



LEGEND	
CIRF	CAPPED IRON ROD FOUND
CIRS	5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET (UNLESS OTHERWISE NOTED)
AMON FND	3-1/4 ALUMINUM DISK STAMPED "BURY TRINITY GROVES 1" AFFIXED TO 5/8-INCH IRON ROD FOUND
AMON SET	3-1/4 ALUMINUM DISK STAMPED "STANTEC TG-3" AFFIXED TO 5/8-INCH IRON ROD SET
AMON	ALUMINUM MONUMENT STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION ROW MON. NO." FOUND
D.R.D.C.T.	DEED RECORDS DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
(CM)	CONTROLLING MONUMENT
POB	POINT OF BEGINNING
VOL., PG.	VOLUME, PAGE
INST. NO.	INSTRUMENT NUMBER
ORD. NO.	ORDINANCE NUMBER
AC.	ACRE
SQ. FT.	SQUARE FEET
BLDG.	BUILDING
ESMT	EASEMENT
(XXX)	DISTANCES PER RECORD PLAT/DEED
F.K.A.	FORMERLY KNOWN AS
CONC.	CONCRETE
D.P. & L.	DALLAS POWER & LIGHT
S.W.B.	SOUTHWESTERN BELL
—	SIGN
S/W	CONCRETE SIDEWALK
CI	CURB INLET
TANK CHEM	TANK CHEMICAL
—	CENTERLINE
—	TRAFFIC FLOW
—	TREE/CANOPY
—	CHAIN LINK FENCE
—	MAIL BOX
—	ELECTRIC BOX
—	GAS METER
—	VAULT
—	WASTEWATER CLEANOUT
—	TELEPHONE MANHOLE
—	TELEPHONE PEDESTAL
—	FIRE HYDRANT
—	WATER METER
—	WATER VALVE
—	CURB INLET
—	WASTEWATER MANHOLE
—	WASTEWATER LINE
—	STORM SEWER LINE
—	WATER LINE
—	GAS LINE
—	UNDERGROUND TELEPHONE LINE
—	FIBER OPTICAL LINE
—	OVERHEAD WIRES
—	MASONRY WALL

- MAIL BOX
- ELECTRIC BOX
- GAS METER
- VAULT
- WASTEWATER CLEANOUT
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- FIRE HYDRANT
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- WATER VALVE
- CURB INLET
- WASTEWATER MANHOLE
- WASTEWATER LINE
- STORM SEWER LINE
- WATER LINE
- GAS LINE
- UNDERGROUND TELEPHONE LINE
- FIBER OPTICAL LINE
- OVERHEAD WIRES
- MASONRY WALL

OWNER’S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, **WEST DALLAS INVESTMENTS, LP.** IS THE OWNER OF A 4.884 ACRE TRACT OF LAND SITUATED IN THE WILLIAM P. OVERTON SURVEY, ABSTRACT NO. 1106, CITY OF DALLAS, DALLAS COUNTY, TEXAS, BEING ALL OF THE REMAINDER OF LOT 1, BLOCK 7084 OF GIFFORD HILL BATCH PLANT, AN ADDITION TO THE CITY OF DALLAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 72223, PAGE 259, DEED RECORDS DALLAS COUNTY, TEXAS, (D.R.D.C.T.) AND BEING A PORTION OF A CALLED 5.682 ACRE TRACT OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEED TO WEST DALLAS INVESTMENTS, L.P., RECORDED IN INSTRUMENT NUMBER 201500339118, OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS, (O.P.R.D.C.T.), SAID 4.884 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3–1/4–INCH ALUMINUM DISK STAMPED "STANTEC TG–3" AFFIXED TO 5/8–INCH IRON ROD SET (HEREAFTER CALLED AMON SET), FOR THE MOST EASTERLY NORTH EAST CORNER OF SAID LOT 1, BLOCK 7084, BEING THE SOUTHEAST CORNER OF LOT 2, BLOCK 7084 OF WEST LEVEE SUBSTATION ADDITION, AN ADDITION TO THE CITY OF DALLAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 90106, PAGE 134, D.R.D.C.T., SAME POINT BEING IN THE WESTERLY RIGHT–OF–WAY LINE OF NORTH BECKLEY AVENUE, (A VARIABLE WIDTH PUBLIC RIGHT–OF–WAY) AS RECORDED IN VOLUME 90106, PAGE 134, D.R.D.C.T. AND BEING THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS POINT WHICH BEARS SOUTH 66°29'40" WEST, A DISTANCE OF 277.58 FEET;

THENCE SOUTHEASTERLY ALONG THE WESTERLY RIGHT–OF–WAY LINE OF SAID NORTH BECKLEY AVENUE WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 03°50'21" FOR AN ARC LENGTH OF 18.60 FEET, A CHORD BEARING OF SOUTH 24°54'06" EAST AND A CHORD DISTANCE OF 18.60 FEET TO AN AMON SET FOR CORNER;

THENCE SOUTH 22°58'55" EAST CONTINUING ALONG THE WESTERLY RIGHT–OF–WAY LINE OF SAID NORTH BECKLEY AVENUE, A DISTANCE OF 27.60 FEET TO AN AMON SET FOR THE EASTERLY SOUTHEAST CORNER OF THE REMAINDER OF SAID LOT 1, BLOCK 7084, SAME BEING IN THE NORTHERLY RIGHT–OF–WAY LINE OF UNION PACIFIC RAILROAD COMPANY, (200–FOOT RIGHT–OF–WAY), RECORDED IN BOOK S, PAGE 366, D.R.D.C.T.;

THENCE SOUTH 75°16'09" WEST ALONG THE NORTHERLY RIGHT–OF–WAY LINE OF SAID UNION PACIFIC RAILROAD COMPANY, A DISTANCE OF 883.36 FEET TO AN AMON SET IN THE EASTERLY RIGHT–OF–WAY LINE OF AMONETTE STREET, (A VARIABLE WIDTH PUBLIC RIGHT–OF–WAY), RECORDED IN INSTRUMENT NUMBER 201700358653, O.P.R.D.C.T., FROM WHICH A AMON FOUND BEARS SOUTH 75°16'09" WEST, A DISTANCE OF 123.84 FEET, SAME POINT BEING THE SOUTHEAST CORNER OF LOT 3, BLOCK A/7087 OF TRINITY GROVES NO. 1, AN ADDITION TO THE CITY OF DALLAS ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 201500233700, O.P.R.D.C.T.;

THENCE DEPARTING THE NORTHERLY RIGHT–OF–WAY LINE OF SAID UNION PACIFIC RAILROAD COMPANY, CONTINUING ALONG THE SAID EASTERLY RIGHT–OF–WAY LINE, THE FOLLOWING CALLS:

NORTH 16°34'54" WEST, A DISTANCE OF 209.84 FEET TO AN AMON SET FOR THE POINT OF CURVATURE OF A CURVE TO THE RIGHT WHICH HAS A RADIUS OF 293.00 FEET;

NORTHWESTERLY WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 14°14'43" FOR AN ARC LENGTH OF 72.85 FEET, A CHORD BEARING OF NORTH 09°27'32" WEST AND A CHORD DISTANCE OF 72.66 FEET TO AN AMON SET FOR CORNER;

NORTH 01°08'32" WEST ALONG THE EASTERLY RIGHT–OF–WAY LINE OF SAID AMONETTE STREET, A DISTANCE OF 369.07 FEET TO AN AMON FOUND FOR THE POINT OF INTERSECTION OF THE EAST RIGHT–OF–WAY LINE OF SAID AMONETTE STREET, WITH THE SOUTHERLY RIGHT–OF–WAY LINE OF SINGLETON BOULEVARD, (F.K.A. EAGLE FORD AVENUE, COUNTY ROAD NO 72), (VARIABLE WIDTH PUBLIC RIGHT–OF–WAY), SAME BEING THE SOUTHERLY LINE OF A CALLED 0.2621 ACRE TRACT OF LAND (TRACT 13) DESCRIBED IN THE JUDGMENT OF COURT IN ABSENCE OF OBJECTION TO STATE OF TEXAS RECORDED IN INSTRUMENT NUMBER 201100091078, O.P.R.D.C.T.;

THENCE ALONG THE SOUTHERLY RIGHT–OF–WAY LINE OF SAID SINGLETON BOULEVARD, THE FOLLOWING CALLS:

NORTH 89°15'50" EAST, A DISTANCE OF 215.68 FEET TO AN AMON SET FOR CORNER;

SOUTH 83°03'22" EAST, A DISTANCE OF 101.01 FEET TO A 1/2–INCH IRON ROD FOUND FOR CORNER IN THE EAST LINE OF SAID LOT 1, BLOCK 7084 AND IN THE WEST LINE OF SAID LOT 2, BLOCK 7084, SAME BEING THE SOUTHEAST CORNER OF SAID CALLED 0.2621 ACRE TRACT OF LAND;

THENCE SOUTH 01°11'35" EAST ALONG THE COMMON LINE OF SAID LOT 1, BLOCK 7084 AND SAID LOT 2, BLOCK 7084, A DISTANCE OF 527.18 FEET TO AN AMON SET FOR CORNER;

THENCE NORTH 74°37'52" EAST, A DISTANCE OF 609.79 FEET TO THE POINT OF BEGINNING;

CONTAINING A COMPUTED AREA OF 212,725 SQUARE FEET OR 4.884 ACRES OF LAND.

OWNER’S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **WEST DALLAS INVESTMENTS, LP.** ACTING BY AND THROUGH THEIR DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **TRINITY GROVES NO. 3**, 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 BUILDINGS, 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.

WEST DALLAS INVESTMENTS, LP.,
A TEXAS LIMITED PARTNERSHIP

BY: PSL MANAGEMENT, LLC,
A TEXAS LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER

BY: _____
LARRY B. McGREGOR, MANAGER

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LARRY B. McGREGOR, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THIS THE _____ DAY OF _____, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR’S STATEMENT

I, DAVID J. DE WEIRDТ, 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 THE 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.

DAVID J. DE WEIRDТ, R.P.L.S.
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5066

PRELIMINARY

*THIS DOCUMENT SHALL NOT BE
RECORDED FOR ANY PURPOSE.
FOR REVIEW PURPOSES ONLY*

DAVID J. DE WEIRDТ, R.P.L.S.
REGISTRATION NO. 5066
May 10, 2018

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 DAVID J. DE WEIRDТ, 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 EXPRESSED AND UNDER OATH STATED THE 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

PRELIMINARY PLAT
TRINITY GROVES NO. 3
LOTS 1 - 2, BLOCK A/7084
A REPLAT OF PART OF LOT 1, BLOCK 7084 OF
GIFFORD HILL BATCH PLANT,
RECORDED IN VOLUME 72223, PAGE 259, D.R.D.C.T.
IN THE WILLIAM P. OVERTON SURVEY, ABSTRACT NO. 1106,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
TOTAL ACRES – 4.884 ACRES
CITY PLAN FILE NO. S 178–203
MAY 10, 2018

APPLICANT/OWNER: _____
WEST DALLAS INVESTMENTS, LP
425 BEDFORD STREET
DALLAS, TEXAS 75212
PH: (214) 744–0100
CONTACT: JIM REYNOLDS

SURVEYOR: _____
STANTEC CONSULTING SERVICES INC.
12222 MERIT DRIVE, SUITE 400
DALLAS, TEXAS 75251–2268
PH: (972) 991–0011
CONTACT: DAVID DE WEIRDТ, R.P.L.S.
TBPLS FIRM NO. 10194229