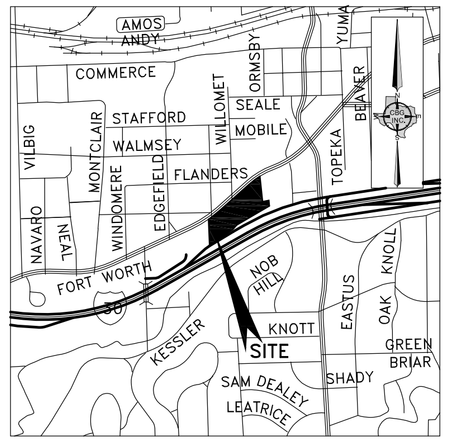

VICINITY MAP
NOT TO SCALE

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Worth Trinity, LLC, a Texas limited liability company, and Worth LW, LLC, a Texas Limited Liability Company, are the owners of a tract of land situated in the William Coombs Survey, Abstract No. 290, City of Dallas, Dallas County, Texas, and being the remainders of Lots 1, 2, and 3, Block 19/3980, Flanders Heights Addition Revised, an Addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 90, Page 20, Deed Record, Dallas County, Texas, same being that tract of land conveyed to Worth Trinity, LLC, a Texas limited liability company, by Special Warrant Deed recorded in Instrument No. 201600326553, Official Public Records, Dallas County, Texas, and that tract of land conveyed to said Worth LW, LLC, by Special Warranty Deed, recorded in Instrument No. 201800150690, Official Public Records, Dallas County, Texas, and also being a portion of N. Winnetka Avenue (a variable width Right-of-Way, called 66 foot Right-of-Way recorded in said Flanders Heights Addition Revised) abandoned by Ordinance No. _____, and recorded in Instrument No. _____, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron pipe found for corner, said corner being the Southwest corner of Lot 1, Block A/4011, Marco Polo Gomez Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 2003156, Page 200, Deed Records, Dallas County, Texas;

THENCE North 78 degrees 46 minutes 57 seconds East, along the South line of said Lot 1, Marco Polo Gomez Addition, a distance of 70.00 feet to a 3 inch aluminum disk stamped "WTA" and "RPLS 5513", set over a 1/2 inch iron rod set for corner, said corner being an inner "L" corner of said Lot 1, Marco Polo Addition;

THENCE South 03 degrees 42 minutes 47 seconds East, along the most Southerly West line of said Lot 1, Marco Polo Gomez Addition, a distance of 61.34 feet to a 3 inch aluminum disk stamped "WTA" and "RPLS 5513", set over a 1/2 inch iron rod set for corner, said corner being in the Northerly Right-of-Way line of Interstate 30 (a variable width Right-of-Way);

THENCE, along the Northerly line of said Interstate 30 the following bearings and distnaces:

North 61 degrees 01 minutes 34 seconds East, a distance of 413.74 feet to a 1/2 inch iron rod found for corner;

South 43 degrees 05 minutes 43 seconds West, a distance of 56.17 feet to a 1/2 inch iron rod found for corner;

South 56 degrees 39 minutes 04 seconds West, a distance of 238.39 feet to a 1/2 inch iron rod found for corner, said corner being the intersection of the Northerly Right-of-Way line of said Interstate 30, and the existing East Right-of-Way of N. Winnetka Avenue;

South 54 degrees 40 minutes 11 seconds West, a distance of 39.35 feet to a 3 inch aluminum disk stamped "WTA" and "RPLS 5513", set over a 1/2 inch iron rod set for corner, said corner being the intersection of the Northerly Right-of-Way line of said Interstate 30 and the centerline said N. Winnetka Avenue;

THENCE North 00 degrees 39 minutes 32 seconds West, along the centerline of said N. Winnetka Avenue, a distance of 290.53 feet to a 3 inch aluminum disk stamped "WTA" and "RPLS 5513", set over a 1/2 inch iron rod set for corner, said corner being the intersection of the Southerly Right-of-Way line of Fort Worth Avenue (a 100 foot Right-of-Way), and the centerline of said N. Winnetka Avenue, and being in a curve to the left, having a radius of 1482.69 feet, a delta of 08 degrees 37 minutes 49 seconds, and a chord bearing and distance of North 50 degrees 22 minutes 44 seconds East, 223.12 feet;

THENCE, along the Southerly Right-of-Way line of said Fort Worth Avenue, and said curve to the left, an arc distance of 223.33 feet to a 1/2 inch iron rod found for corner;

THENCE North 46 degrees 11 minutes 19 seconds East, along the Southerly Right-of-Way line of said Fort Worth Avenue, passing a mag nail found at a distance of 29.52 feet, and continuing a total distance of 44.51 feet to a 3 inch aluminum disk stamped "WTA" and "RPLS 5513", set over a 1/2 inch iron rod set for corner, said corner being the beginning of a non-tangent curve to the right, having a radius of 2814.93 feet, a delta of 08 degrees 46 minutes 13 seconds, and a chord bearing and distance of North 50 degrees 59 minutes 05 seconds East, 430.46 feet;

THENCE, along the Southerly Right-of-Way line of said Fort Worth Avenue, and said curve to the Right, an arc distance of 430.88 feet to a 3 inch aluminum disk stamped "WTA" and "RPLS 5513", set over a 1/2 inch iron rod set for corner, said corner being the Northwest corner of aforesaid Lot 1, Block A/4011, Marco Polo Gomez Addition;

THENCE South 04 degrees 40 minutes 18 seconds East, along the West line of said Lot 1, Marco Polo Gomez Addition, a distance of 292.72 feet to the POINT OF BEGINNING, and containing 193,352 square feet or 4.439 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Worth Trinity, LLC, a Texas limited liability company, and Worth LW, LLC, a Texas limited liability company, acting by and through its duly authorized officer, Steve Jennings, does hereby adopt this plat, designating the herein described property as **TRINITY WORTH 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 the _____ day of _____, 2018.

Worth Trinity, LLC,
a Texas limited liability company

BY: _____
Steve Jennings
(Manager)

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Steve Jennings, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2018.

_____
Notary Public in and for Dallas County, Texas.

Worth LW, LLC,
a Texas limited liability company

BY: _____
Steve Jennings
(Manager)

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Steve Jennings, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2018.

_____
Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT:

I, Bryan Connally, 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 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 _____, 2018.
RELEASED FOR REVIEW 11/16/2018 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

_____
Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

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 Bryan Connally 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 _____, 2018.

_____
Notary Public in and for the State of Texas

GENERAL NOTES

1) BEARINGS ARE BASED ON THE STATE PLANE COORDINATED SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).
2) THE PURPOSE OF THIS PLAT IS TO CREATE 3 LOTS FROM 4.439 ACRES OF LAND.
3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

PRELIMINARY PLAT
WORTH TRINITY ADDITION
LOT 1A, 1B, AND 1C, BLOCK 19/3980
193,352 SQ.FT. / 4.439 ACRES
BEING A REPLAT OF
THE REMAINDER OF LOTS 1, 2, AND 3
AND A PORTION OF WINNETKA AVENUE
CITY BLOCK 19/3980
FLANDERS HEIGHTS ADDITION
AND AN UNPLATTED TRACT OF LAND LOCATED IN
CITY BLOCK 4011 AND 4012
WILLIAM COOMBS SURVEY, ABSTRACT NO. 290
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S189-053

OWNER: WORTH TRINITY, LLC.
2310 NORTH HENDERSON AVENUE, UNIT 538
DALLAS, TEXAS 75205
214-269-7683

OWNER: WORTH LW, LLC.
2310 NORTH HENDERSON AVENUE, UNIT 538
DALLAS, TEXAS 75205
214-269-7683

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