



OWNER'S CERTIFICATION:

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, Toll Brothers, is the owner of a tract or parcel of land situated in the W.P. Overton Survey, Abstract Number 1106 in the City of Dallas, Dallas County, Texas and being all of Lots 22-A and 23-A, Block 6821 of the Westcom Subdivision, an addition to the City of Dallas as recorded in Volume 815161, Page 3409, Map Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at PK nail found for the southeast corner of said Lot 22-A, said point being the southwest corner of Lot 1, Block A/6821, Broadstone Trinity Groves, an addition to the City of Dallas as recorded in Instrument Number 201600148157, Official Public Records, Dallas County, Texas, said point being in the northwest line of West Commerce Street (a 100-foot Right-of-Way);

THENCE South 75 deg. 10 min. 37 sec. West following the southeast line of said Lot 22-A and the northwest line of said West Commerce Street, at 279.44 feet passing a 1/2-inch iron rod found for the southwest corner of said Lot 22-A and the southeast corner of said Lot 23-A, continuing along the south east line of said Lot 23-A for a total distance of 519.79 feet to a 5/8-inch iron rod with a yellow cap stamped "BGE" set for corner, said point being a southwest corner of said Lot 23-A and said point being the southeast corner of a corner clip;

THENCE North 60 deg. 01 min. 49 sec. West along said corner clip for a distance of 14.19 feet to a 5/8-inch iron rod with a yellow cap stamped "BGE" set for corner, said point being the northwest corner of said corner clip and said point being in the northeast line of Pittman Street (a Variable Width Right-of-Way);

THENCE North 15 deg. 13 min. 46 sec. West following the southwest line of said Lot 23-A and the northeast line of said Pittman Street for a distance of 312.44 feet to a 5/8-inch iron rod with a yellow cap stamped "BGE" set for corner, said point being the northwest corner of said Lot 23-A and said point being in the southeast line of a tract of land described to Texas Oaks Holding Group in a special warranty deed as recorded in Instrument Number 20070304216, Official Public Records, Dallas County, Texas;

THENCE North 76 deg. 21 min. 01 sec. East departing the northeast line of said Pittman Street, following the northwest line of said Lots 22-A and 23-A and the southeast line of said Texas Oaks Holding Group tract for a distance of 532.19 feet to a 1/2-inch iron rod found for corner, said point being the northwest corner of said Lot 1, Block A/6821;

THENCE South 14 deg. 49 min. 23 sec. East following the southwest line of said Lot 1, Block A/6821 and the northeast line of said Lot 22-A for a distance of 311.53 feet to the POINT OF BEGINNING and containing 168,237 square feet of land or 3.862 acres of land, more or less.

OWNER'S DEDICATION

Now therefore, know all men by these presents:

That Toll Brothers, acting by and through its duly authorized agent, Tommy Rhodus, does hereby adopt this plat, designating the herein above described property as COMMERCE & PITTMAN 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 and upon 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, Texas.

Witness, my hand this the _____ day of _____, 2017.

Toll Brothers

By: _____

Signature: _____

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 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 _____ 2017.

Notary Public in and for the State of Texas

PRELIMINARY PLAT
COMMERCE & PITTMAN ADDITION
LOTS 1 & 2, BLOCK B/6821

BEING 3.862 ACRES
BEING A REPLAT OF LOTS 22-A & 23-A, BLOCK 6821,
OF WESTCOM SUBDIVISION
IN THE W.P. OVERTON SURVEY, ABSTRACT NO. 1106
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S 167-083
ENGINEERING FILE NO. 311T-XXXX
JANUARY 2017

OWNER

TOLL BROTHERS
2555 SW Grapevine Parkway, Suite 204, Frisco, TX 75034
Tel: 972-464-4800 • www.brownngay.com
TBPE Registration No. F-1046

ENGINEER/SURVEYOR

Brown & Gay Engineers, Inc.
2555 SW Grapevine Parkway, Suite 204, Frisco, TX 75034
Tel: 972-464-4800 • www.brownngay.com
TBPE Registration No. F-1046

Contact: Seth Reichenau
Telephone: (972)-464-4832 Email: sreichenau@bgeinc.com

SURVEYOR'S STATEMENT:

I, David F. McCullah, 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 18th day of January, 2017.

PRELIMINARY, RELEASED 1-18-17 FOR REVIEW ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

David F. McCullah
Texas Registered Professional Land Surveyor No. 4023

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned, a notary public in and for said state, on this day personally appeared David F. McCullah, known to me to be the person and officer 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 _____ 2017.

Notary Public in and for the State of Texas

GENERAL NOTES:

- LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- BEARINGS ARE BASED ON PROPERTY CORNERS FOUND USING THE TEXAS STATE PLANE, COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202.
- THE PURPOSE OF THIS PLAT IS TO CREATE TWO (2) LOTS FROM TWO (2) EXISTING LOTS.
- ALL PAVEMENT, STRUCTURES AND OBJECTS WITHIN THE PROPERTY BOUNDARIES ARE TO BE REMOVED
- NO FLOODPLAIN EXISTS ON SITE.

LEGEND

D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
IRF IRON ROD FOUND
IRS IRON ROD SET
FND FOUND
P.O.B. POINT OF BEGINNING
R.O.W. RIGHT-OF-WAY
PP POWER POLE
SSMH SANITARY SEWER MANHOLE
FH FIRE HYDRANT
CA POWER POLE DOWN GUY ANCHOR
CO CLEANOUT
STMMH STORM SEWER MANHOLE
LP LIGHT POLE
SCB SPRINKLER CONTROL BOX
MH MAHOLE
WM WATER METER
S SIGN
VOL. VOLUME
PAGE PAGE
NO. NUMBER
ICV IRRIGATION CONTROL VALVE
ET ELECTRIC TRANSFORMER