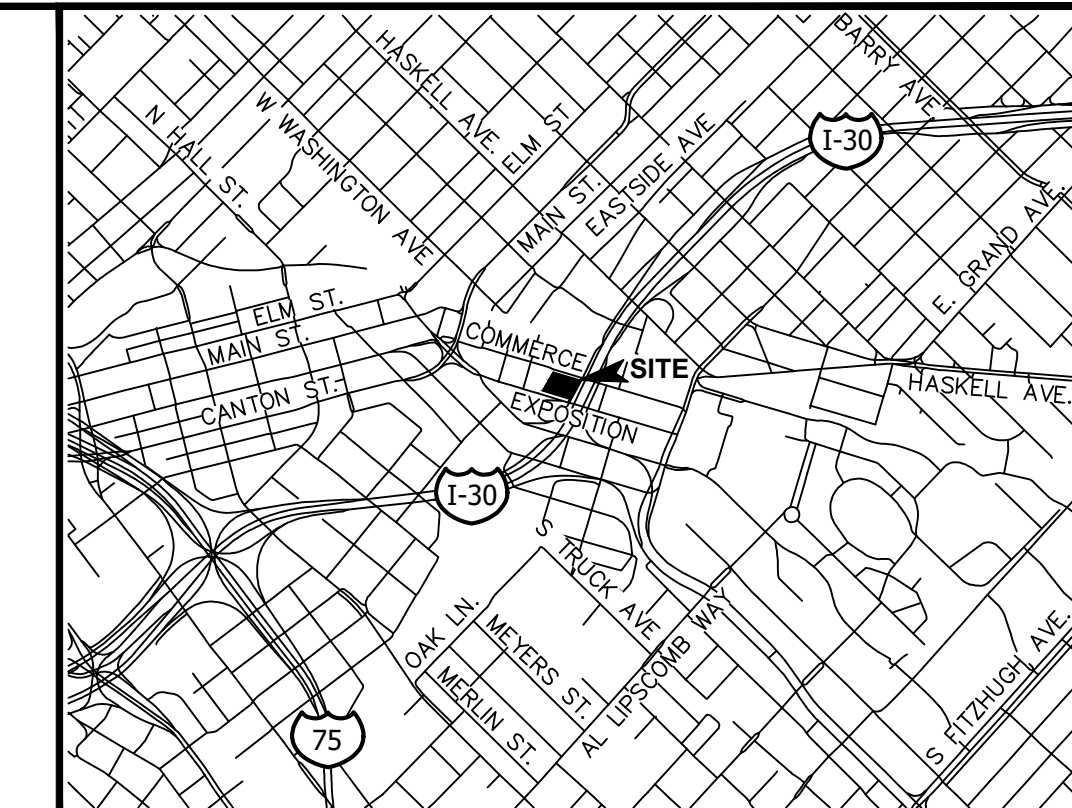
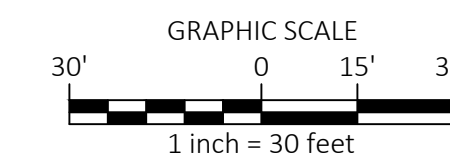
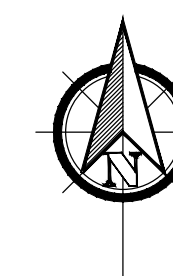


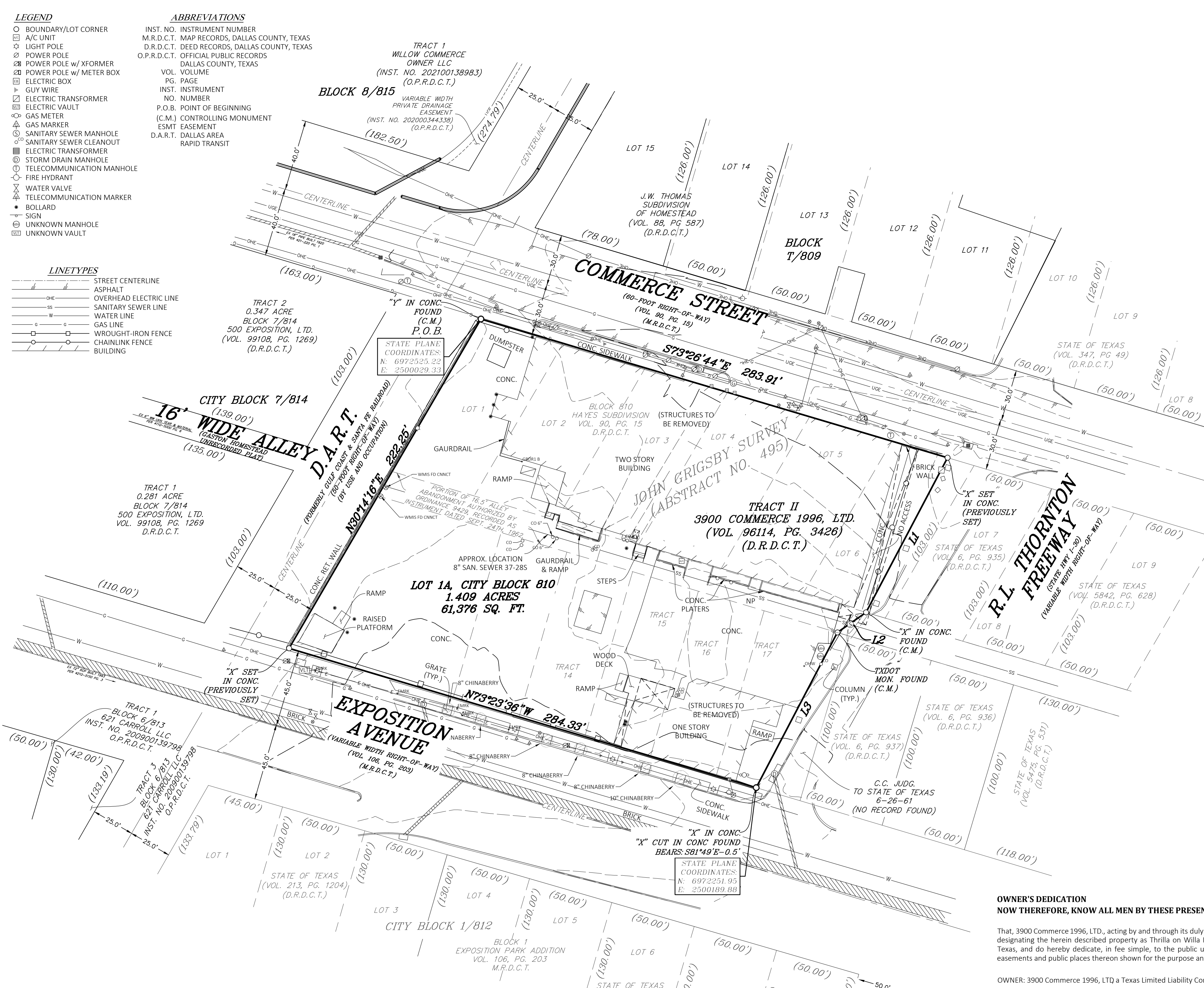
- LEGEND**
- BOUNDARY/LOT CORNER
  - A/C UNIT
  - ⊕ LIGHT POLE
  - ⊕ POWER POLE
  - ⊕ POWER POLE w/ XFORMER
  - ⊕ POWER POLE w/ METER BOX
  - ⊕ ELECTRIC BOX
  - ⊕ GUY WIRE
  - ⊕ ELECTRIC TRANSFORMER
  - ⊕ ELECTRIC VAULT
  - ⊕ GAS METER
  - ⊕ GAS MARKER
  - ⊕ SANITARY SEWER MANHOLE
  - ⊕ SANITARY SEWER CLEANOUT
  - ⊕ ELECTRIC TRANSFORMER
  - ⊕ STORM DRAIN MANHOLE
  - ⊕ TELECOMMUNICATION MANHOLE
  - ⊕ FIRE HYDRANT
  - ⊕ WATER VALVE
  - ⊕ TELECOMMUNICATION MARKER
  - BOLLARD
  - SIGN
  - ⊕ UNKNOWN MANHOLE
  - ⊕ UNKNOWN VAULT
- ABBREVIATIONS**
- INST. NO. INSTRUMENT NUMBER
  - M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
  - D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
  - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
  - VOL. VOLUME
  - PG. PAGE
  - INST. INSTRUMENT
  - NO. NUMBER
  - P.O.B. POINT OF BEGINNING
  - (C.M.) CONTROLLING MONUMENT
  - ESMT EASEMENT
  - D.A.R.T. DALLAS AREA RAPID TRANSIT

- LINETYPES**
- STREET CENTERLINE
  - ASPHALT
  - OVERHEAD ELECTRIC LINE
  - SANITARY SEWER LINE
  - WATER LINE
  - GAS LINE
  - WROUGHT-IRON FENCE
  - CHAINLINK FENCE
  - BUILDING



VICINITY MAP  
(NOT TO SCALE)

Line Table		
Line #	Length	Direction
L1	101.95	S 27°48'17" W
L2	20.38	S 54°58'36" W
L3	102.14	S 27°37'00" W



**LEGAL DESCRIPTION**

BEING a 61,376 Square foot or a 1.409 acre tract of land situated in the John Grigsby Survey, Abstract No. 495, Dallas County, Texas; being all of Lots 1 through 5, part of Lot 6, part of a 16-foot wide Alley abandoned by City of Dallas Ordinance No. 9429, and the remainder of Block 810, Hayes Subdivision, an addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 90, Page 15, Deed records, Dallas County, Texas (DRDCT), and being part of the South portion of City of Dallas Block 810, said tract also being all of that certain tract of land conveyed to 3900 Commerce 1996, LTD, described in Special Warranty Deed with Vendor's Lien recorded in Volume 96144, Page 3426, Deed Records, Dallas County, Texas, and being more particularly described as follows:

- BEGINNING** at an "Y"-cut found in concrete for corner, being the intersection of the Southwest Right-of-Way line of Commerce Street, a 60 foot Right-of-Way, and the Southeast line of a Dallas Area Rapid Transit Right-of-Way of variable width, and being the North corner of said Lot 1, Hayes Subdivision;
- THENCE** South 73 degrees 26 minutes 44 seconds East, along said Southwest Right-of-Way line of Commerce Street, a distance of 283.91 feet to an "X" set in concrete for corner, being the intersection of said Southwest Right-of-Way line of Commerce Street, and the Westerly Right-of-Line of R.L. Thornton Freeway, also know as State Highway I-30, a variable width Right-of-Way;
- THENCE** South 27 degrees 48 minutes 17 seconds West, along said Westerly Right-of-Line of R.L. Thornton Freeway, a distance of 101.95 feet to an "X" found in concrete for corner;
- THENCE** South 54 degrees 58 minutes 36 seconds West, along said Westerly Right-of-Way line of R.L. Thornton Freeway, a distance of 20.38 feet to a Texas Department of Transportation Right-of-Way Monument found for corner;
- THENCE** South 27 degrees 37 minutes 00 seconds West, along said Westerly Right-of-Way line of R.L. Thornton Freeway, a distance of 102.14 feet to an "X" found in concrete for corner, being the intersection of said Westerly Right-of-Way line of R.L. Thornton Freeway, and the Northeast Right-of-Way line of Exposition Avenue, a variable width Right-of-Way;
- THENCE** North 73 degrees 23 minutes 36 seconds West, along said Northeast Right-of-Way line of Exposition Avenue, a distance of 284.33 feet to an "X" set in concrete for corner, being the intersection of said Northeast Right-of-Way line of Exposition Avenue, and said Southeast line of Dallas Area Rapid Transit Right-of-Way;
- THENCE** North 30 degrees 14 minutes 16 seconds East, along said Southeast line of Dallas Area Rapid Transit Right-of-Way, a distance of 222.25 feet to the POINT OF BEGINNING, and containing 61,376 feet or 1.409 acres of land.

**SURVEYOR'S CERTIFICATE**

STATE OF TEXAS §  
COUNTY OF NAME §

I, Jeff Montanya, 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 and the City of Dallas, Texas development codes and ordinances. I further affirm that monumentation shown hereon was either found or set with 1/2-inch iron rods with orange plastic cap stamped "URBAN STRUCTURE + SURVEY, PLLC" under my direction and supervision.

Dated this the \_\_\_ day of \_\_\_, 2021.

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.

Jeff Montanya  
Registered Professional Land Surveyor no. 6762

STATE OF TEXAS §  
COUNTY OF NAME §

Before me, the undersigned authority, a notary public in and for the said county and state, on this day personally appeared Jeff Montanya, 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 purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this the \_\_\_ day of \_\_\_, 2021.

Notary Public, in and for the State of Texas

THE PURPOSE OF THIS PLAT IS TO COMBINE 6 LOTS AND THE REMAINDER OF THE UNPLATTED BLOCK INTO 1 LOT.

**GENERAL NOTES**

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM OF 1983 (NAD83, 2011) TXNC-4202, AS DERIVED BY GNSS FROM ALTEERRA TRIMBLE RTK-NET.
2. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
3. THE LOT LINES SHOWN OUTSIDE OF THE BOUNDARY OF THE SUBJECT PROPERTY, AS SHOWN HEREON, WERE NOT SURVEYED AND ARE SHOWN AS GRAPHICAL DEPICTION BASED ON RECORDED INFORMATION OR TAX MAPS.
4. ALL EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE LOCATION AND/OR EXISTING IN GRAPHICALLY ACCORDING TO EXISTING AS-BUILTS.
5. EXISTING STRUCTURES ARE TO BE REMOVED.
6. PURPOSE OF THE PLAT IS TO COMBINE 6 LOTS AND THE REMAINDER OF THE UNPLATTED BLOCK INTO 1 LOT.

**OWNER'S DEDICATION**  
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, 3900 Commerce 1996, LTD., acting by and through its duly authorized agent, Fred Baker, does hereby adopt this plat, designating the herein described property as Thrilla on Willa Part Two, an addition to the city of Dallas, Dallas county, Texas, and do hereby dedicate, in fee simple, to the public use forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

OWNER: 3900 Commerce 1996, LTD a Texas Limited Liability Company

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Fred Baker, President

STATE OF TEXAS §  
COUNTY OF NAME §

Before me, the undersigned authority, a notary public in and for the said county and state, on this day personally appeared Fred Baker, as President of 3900 Commerce 1996, LTD., 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 purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this \_\_\_ day of \_\_\_, 2021.

Notary Public, in and for the State of Texas

**ENGINEER**  
URBAN STRUCTURE  
8140 WALNUT HILL LANE #905  
DALLAS, TEXAS 75231  
DOUGLAS BARRILLEAUX, P.E.  
DBARRILLEAUX@URBANSTRUCT.COM  
PHONE: (214) 295-5775

**DEVELOPER**  
LARKSPUR  
2929 CARLISLE ST., SUITE 210  
DALLAS, TEXAS 75204  
CARL@LARKSPURCAP.COM  
(214) 443-1922

**SURVEYOR**  
URBAN STRUCTURE  
8140 WALNUT HILL LANE #905  
DALLAS, TEXAS 75231  
JEFFERY MONTANYA, R.P.L.S.  
JMONTANYA@URBANSTRUCT.COM  
PHONE: (214) 295-5775

FILE NAME: S:\21616-URBAN PART 810.DWG  
DATE PLOTTED: 01/04/2021 11:53:33 AM  
PLOTTER: HP DesignJet T1100e  
PLOT SCALE: 1"=30'