



- 1.) Bearings are based upon the Texas Coordinate System of 1983, Zone 4202, NAD 83 datum, as determined by GPS observations resulting in a bearing of North 23°09'28" East along the easterly right of way line of Central Expressway. The bearings listed are Grid values and the distances listed are surface values. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.9998605167
- 2.) Lot to lot drainage will not be allowed without engineering section approval.
- 3.) The purpose of this plat is to modify the three existing lots for site development.
- 4.) The distances shown on the property lines of the adjoining are called distances.
- 5.) The coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid coordinate values, no scale and no projection.
- 6.) Any access or modification of U.S. Highway 75 requires TXDOT approval.
- 7.) Lots 1D, 3 and 4, Block 18/2006 are subject to the Paving and/or Drainage Covenant Agreement recorded in Instrument No. 20130034471 of the Official Public Records of Dallas County, Texas.
- 8.) The building lines created by Ordinance No. 4761 have been repealed by Ordinance No. 28995.
- 9.) There are no trees located on the subject tract.

PLAT LEGEND

IRF = Iron rod found
IRFC = 5/8-inch iron rod with cap found
ADS = 3-1/2" aluminum disk, stamped "XEROX BUS SERV ADDN-KHA" on 5/8-inch iron rod set.
MNS = aluminum disk, stamped "XEROX BUS SERV ADDN-KHA" with Mag Nail set in drilled hole.
VOL. = Volume
PG. = Page
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
Δ = Central angle or Delta angle
C = Chord Distance
INST. No. = Instrument Number

**PRELIMINARY PLAT
TCC MARKET STATION
LOTS 1D, 3 AND 4, BLOCK 18/2006**

BEING A REPLAT OF
LOTS 1A, 1B AND 1C, BLOCK 18/2006
XEROX BUSINESS SERVICES ADDITION
AN ADDITION TO THE CITY OF DALLAS,
RECORDED IN INSTRUMENT NO. 201300381281,
OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
SITUATED IN THE
JOHN GRIGSBY SURVEY, ABSTRACT No. 495,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S189-068

Kimley»Horn

5750 Genesis Court, Suite 200
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	MBM	KHA	11/14/2018	063486546	1 OF 2

Owner:
TC Central Associates, LLC
2100 McKinney Avenue
Suite 800
Dallas, Texas 75201
Phone No.:

DWG NAME: K:\FPL SURVEY\030386546-TCC MARKET STATION\030386546 PRELIMINARY REPEAT VERTICALING PLOTTED BY: SKETCHES, CDDT 11/29/2018 4:15 PM LAST SAVED: 11/29/2018 8:58 AM

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS TC CENTRAL ASSOCIATES, LLC, is the owner of a 16.178 acre tract of land situated in the John Grigsby Survey, Abstract No. 495, in the City of Dallas, Dallas County, Texas, and being all of Lots 1A, 1B, and 1C, Block 18/2006 of XEROX BUSINESS SERVICES ADDITION, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded under County Clerk File No. 201300381281, Map Records, Dallas County, Texas, same also being all of Tract 1, conveyed in a Special Warranty Deed to TC Central Associates, LLC, and recorded in Instrument No. 201300276945 of the Official Public Records of Dallas County, Texas and all of those tract of land conveyed in a Quitclaim Deed to TC Central Associates, LLC, and recorded in Instrument No. 201300276946 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at an "X" cut in concrete found for the most westerly, northwest corner of said Lot 1C, Block 18/2006, same being at the southwest end of a right-of-way corner clip at the intersection of the southeast right-of-way line of Central Expressway (U.S. Highway 75), a variable width right-of-way, with the southwest right-of-way line of Carroll Avenue, a variable width right-of-way, said corner also being in the southeast line of that tract of land described in a deed to the State of Texas recorded in Volume 95206, Page 544 of the Deed Records of Dallas County, Texas;

THENCE North 68°05'59" East, along said corner clip, the northerly line of said Lot 1C, Block 18/2006 and the southeast line of said State of Texas tract, a distance of 29.21 feet to an "X" cut in concrete found for the northeast corner of said State of Texas tract and being at the southeast end of said corner clip;

THENCE South 66°57'54" East, continuing along the northerly line of said Lot 1C, Block 18/2006, and along the southwest right-of-way line of said Carroll Avenue, 450.26 feet to a 5/8-inch iron rod found for the north common corner of said Lot 1C and aforesaid Lot 1A, Block 18/2006;

THENCE South 66°21'54" East, continuing along the northerly line of said Lot 1A, Block 18/2006 and along the southwest right-of-way line of said Carroll Avenue, a distance of 206.62 feet to a point for corner, from which a 3/4 inch iron pipe found bears North 68°46'02" West a distance of 0.91 feet;

THENCE South 44°48'24" East, continuing along northerly line of said Lot 1A, Block 18/2006 and the southwest right-of-way line of said Carroll Avenue, a distance of 208.31 feet to the most northerly, northeast corner of said Lot 1A, from which a 1/2 inch iron rod found bears North 85°58' West a distance of 0.59 feet, said corner also being at the beginning of a tangent curve to the right;

THENCE Southerly, along the southeasterly line of said Lot 1A, Block 18/2006 and along said tangent curve to the right through a central angle of 89°43'20", having a radius of 30.00 feet, a chord bearing of South 00°03'16" West, a chord distance of 42.32 feet, and an arc length of 46.98 feet to a 1/2 inch iron rod found for corner at the end of said curve, said corner being in the northwest right-of-way line of Atoka Street, a 50 foot wide right-of-way as dedicated by the revised plat of Belmont Park, an addition to the City of Dallas recorded in Volume 8, Pages 126-128 of the Map Records of Dallas County, Texas;

THENCE South 44°54'56" West, continuing along the southeasterly line of said Lot 1A, Block 18/2006 and along said northwest right-of-way line of Atoka Street, a distance of 150.31 feet to a point for corner that lies between a 5/8 inch iron rod which bears North 54°54" East a distance of 0.12 feet and a 1/2 inch iron pipe found that bears South 83°02'W a distance of 0.12 feet, said corner being at the southwest corner of terminus for Atoka Street right-of-way and the most northerly corner of said Lot 1B, Block 18/2006;

THENCE South 44°54'24" East, along the northeasterly line of said Lot 1B, Block 18/2006, along the terminus of said Atoka Street right-of-way, passing at a distance of 50.00 feet the southeast corner of said terminus for Atoka Street right-of-way and the southwest corner of Lot 3, Block H/2005 of said Belmont Park, said Lot 3 being conveyed to Hortencia Munillo in a deed recorded in Volume 94052, Page 5695 of the Deed Records of Dallas County, Texas, and continuing along the southwest line of said Lot 3 for a total distance of 157.22 feet to a 1/2 inch iron pipe found for the southeast corner of said Lot 3 and the most easterly corner of said Lot 1B, said corner being in the northwest line of a 20 foot wide alley as dedicated by said revised plat of Belmont Park and by the plat of Hyams Addition, an addition to the City of Dallas according recorded in Volume 9, Pages 345-346 of the Map Records of Dallas County, Texas;

THENCE South 45°00'39" West, along the southeasterly line of said Lot 1B, Block 18/2006 and along the northwest line of said 20 foot wide alley for part of the way, a distance of 575.86 feet to an "X" cut in concrete set for an inner ell corner of said Lot 1B;

THENCE South 45°27'21" East, continuing along the southeasterly line of said Lot 1B, Block 18/2006, a distance of 1.23 feet to a MAG nail with shiner found for corner, from which a P.K. nail found for most northerly corner of Lot 2, Block A/663 of Cityplace Northeast Section I Revised, an addition to the City of Dallas, Dallas County, Texas, according to the plat recorded in Volume 2003144, Page 79 of the Deed Records of Dallas County, Texas, bears South 45°27'21" East a distance of 129.63 feet;

THENCE South 44°54'56" West, continuing along the southeasterly line of said Lot 1B, Block 18/2006, passing at a distance of 28.00 feet, the most easterly, northwest corner of Lot 2A, Block 18/2006 of said Xerox Business Services Addition, continuing for a total distance of 119.78 feet to an "X" cut in concrete found for corner;

THENCE North 45°05'04" West, continuing along the common line of said Lot 1B, Block 18/2006 and said Lot 2A, Block 18/2006, a distance of 439.96 feet to a P.K. Nail found for corner;

THENCE North 23°10'59" East, continuing along the common line of said Lot 1B, Block 18/2006 and said Lot 2A, Block 18/2006, passing at a distance of 48.19 feet, the most westerly, northwest corner of said Lot 1B, continuing along the common line of said Lot 2A and said Lot 1A, Block 18/2006 for a total distance of 94.40 feet to a P.K. Nail set for corner;

THENCE North 66°53'45" West, continuing along the common line of said Lot 1A, Block 18/2006 and said Lot 2A, Block 18/2006, passing at a distance of 26.85 feet, the most westerly, southwest corner of said Lot 1A, continuing along the common line of said Lot 2A and said Lot 1C, Block 18/2006, for a total distance of 311.01 feet to a 1/2 inch iron rod with plastic cap stamped "Pacheco Koch" found in the aforesaid southeast right-of-way line of Central Expressway (U.S. Highway 75) and the southeast line of that tract of land described in a deed to the State of Texas recorded in Volume 92044, Page 4554 of the Deed Records of Dallas County, Texas, said corner also being at the beginning of a non-tangent curve to the right;

THENCE, northerly, along the southeast right-of-way line of said Central Expressway (U.S. Highway 75) and the southeast line of said State of Texas recorded in Volume 92044, Page 4554 of the Deed Records of Dallas County, Texas, along said non-tangent curve to the right through a central angle of 02°11'23", having a radius of 2734.00 feet, a chord bearing of North 22°03'46" East, a chord distance of 104.48 feet and an arc length of 104.49 feet to a 1/2 inch iron rod with plastic cap stamped "Pacheco Koch" found for corner at the end of said curve;

THENCE North 23°09'28" East, continuing along the southeast right-of-way line of said Central Expressway (U.S. Highway 75) and the southeast line of said State of Texas tract recorded in Volume 92044, Page 4554 of the Deed Records of Dallas County, Texas, passing at a distance of 29.29 feet a 1/2 inch iron rod with plastic cap stamped "Pacheco Koch" found for the northwest corner of said 12.807 acre tract and said Lot 2, the southwest corner of said Tract "A" and said Lot 1, the northeast corner of said State of Texas tract recorded in Volume 92044, Page 4554 of the Deed Records of Dallas County, Texas and the southeast corner of the aforesaid State of Texas tract recorded in Volume 95206, Page 544 of the Deed Records of Dallas County, Texas, and continuing along the southeast right-of-way line of said Central Expressway (U.S. Highway 75) and the southeast line of said State of Texas tract recorded in Volume 95206, Page 544 of the Deed Records of Dallas County, Texas, for a total distance of 95.14 feet to an "X" cut in concrete found for southwest corner of that tract of land described in a deed to the City of Dallas recorded in Volume 96063, Page 1958 of the Deed Records of Dallas County, Texas;

THENCE South 66°50'32" East, departing the southeast right-of-way line of said Central Expressway (U.S. Highway 75) and the southeast line of said State of Texas tract recorded in Volume 95206, Page 544 of the Deed Records of Dallas County, Texas, and along the southwest line of said City of Dallas tract, a distance of 5.00 feet to a point for corner for the southeast corner of said City of Dallas tract, from which an "X" cut in concrete found bears South 56°47" East a distance of 0.20 feet;

THENCE North 23°09'28" East, along the southeast line of said City of Dallas tract, a distance of 40.00 feet to a 1/2 inch iron rod with plastic cap stamped "Pacheco Koch" found for the northeast corner of said City of Dallas tract;

THENCE North 66°50'32" West, along the northeast line of said City of Dallas tract, a distance of 5.00 feet to a 1/2 inch iron rod with plastic cap stamped "Pacheco Koch" found for the northwest corner of said City of Dallas tract, said corner being in the aforesaid southeast right-of-way line of Central Expressway (U.S. Highway 75) and the southeast line of the aforesaid State of Texas tract recorded in Volume 95206, Page 544 of the Deed Records of Dallas County, Texas;

THENCE North 23°09'28" East, along said southeast right-of-way line of Central Expressway (U.S. Highway 75) and the southeast line of said State of Texas tract, a distance of 445.63 feet to the POINT OF BEGINNING and containing 16.178 acres (704,710 square feet) of land, more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That TC CENTRAL ASSOCIATES, LLC, acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein described property as TCC MARKET STATION, 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 _____, 20__.

By: TC CENTRAL ASSOCIATES, LLC, a Delaware limited liability company

By: TC Central Associate Member, LLC, a Delaware limited liability company, Its Managing Member

By: TCDFW Development, Inc., a Delaware corporation, Its Managing Member

By: S. Denton Walker, III, Vice President

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared S. Denton Walker, III, Senior Vice President, 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.

GIVEN under my hand and seal of office, this the _____ day of _____, 20__.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

I, MICHAEL B. MARX, 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, Section 51A-8.617 (a)(b)(c)(d) & (e); and that the drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the _____ day of _____, 2018.

RELEASED 11/14/18 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Michael B. Marx, Registered Professional Land Surveyor #5181
KIMLEY-HORN AND ASSOCIATES, INC.
5750 Genesis Court,
Suite 200
Frisco, Texas 75034
972-335-3580
Fax 972-335-3779

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Michael B. Marx, 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.

GIVEN under my hand and seal of office, this the _____ day of _____, 20__.

Notary Public in and for the State of Texas

PRELIMINARY PLAT
TCC MARKET STATION
LOTS 1D, 3 AND 4, BLOCK 18/2006
BEING A REPLAT OF
LOTS 1A, 1B AND 1C, BLOCK 18/2006
XEROX BUSINESS SERVICES ADDITION
AN ADDITION TO THE CITY OF DALLAS,
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SITUATED IN THE
JOHN GRIGSBY SURVEY, ABSTRACT No. 495,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S189-068

Owner:
TC Central Associates, LLC
2100 McKinney Avenue
Suite 800
Dallas, Texas 75201
Phone No.:

Kimley»Horn					
5750 Genesis Court, Suite 200 Frisco, Texas 75034			FIRM # 10193822		Tel. No. (972) 335-3580 Fax No. (972) 335-3779
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MBM	KHA	11/14/2018	063486546	2 OF 2

DWG NAME: K:\PLI_SURVEY\03686546-TCC MARKET STATION\DWG\03686546 PRELIMINARY REPEAT VERIFIED.DWG PLOTTED BY: SKEETERS CDDT 11/29/2018 4:15 PM LAST SAVED: 11/29/2018 8:58 AM