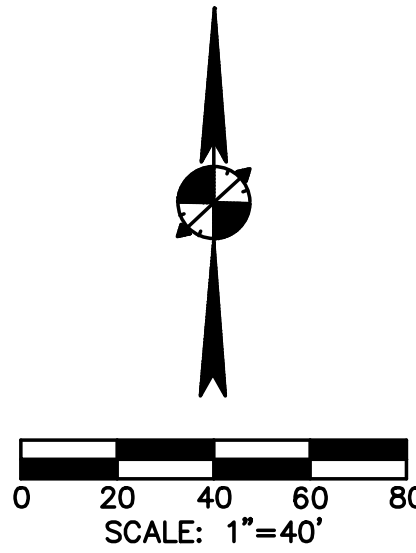


VICINITY MAP  
NOT TO SCALE  
MAPSCO 44Q



- NOTES:**
- BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, ZONE 4202, NAD83(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: 415.25'  
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. 48113C0340J, 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 LOT 1 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.
  - CITY OF DALLAS ORDINANCE NO. 29831 SHOWN HEREON, RECORDED IN INSTRUMENT NUMBER 201500230511, O.P.R.D.C.T.

CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	BEARING
C1	34.09'	514.32'	3'47"51"	34.08'	N03°52'39"E

LINE #	BEARING	DISTANCE
L1	N89°15'55"E	34.59'
L2	N12°55'06"E	1.54'
L3	N89°15'55"E	152.81'
L4	S14°52'10"E	1.55'
L5	N89°15'55"E	31.34'
L6	N1°06'44"W	1.50'
L7	N89°15'55"E	50.82'
L8	S1°00'35"E	99.41'
L9	S89°53'30"W	18.83'
L10	S1°08'32"E	67.33'
L11	N89°10'23"E	18.67'
L12	S1°00'35"E	114.55'
L13	S1°06'44"E	45.00'
L14	S47°30'34"W	13.32'
L15	S5°59'27"W	49.95'
L16	S42°22'23"E	13.05'
L17	S88°45'47"W	15.66'
L18	N45°16'28"E	21.58'

**PRELIMINARY**  
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.  
FOR REVIEW PURPOSES ONLY  
DAVID A. DE WEIRD, R.P.L.S.  
REGISTRATION NO. 5066  
March 10, 2016

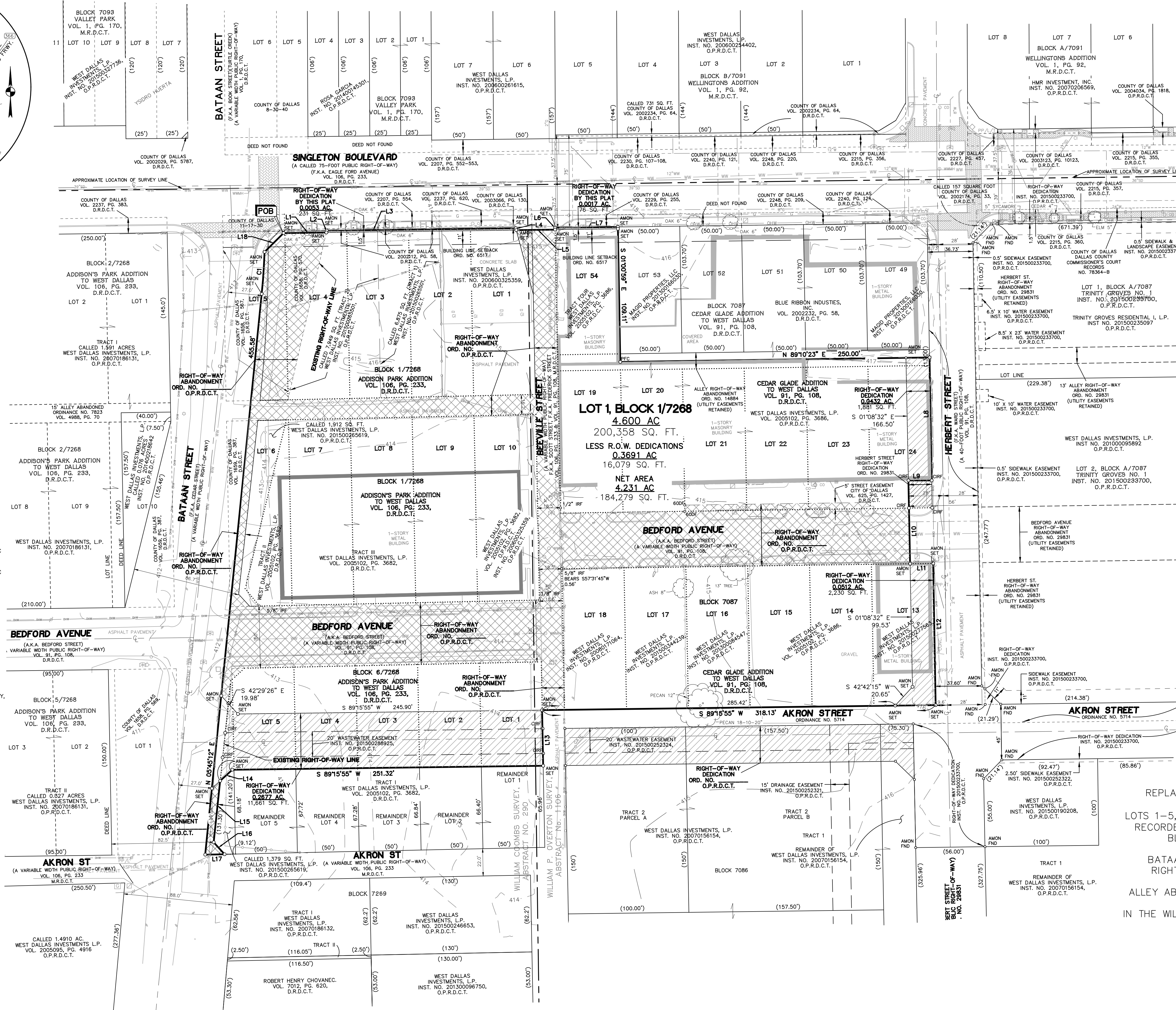
**PRELIMINARY PLAT**  
**TRINITY GROVES NO. 2**  
**LOT 1, BLOCK 1/7268**

REPLAT OF LOTS 1-4, 7-10, A PORTION OF LOT 6, BLOCK 1/7268 AND A PORTION OF LOTS 1-5, BLOCK 6/7268 OF ADDISON'S PARK ADDITION TO WEST DALLAS, RECORDED IN VOLUME 106, PAGE 233, D.R.D.C.T. AND LOTS 13-24, 54, BLOCK 7087 OF CEDAR GLADE ADDITION TO WEST DALLAS, RECORDED IN VOLUME 91, PAGE 108, D.R.D.C.T.  
BATAAN STREET RIGHT-OF-WAY ABANDONMENT, BEDFORD AVENUE RIGHT-OF-WAY ABANDONMENT, BEEVILLE STREET RIGHT-OF-WAY ABANDONMENT AND ALLEY ABANDONMENTS PER CITY OF DALLAS ORDINANCE NO. \_\_\_\_\_ AND PER CITY OF DALLAS ORDINANCE NO. 14884 IN THE WILLIAM P. OVERTON SURVEY, ABSTRACT NO. 1106 AND THE WILLIAM COOMBS SURVEY, ABSTRACT NO. 290, CITY OF DALLAS, DALLAS COUNTY, TEXAS

TOTAL ACRES - 4.600 ACRES  
CITY PLAN FILE NO. S156-135  
MARCH 10, 2016

**OWNER:**  
WEST DALLAS INVESTMENTS, L.P.  
425 BEDFORD STREET  
DALLAS, TEXAS 75212  
PH: (214) 744-0100  
CONTACT: JIM REYNOLDS

**SURVEYOR:**  
BURY-DWF, INC.  
5310 HARVEST HILL, SUITE 100  
DALLAS, TEXAS 75230  
PH: (972) 991-0011  
CONTACT: DAVID DE WEIRD, R.P.L.S.  
TBPLS REGISTRATION NO. 10107502



- \* LEGEND \***
- AMON FND 3-1/4" INCH ALUMINUM DISK STAMPED "TRINITY GROVES 1-BURY" AFFIXED TO 5/8"-INCH IRON ROD
  - AMON SET 3-1/4" INCH ALUMINUM DISK STAMPED "TRINITY GROVES 2-BURY" AFFIXED TO 5/8"-INCH IRON ROD
  - CIRF 5/8"-INCH IRON ROD WITH "YELLOW PLASTIC CAP STAMPED "BURY-PARTNERS" FOLLOW UNLESS OTHERWISE NOTED
  - CIRS 5/8"-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY-PARTNERS" FOLLOW UNLESS OTHERWISE NOTED
  - PFC 60DF 60 D NAIL FOUND
  - PKF PK NAIL FOUND
  - IPF IRON PIPE FOUND
  - IRF IRON ROD FOUND
  - (CM) CONTROLLING MONUMENT FOUND
  - FND FOUND
  - INST. NO. INSTRUMENT NUMBER
  - VOLUME VOLUME
  - P.G. PAGE
  - AC. ACRE
  - D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
  - M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
  - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
  - (XXX) RECORD/DISTANCE
  - SQ. FT. SQUARE FEET
  - PP/L POWER POLE WITH LIGHT
  - PP/T POWER POLE WITH TRANSFORMER
  - S/W SIDEWALK
  - CI CURB INLET
  - GI GRATE INLET
  - CONC. CONCRETE
  - UTILITY POLE
  - GUY WIRE
  - LP/L LIGHT POLE
  - SION SIGN
  - POB POINT OF BEGINNING
  - WMW/W WASTEWATER MANHOLE
  - SDM/HO STORM DRAINAGE MANHOLE
  - CO/W WASTEWATER CLEANOUT
  - GTS/G GAS TEST STATION
  - GM/HO GAS MANHOLE
  - TM/HO TELEPHONE MANHOLE
  - FH/H FIRE HYDRANT
  - FR/W WATER VALVE
  - WATER METER
  - GAS METER
  - ASPHALT
  - WOOD FENCE
  - CHAIN LINK FENCE
  - OH/W OVERHEAD WIRE
  - W/W WASTEWATER LINE
  - W/W WATER LINE
  - G/G GAS LINE
  - UT/G UNDERGROUND TELEPHONE
  - U/E UNDERGROUND ELECTRIC
  - SD STORM DRAIN
  - TRAFIC FLOW
  - USC-ABV ABOVE/NET FIBER OPTIC CABLE
  - ABV-MH ABOVE/NET MANHOLE
  - TREE CANOPY
  - CANOPY/OVERHANG
  - OUTLINE OF BUILDING FOOTPRINT
  - CONCRETE
  - DENOTES COMMON OWNERSHIP