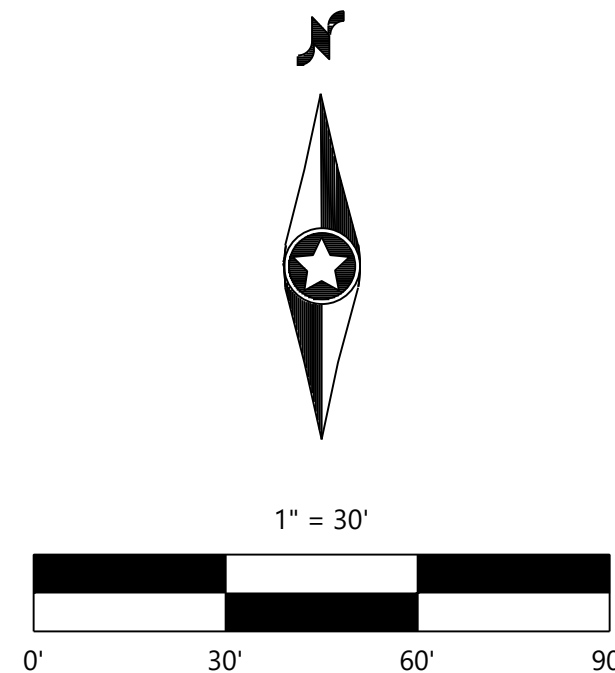
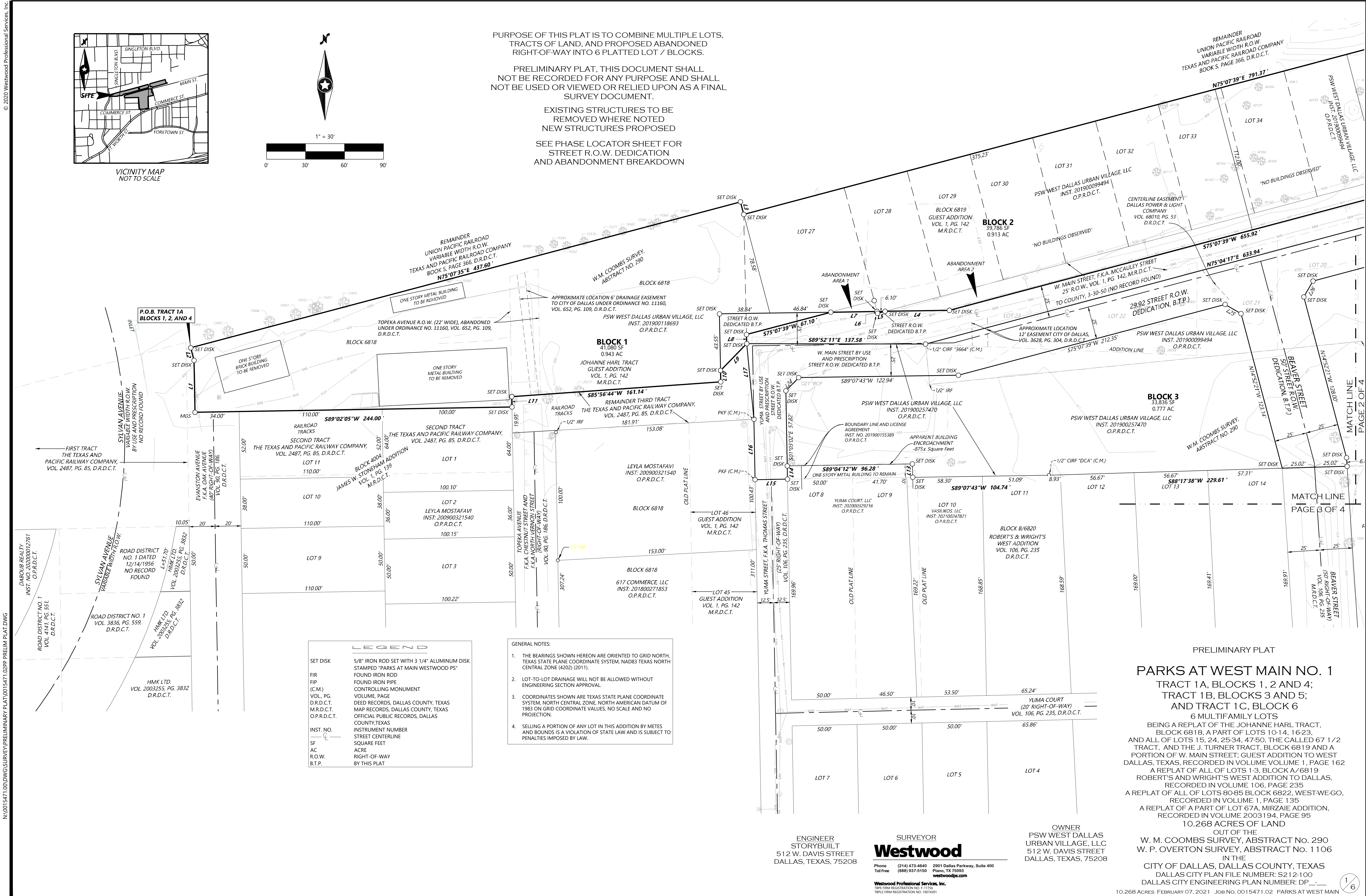
VICINITY MAP
NOT TO SCALE

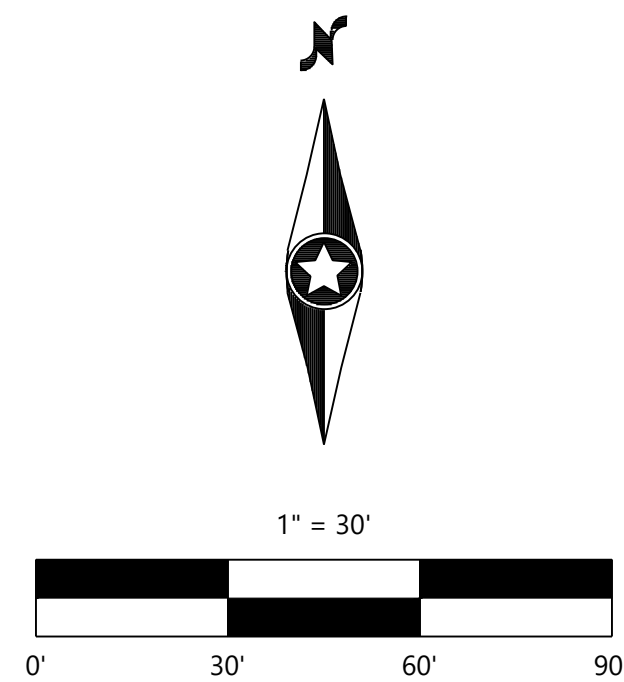
PURPOSE OF THIS PLAT IS TO COMBINE MULTIPLE LOTS, TRACTS OF LAND, AND PROPOSED ABANDONED RIGHT-OF-WAY INTO 6 PLATTED LOT / BLOCKS.

PRELIMINARY PLAT, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

EXISTING STRUCTURES TO BE REMOVED WHERE NOTED
NEW STRUCTURES PROPOSED

SEE PHASE LOCATOR SHEET FOR STREET R.O.W. DEDICATION AND ABANDONMENT BREAKDOWN

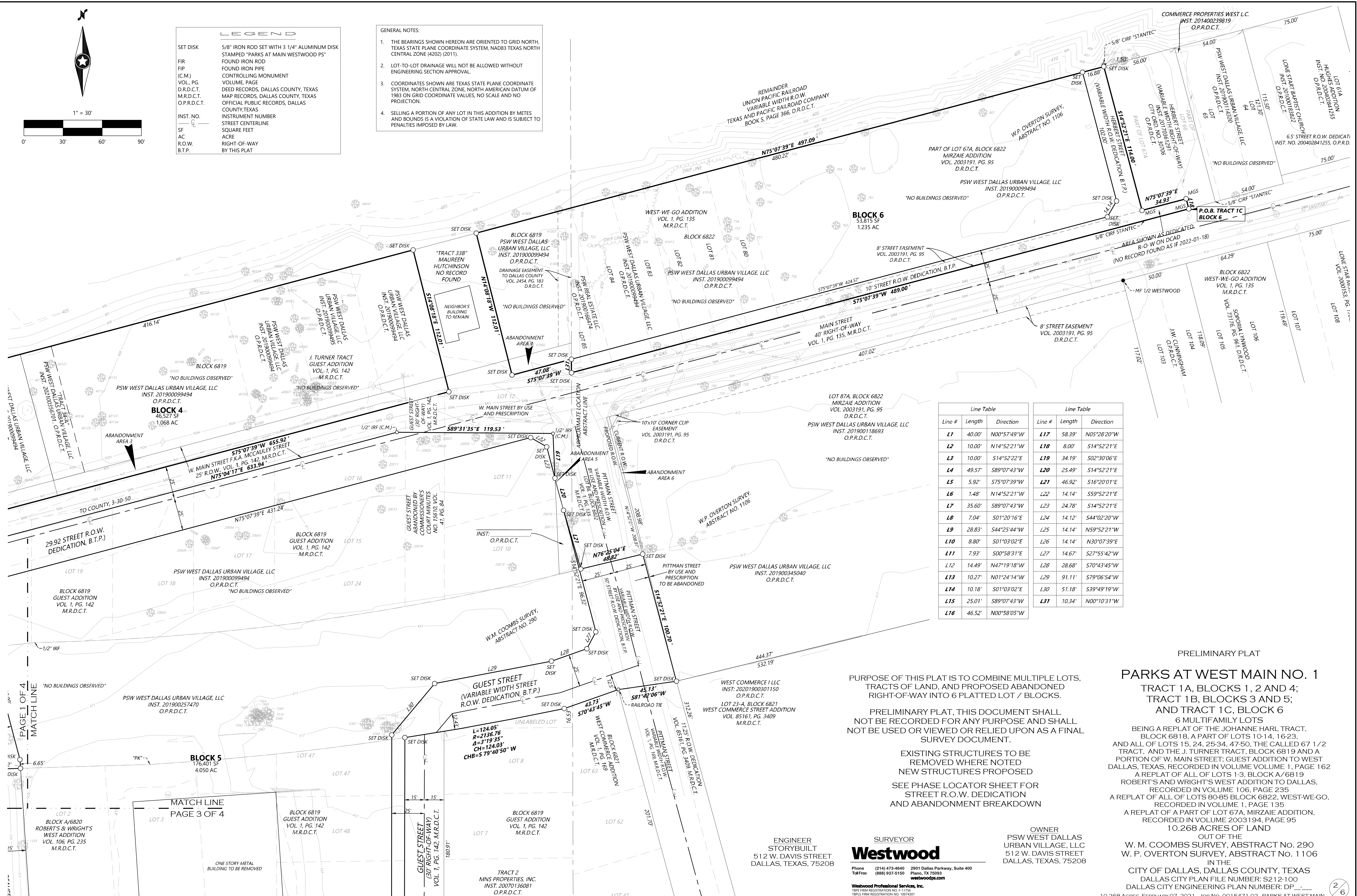




LEGEND	
SET DISK	5/8" IRON ROD SET WITH 3 1/4" ALUMINUM DISK STAMPED "PARKS AT MAIN WESTWOOD PS"
FIR	FOUND IRON ROD
FIP	FOUND IRON PIPE
(C.M.)	CONTROLLING MONUMENT
VOL., PG.	VOLUME, PAGE
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
—	STREET CENTERLINE
SF	SQUARE FEET
AC	ACRE
R.O.W.	RIGHT-OF-WAY
B.T.P.	BY THIS PLAT

GENERAL NOTES:

- THE BEARINGS SHOWN HEREON ARE ORIENTED TO GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 TEXAS NORTH CENTRAL ZONE (4202) (2011).
- LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- 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.
- SELLING A PORTION OF ANY LOT IN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND IS SUBJECT TO PENALTIES IMPOSED BY LAW.



Line Table		
Line #	Length	Direction
L1	40.00'	N00°57'49"W
L2	10.00'	N14°52'21"W
L3	10.00'	S14°52'22"E
L4	49.57'	S89°07'43"W
L5	5.92'	S75°07'39"W
L6	1.48'	N14°52'21"W
L7	35.60'	S89°07'43"W
L8	7.04'	S01°20'16"E
L9	28.83'	S44°25'44"W
L10	8.80'	S01°03'02"E
L11	7.93'	S00°58'31"E
L12	14.49'	N47°19'18"W
L13	10.27'	N01°24'14"W
L14	10.18'	S01°03'02"E
L15	25.01'	S89°07'43"W
L16	46.52'	N00°58'05"W

Line Table		
Line #	Length	Direction
L17	58.39'	N05°28'20"W
L18	8.00'	S14°52'21"E
L19	34.19'	S02°30'06"E
L20	25.49'	S14°52'21"E
L21	46.92'	S16°20'01"E
L22	14.14'	S59°52'21"E
L23	24.78'	S14°52'21"E
L24	14.12'	S44°02'20"W
L25	14.14'	N59°52'21"W
L26	14.14'	N30°07'39"E
L27	14.67'	S27°55'42"W
L28	28.68'	S70°43'45"W
L29	91.11'	S79°06'54"W
L30	51.18'	S39°49'19"W
L31	10.34'	N00°10'31"W

PRELIMINARY PLAT

PARKS AT WEST MAIN NO. 1

TRACT 1A, BLOCKS 1, 2 AND 4;

TRACT 1B, BLOCKS 3 AND 5;

AND TRACT 1C, BLOCK 6

6 MULTIFAMILY LOTS

BEING A REPLAT OF THE JOHANNE HARL TRACT, BLOCK 6818, A PART OF LOTS 10-14, 16-23, AND ALL OF LOTS 15, 24, 25-34, 47-50, THE CALLED 67 1/2 TRACT, AND THE J. TURNER TRACT, BLOCK 6819 AND A PORTION OF W. MAIN STREET; GUEST ADDITION TO WEST DALLAS, TEXAS, RECORDED IN VOLUME 1, PAGE 162

A REPLAT OF ALL OF LOTS 1-3, BLOCK A/6819 ROBERT'S AND WRIGHT'S WEST ADDITION TO DALLAS, RECORDED IN VOLUME 106, PAGE 235

A REPLAT OF ALL OF LOTS 80-85 BLOCK 6822, WEST-WE-GO, RECORDED IN VOLUME 1, PAGE 135

A REPLAT OF A PART OF LOT 67A, MIRZAE ADDITION, RECORDED IN VOLUME 2003194, PAGE 95

10.268 ACRES OF LAND

OUT OF THE
W. M. COOMBS SURVEY, ABSTRACT NO. 290
W. P. OVERTON SURVEY, ABSTRACT NO. 1106

IN THE
CITY OF DALLAS, DALLAS COUNTY, TEXAS
DALLAS CITY PLAN FILE NUMBER: S212-100
DALLAS CITY ENGINEERING PLAN NUMBER: DP

PURPOSE OF THIS PLAT IS TO COMBINE MULTIPLE LOTS, TRACTS OF LAND, AND PROPOSED ABANDONED RIGHT-OF-WAY INTO 6 PLATTED LOT / BLOCKS.

PRELIMINARY PLAT, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

EXISTING STRUCTURES TO BE REMOVED WHERE NOTED
NEW STRUCTURES PROPOSED

SEE PHASE LOCATOR SHEET FOR STREET R.O.W. DEDICATION AND ABANDONMENT BREAKDOWN

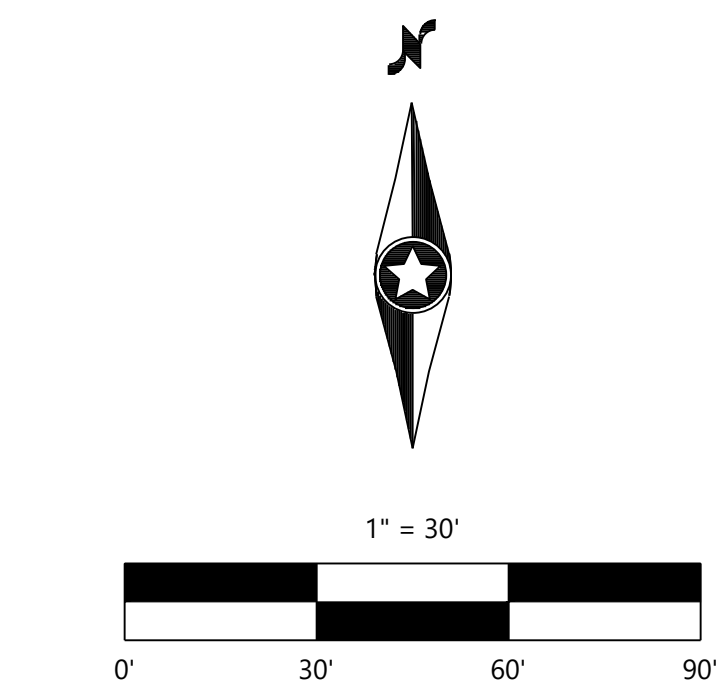
ENGINEER
STORYBUILT
512 W. DAVIS STREET
DALLAS, TEXAS, 75208

SURVEYOR

Westwood

Phone (214) 473-4640 2901 Dallas Parkway, Suite 400
Toll Free (888) 937-5150 Plano, TX 75093
westwoodps.com
Westwood Professional Services, Inc.
TSPS FIRM REGISTRATION NO. 11-17756
TSPS FIRM REGISTRATION NO. 10074301

OWNER
PSW WEST DALLAS
URBAN VILLAGE, LLC
512 W. DAVIS STREET
DALLAS, TEXAS, 75208



- GENERAL NOTES:
1. THE BEARINGS SHOWN HEREON ARE ORIENTED TO GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 TEXAS NORTH CENTRAL ZONE (4202) (2011).
 2. LOT TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
 3. 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.
 4. SELLING A PORTION OF ANY LOT IN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND IS SUBJECT TO PENALTIES IMPOSED BY LAW.

LEGEND	
SET DISK	5/8" IRON ROD SET WITH 3 1/4" ALUMINUM DISK
	STAMPED "PARKS AT MAIN WESTWOOD PS"
FIR	FOUND IRON ROD
PIP	FOUND IRON PIPE
(C.M.)	CONTROLLING MONUMENT
VOL., PG.	VOLUME, PAGE
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
INST. NO. _____	INSTRUMENT NUMBER
	STREET CENTERLINE
SF	SQUARE FEET
AC	ACRE
R.O.W.	RIGHT-OF-WAY
B.T.P.	BY THIS PLAT

SEE PHASE LOCATOR SHEET FOR
STREET R.O.W. DEDICATION
AND ABANDONMENT BREAKDOWN

CITY OF DALLAS, DALLAS COUNTY, TEXAS
DALLAS CITY PLAN FILE NUMBER: S212-100
DALLAS CITY ENGINEERING PLAN NUMBER: DP__-

10.268 ACRES FEBRUARY 07, 2021 JOB No. 0015471.02 PARKS AT WEST MAIN

N:\0015471.00\DWG\SURVEY\PRELIMINARY PLAT\0015471.02PP PRELIM PLAT.DWG

Phone (214) 473-4640 2901 Dallas Parkway, Suite 400
Toll Free (888) 937-5150 Plano, TX 75093
westwoodps.com

Westwood Professional Services, Inc.
TBPE FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. 10074301

ENGINEER
STORYBUILT
512 W. DAVIS STREET
DALLAS, TEXAS, 75208

OWNER
PSW WEST DALLAS
URBAN VILLAGE, LLC
512 W. DAVIS STREET
DALLAS, TEXAS, 75208

STATE OF TEXAS)
COUNTY OF DALLAS)

OWNER'S CERTIFICATE

LEGAL DESCRIPTION (TRACT 1A)

WHEREAS, PSW West Dallas Urban Village, LLC is the sole owner of a 2.953 acre tract of land situated in the William Coombs Survey, Abstract No. 290, City of Dallas, Dallas County, Texas; said tract being all of the Johanne Harl Tract, Block 6818, Lots 27 through 34, and the J. Turner tract, Block 6819, and being part of W. Main Street, (a variable width right-of-way), Guest Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 1, Page 142 of the Map Records of Dallas County, Texas; said tract also being all of tracts "539 W. Main St." "2340 Sylvan Ave" described in Quitclaim Deed to PSW West Dallas Urban Village, LLC recorded in Instrument No. 201900118693, Official Public Records of Dallas County, Texas, and being all of the tracts identified as "521 W. Main St." "515 W. Main St." "509 W. Main St." "521 W. Main St." "515 W. Main St." "509 W. Main St." described in a Special Warranty Deed to PSW West Dallas Urban Village, LLC recorded in Instrument No. 20190099494 of the Official Public Records of Dallas County, Texas, and all of that certain tract of land identified as "513 W. Main Street", described in Special Warranty Deed to PSW West Dallas Urban Village, LLC recorded in Instrument No. 20190099495 of the said Official Public Records, and being all of the Tract 34A identified as "533 W. Main St." described in a Quitclaim Deed to PSW West Dallas Urban Village, LLC recorded in Instrument No. 202100356701 of the Official Public Records of Dallas County, Texas; said 2.953 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod with "WESTWOOD PS" cap set at the intersection of the east right-of-way line of Sylvan Avenue (a variable width right-of-way) and the southerly right-of-way line of Texas & Pacific Railroad (a variable width right-of-way); said point being the northwest corner of said Commerce Properties West tract;

THENCE, along the said southerly line of Texas & Pacific Railroad, the following three (3) calls:

North 75 degrees 07 minutes 35 seconds East, a distance of 437.60 feet to a 1/2-inch iron rod with "WESTWOOD PS" cap set for corner;

South 14 degrees 52 minutes 22 seconds East, a distance of 10.00 feet to a 1/2-inch iron rod with "WESTWOOD PS" cap set for corner; said point also being the northwest corner of said Lot 27;

North 75 degrees 07 minutes 39 seconds East, along the southerly line of said Texas & Pacific Railroad, a distance of 791.37 feet to a 1/2-inch iron rod with "WESTWOOD PS" cap set for corner; said point also being the north corner of said "509 W. Main St." continuing over and across said W. Main Street, in all a total distance of 112.01 feet to a set 5/8" iron rod with a 3 1/4" aluminum disk stamped "PARKS AT MAIN WESTWOOD PS for corner;

THENCE, South 14 degrees 08 minutes 18 seconds East, departing the said southerly line of Union Pacific Railroad and along the northeast line of said "509 W. Main St.", at a distance of 100.02 feet passing a 1/2-inch iron rod with "WESTWOOD PS" cap set in the said northerly right-of-way line of West Main Street; said point also being the east corner said "509. W. Main St.";

THENCE South 75 degrees 07 minutes 39 seconds West, over and across said W. Main St., a distance of 655.92 feet to a set 5/8" iron rod with a 3 1/4" aluminum disk stamped "PARKS AT MAIN WESTWOOD PS" at an angle point;

THENCE South 89 degrees 07 minutes 43 seconds West, continuing over and across said W. Main Street, a distance of 49.57 feet to a set 5/8" iron rod with a 3 1/4" aluminum disk stamped "PARKS AT MAIN WESTWOOD PS for corner in the said northwest line W. Main Street and the southeast line of said Lot 28, Block 6819;

THENCE South 75 degrees 07 minutes 39 seconds West, along the said northwest line of W. Main Street, a distance of 5.92 feet to a set 5/8" iron rod with a 3 1/4" aluminum disk stamped "PARKS AT MAIN WESTWOOD PS" at the south corner of said Lot 28, Block 6819;

THENCE North 14 degrees 52 minutes 21 seconds West, along an easterly line of said W. Main Street and the west line of said Lot 28, Block 6819, a distance of 1.48 feet to a set 5/8" iron rod with a 3 1/4" aluminum disk stamped "PARKS AT MAIN WESTWOOD PS" for corner;

THENCE South 89 degrees 07 minutes 43 seconds West, departing the said easterly line of W. Main Street and the said west line of Lot 28, Block 6819, a distance of 35.60 feet to a set 5/8" iron rod with a 3 1/4" aluminum disk stamped "PARKS AT MAIN WESTWOOD PS" for corner in the said northwest line of W. Main Street;

THENCE South 75 degrees 07 minutes 39 seconds West, along the said northwest line of W. Main Street, a distance of 67.10 feet to a set 5/8" iron rod with a 3 1/4" aluminum disk stamped "PARKS AT MAIN WESTWOOD PS" for corner in the east line of said Johanne Harl tract; said point being the south corner of said Lot 27, Block 6819;

THENCE South 01 degrees 20 minutes 16 seconds East, a distance of 7.04 feet to a 1/2-inch iron rod with "WESTWOOD PS" cap set for corner;

THENCE, South 44 degrees 25 minutes 44 seconds West, along the southeast line of said 2340 Sylvan tract recorded in 201900118693, distance of 28.83 feet to a 1/2-inch iron rod with "WESTWOOD PS" cap set for corner;

THENCE South 01 degrees 03 minutes 02 seconds East, a distance of 8.80 feet to a set 5/8" iron rod with a 3 1/4" aluminum disk stamped "PARKS AT MAIN WESTWOOD PS for corner;

THENCE South 85 degrees 56 minutes 44 seconds West, along the said south line of the 2340 Sylvan tract recorded in 201900118693, a distance of 161.14 feet to a 1/2-inch iron rod with "WESTWOOD PS" cap set at a re-entrant corner;

THENCE South 00 degrees 58 minutes 31 seconds East, along an east line of said 2340 Sylvan tract recorded in 201900118693 a distance of 7.93 feet to a 1/2-inch iron rod with "WESTWOOD PS" cap set at a southeast corner of said 2340 Sylvan tract recorded in 201900118693 and the northeast corner of Lot 1, Block 4004, James W. Stoneham Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the plat of record in Volume 1, Page 139, Deed Records, Dallas County, Texas;

THENCE South 89 degrees 02 minutes 05 seconds West, at a distance of 210.00 feet passing the northwest corner of Lot 11, of said Block 4004, and the east end of the north terminus of Evanston Avenue, a 40-foot right-of-way, continuing along the said north terminus of Evanston Avenue, in all a total distance of 244.00 feet to a set mag nail with a metal washer stamped "PARKS AT MAIN WESTWOOD PS for corner in the said east line of Sylvan Avenue;

THENCE, along the said east line of Sylvan Avenue, the following two (2) calls:

North 00 degrees 57 minutes 49 seconds West, a distance of 40.00 feet to a 1/2-inch iron rod with "WESTWOOD PS" cap set at an angle point;

North 14 degrees 52 minutes 21 seconds West, a distance of 10.00 feet to the POINT OF BEGINNING;

CONTAINING, **128,613 square feet or 2.953 acres of land, more or less.**

LEGAL DESCRIPTION (TRACT 1B)

WHEREAS, PSW West Dallas Urban Village, LLC, is the sole owner of a 5.925 acre tract of land situated in the W.M. Coombs Survey, Abstract No. 290, City of Dallas, Dallas County, Texas; and being a part of Yuma Street, an undedicated variable width right-of-way by use and prescription and a part of Pittman Street, an undedicated variable width right-of-way by use and prescription, said tract being a part of W. Main Street, (a variable width right-of-way), all of Lots 15 and 24 and a part of Lots 10, 11, 12, 16 thru 23 in City Block 6819 of Guest Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 1, Page 142, Map Records of Dallas County, Texas and part of a 30 foot wide street dedicated as Guest Street in said addition and abandoned by order of Commissioner's Court on August 10, 1950, order No. 15610 in Commissioner's Court Minutes Book Volume 41 at Page 84; said tract of land also being all of that certain "500 W. Main St." tract of land described in Special Warranty Deed to PSW West Dallas Urban Village, LLC recorded in Instrument No. 20190099494, Official Public Records, Dallas County, Texas; said tract being all of Lots 1, 2 and 3, Block A/6820, Robert's and Wright's West Dallas Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 106, Page 235 of the Map Records of Dallas County, Texas and all of Lots 25, 26, 48, 49, 50, part of Lots 13, 14 and 47, Block 6818, Guest Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 1, Page 142 of the said Map Records and a strip of land shown as 67.5 feet in the said Guest Addition; being all of "507 W. Commerce St." tract of land described in Special Warranty Deed to PSW West Dallas Urban Village, LLC recorded in Instrument Number 201900118693, Official Public Records, Dallas County, Texas; being a part of "2500 Hardwick St." tract of land described in Special Warranty Deed to PSW West Dallas Urban Village, LLC recorded in Instrument Number 201900257470, Official Public Records, Dallas County, Texas, and being all of a tract of land conveyed to PSW West Dallas Urban Village, LLC, by deed of record in Inst. No. 202200034217, of the Deed Records of Dallas County, Texas; said 5.925 acre tract being more particularly described as follows:

BEGINNING, at a Mag Nail set in concrete set at the intersection of the northerly right-of-way line of West Commerce Street (a variable width right-of-way) and the west right-of-way line of Guest Street (a 30-foot wide right-of-way);

THENCE, along the said northerly line of West Commerce Street, the following two (2) calls:

South 78 degrees 41 minutes 59 seconds West, a distance of 136.53 feet to a Mag Nail set in concrete at an angle point;

South 89 degrees 06 minutes 39 seconds West, a distance of 136.00 feet to a Mag Nail set in concrete for corner at the intersection of the said northerly line of West Commerce Street and the east right-of-way line of Beaver Street (a 50-foot wide right-of-way);

THENCE, North 03 degrees 45 minutes 16 seconds West, departing the said northerly line of West Commerce Street and along the said east line of Beaver Street, a distance of 363.45 feet to a 1/2-inch iron rod with "WESTWOOD PS" cap set for corner in the southerly line of said "2500 Hardwick St" tract; said point also being the east corner of the north terminus of said Beaver Street;

THENCE South 88 degrees 17 minutes 38 seconds West, along said north terminus of Beaver Street, at a distance of 50.03 feet passing the west corner of said north terminus, continuing along the north line of Block B/6820, Robert's & Wright's West Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 106, Page 235 of the Map Records of Dallas County, Texas, in all a total distance of 229.61 feet to a 1/2-inch iron rod with "DCA" cap found at an angle point;

THENCE, South 89 degrees 07 minutes 43 seconds West, continuing along said north line of Block B/6820, a distance of 104.74 feet to a set 5/8" iron rod with a set 3 1/4" aluminum disk stamped "PARKS AT MAIN WESTWOOD PS" for corner in the east face of metal building;

THENCE North 01 degrees 24 minutes 14 seconds West, departing the said north line of Block B/6820, Robert's & Wright's West Addition, over and across said PSW West Dallas Urban Village, LLC tract recorded in Instrument Number 201900257470, a distance of 10.27 feet to a set 3 1/4" aluminum disk stamped "PARKS AT MAIN WESTWOOD PS" at the northeast corner of said metal building;

THENCE South 89 degrees 04 minutes 12 seconds West, along the north face of said metal building, continuing over and across said PSW West Dallas Urban Village, LLC tract recorded in Instrument Number 201900257470, at a distance of 85.57 feet passing the northwest corner of said metal building, continuing over and across said PSW West Dallas Urban Village, LLC tract recorded in Instrument Number 201900257470, in all a total distance of 96.28 feet to a set 3 1/4" aluminum disk stamped "PARKS AT MAIN WESTWOOD PS" for corner in the east line of the said prescriptive right-of-way of Yuma Street;

THENCE South 01 degrees 03 minutes 02 seconds East, along the said east line of the prescriptive right-of-way, a distance of 10.18 feet to a set 3 1/4" aluminum disk stamped "PARKS AT MAIN WESTWOOD PS" for corner in a south line of said PSW West Dallas Urban Village, LLC tract recorded in Instrument Number 201900257470, at the northwest corner of Lot 8, of said Block B/6820;

THENCE South 89 degrees 07 minutes 43 seconds West, along the said south line of PSW West Dallas Urban Village, LLC tract recorded in Instrument Number 201900257470, and along the north line of Yuma Street, as dedicated in said Volume 106, Page 235, a distance of 25.01 feet to a found PK Nail for corner in the east line of Lot 46, Block 6818, of said Guest Addition; said point being the northwest corner of said Yuma Street, as dedicated in said Volume 106, Page 235 and a southwest corner of said PSW West Dallas Urban Village, LLC tract recorded in Instrument Number 201900257470;

THENCE North 00 degrees 58 minutes 05 seconds West, departing the said north line of Yuma Street, as dedicated in said Volume 106, Page 235, and the said south line of PSW West Dallas Urban Village, LLC tract recorded in Instrument Number 201900257470, along a common line between said Lot 46, Block 6818 and said PSW West Dallas Urban Village, LLC tract recorded in Instrument Number 201900257470, a distance of 46.52 feet to a found PK Nail at the northeast of said Lot 46, Block 6818, an angle point in the said west line of PSW West Dallas Urban Village, LLC tract recorded in Instrument Number 201900257470;

THENCE North 05 degrees 28 minutes 20 seconds West, departing the said common line between Lot 46, Block 6818 and PSW West Dallas Urban Village, LLC tract recorded in Instrument Number 201900257470, along the west line of said line PSW West Dallas Urban Village, LLC tract recorded in Instrument Number 201900257470, a distance of 58.39 feet to a found 1/2" iron rod at the northwest corner of said PSW West Dallas Urban Village, LLC tract recorded in Instrument Number 201900257470; said point being W. Main Street;

THENCE South 89 degrees 52 minutes 11 seconds East, along the north line of said PSW West Dallas Urban Village, LLC tract recorded in Instrument Number 201900257470, over and across said W. Main Street, a distance of 137.58 feet to a found 1/2" iron rod with a plastic cap stamped "3664" at a northeast corner of said PSW West Dallas Urban Village, LLC tract recorded in Instrument Number 201900257470 and a west corner of said "500 W. Main St" to PSW West Dallas Urban Village, LLC tract recorded in Instrument Number 20190099494, and being in the southerly right-of-way line of said W. Main Street;

THENCE North 75 degrees 04 minutes 17 seconds East, along the said southerly line of W. Main Street and the northerly line of said "500 W. Main St" to PSW West Dallas Urban Village, LLC tract recorded in Instrument Number 20190099494, a distance of 633.94 feet to a 1/2-inch iron rod found at an angle point;

THENCE South 89 degrees 31 minutes 35 seconds East, continuing along the said southerly line of W. Main Street, a distance of 119.53 feet to a 1/2-inch iron rod found for corner at the intersection of the said southerly line of W. Main Street and the west right-of-way line of Pittman Street, a variable width right-of-way, at the northeast corner of said "500 W. Main St" tract;

THENCE, South 02 degrees 30 minutes 06 seconds East, departing the said southerly line of W. Main Street and along the east line of said "500 W. Main St" tract and the west line of said Pittman Street, a distance of 34.19 feet to set 3 1/4" aluminum disk stamped "PARKS AT MAIN WESTWOOD PS" for corner;

THENCE South 14 degrees 52 minutes 21 seconds East, departing the said east line of "500 W. Main St." tract, over and across said Pittman Street, a distance of 25.49 feet to a set 3 1/4" aluminum disk stamped "PARKS AT MAIN WESTWOOD PS" for corner in the said west line of Pittman Street and the east line of said PSW West Dallas Urban Village, LLC tract recorded in Instrument Number 202200034217;

THENCE South 16 degrees 20 minutes 01 seconds East, along the said west line Pittman Street and the said east line of the PSW West Dallas Urban Village, LLC tract recorded in Instrument Number 202200034217, a distance of 46.92 feet to a set 3 1/4" aluminum disk stamped "PARKS AT MAIN WESTWOOD PS" for corner in the north line of said PSW West Dallas Urban Village, LLC tract recorded in Instrument Number 201900257470, at the east corner of said PSW West Dallas Urban Village, LLC tract recorded in Instrument Number 202200034217;

THENCE North 76 degrees 25 minutes 04 seconds East, departing the said east line of the PSW West Dallas Urban Village, LLC tract recorded in Instrument Number 202200034217 and the said west line of Pittman Street, over and across said Pittman Street and along the said north line of PSW West Dallas Urban Village, LLC tract recorded in Instrument Number 201900257470, a distance of 48.82 feet to a set 3 1/4" aluminum disk stamped "PARKS AT MAIN WESTWOOD PS" for corner;

THENCE South 14 degrees 52 minutes 21 seconds East, departing the said north line of the PSW West Dallas Urban Village, LLC tract recorded in Instrument Number 201900257470, continuing over and across said Pittman Street, a distance of 100.70 feet to a set 3 1/4" aluminum disk stamped "PARKS AT MAIN WESTWOOD PS" at the southeast corner of said PSW West Dallas Urban Village, LLC tract recorded in Instrument Number 201900257470 and the southwest corner of a tract of land conveyed to PSW West Dallas Urban Village, LLC, by deed of record in Instrument Number 201900345040, of said Official Public Records, and being the west corner of Lot 23-A, Block 6821, West Commerce Street Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat of record in Volume 85161, Page 3409, of the Map Records of Dallas County, Texas;

THENCE South 81 degrees 42 minutes 06 seconds West, along a south line of said PSW West Dallas Urban Village, LLC tract recorded in Instrument Number 201900257470, a distance of 45.13 feet to a found railroad tie for corner in the said west line of Pittman Street, at an angle point in the said south line of PSW West Dallas Urban Village, LLC tract recorded in Instrument Number 201900257470; said point being at the north corner of Lot 63, Block 6821, West Commerce Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat of record in Volume 1, Page 169, of said Map Records;

THENCE South 70 degrees 43 minutes 45 seconds West, continuing along the said south line of "2500 Hardwick St" tract and the north line of said Lot 63, Block 6821, at a distance of 36.99 feet passing the north corner of said Lot 63, Block 6821, continuing along the said south line of PSW West Dallas Urban Village, LLC tract recorded in Instrument Number 201900257470, a distance of 43.73 feet to a 1/2-inch iron rod with "WESTWOOD PS" cap set at the beginning of a non-tangent curve to the right;

THENCE in a westerly direction, continuing along said south line of "2500 Hardwick St" tract and said curve to the right, having a central angle of 03 degrees 19 minutes 35 seconds, a radius of 2,136.76 feet, a chord bearing and distance of South 79 degrees 40 minutes 50 seconds West, 124.03 feet, an arc distance of 124.05 feet, to a 1/2-inch iron rod with "WESTWOOD PS" cap set in the south line of said "2500 Hardwick St" and the northeast corner of said "507 W. Commerce St" tract; said point also being the west corner of the north terminus of said Guest Street;

THENCE South 00 degrees 05 minutes 45 seconds West, departing the said south line of "2500 Hardwick St" tract and along the said west line of Guest Street, a distance of 357.35 feet to the POINT OF BEGINNING;

CONTAINING, **258,075 square feet or 5.925 acres** of land, more or less.

LEGAL DESCRIPTION (TRACT 1C)

WHEREAS, PSW West Dallas Urban Village, LLC is the sole owner of a 1.390 acre tract of land situated in the William P. Overton Survey, Abstract No. 1106 and the William Coombs Survey Abstract No. 290, Dallas County, Texas; said tract being all of a 0.144 acre tract of land conveyed to PSW West Dallas Urban Village, LLC by Special Warranty Deed recorded in Instrument Number 201900099494, Official Public Records, Dallas County, Texas; said tract being part of Lot 67A, Block 6822, Mirzaie Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 2003191, Page 95 of the Deed Records of Dallas County, Texas; said tract being all of Lots 80, 81, 82, 83, 84 and 85, Block 6822, West-We-Go Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 1, Page 135 of the Map Records of Dallas County, Texas; said Lot 85, conveyed to PSW Real Estate, LLC by General Warranty Deed with Vendor's Lien, recorded in Instrument Number 201900166474, Official Public Records, Dallas County, Texas; said Lot 67A, Lots 80, 81, 82, 83 and 84 conveyed to PSW West Dallas Urban Village, LLC by a deed recorded in Instrument Number 20190099494, Official Public Records, Dallas County, Texas; and being a part of the J. Turner tract, Block 6819, and a part of W. Main Street, (a variable width right-of-way), Guest Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 1, Page 142 of the Map Records of Dallas County, Texas; said 1.390 acre tract being more particularly described as follows:

BEGINNING, at a Mag Nail set for corner at the intersection of the northerly right-of-way line of Main Street (a 40-foot wide right-of-way) and the westerly right-of-way line of Herbert Street (a variable width right-of-way); said point also being the southeast corner of said Lot 67A, Block 6822, the southwest corner of Lot 66, Block 6822, West-We-Go Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 1, Page 135 of the Map Records of Dallas County, Texas and the southeast corner of an 8-foot Street Easement as shown on said Mirzaie Addition;

THENCE, South 75 degrees, 07 minutes, 39 seconds West, along the said northerly line of Main Street, at a distance of 34.93 feet passing a 5/8-inch iron rod with "STANTAC" yellow cap found, continuing in all a total distance of 489.00 feet to a 1/2-inch iron rod with "WESTWOOD PS" cap set for corner; said point also being the southwest corner of said Lot 85, Block 6822 of said West-We-Go Addition and in said north right-of-way line of Main Street;

THENCE North 00 degrees 10 minutes 31 seconds West, continuing along said north line of Main Street and the west line of said Lot 85, Block 6822, a distance of 10.34 feet to a 1/2-inch iron rod with "WESTWOOD PS" cap set for corner;

THENCE South 75 degrees 07 minutes 39 seconds West, departing said west line of Lot 85, over and across said Main Street, a distance of 47.08 feet to a set 5/8" iron rod with a 3 1/4" aluminum disk stamped "PARKS AT MAIN WESTWOOD PS for corner

THENCE North 14 degrees 08 minutes 18 seconds West, at a distance of 11.99 feet passing the south corner of said 0.144 acre tract, continuing along the southwest line of said 0.144 acre tract, a distance of 100.02 feet to a 1/2-inch iron rod with "WESTWOOD PS" cap set for corner, said corner being in the southerly line of Union Pacific Railroad (a variable width right-of-way) at the west corner of said 0.144 acre tract;

THENCE, North 75 degrees, 07 minutes, 39 seconds East, along the said southerly line of Union Pacific Railroad, a distance of 497.09 feet to a 1/2-inch iron rod with "WESTWOOD PS" cap set for corner, from which a 5/8-inch iron rod with "STANTAC" yellow cap found bears North 10 degrees, 07 minutes, a distance of 1.5 feet; said point also the west corner of the northerly terminus of said Herbert Street;

THENCE, departing the said southerly line of Union Pacific Railroad and along the said westerly line of Herbert Street, the following three (3) calls:

South 14 degrees, 52 minutes, 21 seconds East, a distance of 114.00 feet to a Mag Nail set at an angle point;

North 75 degrees, 07 minutes, 39 seconds East, a distance of 34.93 feet to a Mag Nail set at an angle point;

South 14 degrees 52 minutes 21 seconds East, a distance of 8.00 feet to the POINT OF BEGINNING.

CONTAINING, **60,562 square feet or 1.390 acres of land** acres of land, more or less.

SURVEYOR'S STATEMENT

I, Jason B. Armstrong, 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 Engineers and Land Surveyors, 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 _____, 2022.

PRELIMINARY PLAT, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Jason B. Armstrong
Registered Professional
Land Surveyor No. 5557

STATE OF TEXAS)
COUNTY OF COLLIN)

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2022.

Notary Public, State of Texas

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, PSW-West Dallas Urban Village, LLC, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **PARKS AT WEST MAIN, NO. 1**, 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 _____, 2022.

BY: PSW-West Dallas Urban Village, LLC

Anthony Siela
Director for PSW-West Dallas Urban Village, LLC

STATE OF TEXAS)
COUNTY OF DALLAS)

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Anthony Siela, 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 _____, 2022.

Notary Public, State of Texas

PURPOSE OF THIS PLAT IS TO COMBINE MULTIPLE LOTS, TRACTS OF LAND, AND PROPOSED ABANDONED RIGHT-OF-WAY INTO 6 PLATTED LOT / BLOCKS.

PRELIMINARY PLAT, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

EXISTING STRUCTURES TO BE REMOVED WHERE NOTED NEW STRUCTURES PROPOSED

SEE PHASE LOCATOR SHEET FOR STREET R.O.W. DEDICATION AND ABANDONMENT BREAKDOWN

PRELIMINARY PLAT

PARKS AT WEST MAIN NO. 1

TRACT 1A, BLOCKS 1, 2 AND 4;
TRACT 1B, BLOCKS 3 AND 5;
AND TRACT 1C, BLOCK 6
6 MULTIFAMILY LOTS

BEING A REPLAT OF THE JOHANNHE HARL TRACT, BLOCK 6818, A PART OF LOTS 10-14, 16-23, AND ALL OF LOTS 15, 24, 25-34, 47-50, THE CALLED 67 1/2 TRACT, AND THE J. TURNER TRACT, BLOCK 6819 AND A PORTION OF W. MAIN STREET; GUEST ADDITION TO WEST DALLAS, TEXAS, RECORDED IN VOLUME VOLUME 1, PAGE 162
A REPLAT OF ALL OF LOTS 1-3, BLOCK A/6819 ROBERT'S AND WRIGHT'S WEST ADDITION TO DALLAS, RECORDED IN VOLUME 106, PAGE 235
A REPLAT OF ALL OF LOTS 80-85 BLOCK 6822, WEST-WE-GO, RECORDED IN VOLUME 1, PAGE 135
A REPLAT OF A PART OF LOT 67A, MIRZAEI ADDITION, RECORDED IN VOLUME 2003194, PAGE 95
10.268 ACRES OF LAND
OUT OF THE

W. M. COOMBS SURVEY, ABSTRACT No. 290
W. P. OVERTON SURVEY, ABSTRACT No. 1106
IN THE
CITY OF DALLAS, DALLAS COUNTY, TEXAS
DALLAS CITY PLAN FILE NUMBER: S212-100
DALLAS CITY ENGINEERING PLAN NUMBER: DP - ____

TREE TABLE

Tree Table		Tree Table		Tree Table		Tree Table		Tree Table		Tree Table	
Point #	Description	Point #	Description	Point #	Description	Point #	Description	Point #	Description	Point #	Description
721	8" ELM	752	16" ELM	785	6" HACKBERRY	1560	8" ELM	15562	10" HICKORY	20019	13" OAK
722	8" HACKBERRY SPLIT	753	8" ELM	786	8" HACKBERRY	1561	24" ELM	15563	25" HICKORY	20020	12" OAK
723	8" HACKBERRY	754	24" HACKBERRY	787	10" HACKBERRY	1562	10" ELM	15564	33" ELM	20021	9" OAK
724	10" ELM	755	14" ELM	788	14" CHINABERRY	1563	8" ELM	15565	12" ELM	20023	24" OAK
725	10" ELM	756	16" HACKBERRY SPLIT	789	14" ELM	1564	8" ELM	15566	46" HICKORY	20024	25" OAK
726	12.5" HACKBERRY	757	10.5" CHINABERRY SPLIT	790	8" CHINABERRY	1565	8" ELM	15567	48" HICKORY SPLIT	20025	25" OAK SPLIT
727	32" ELM	758	8" CHINA BERRY	791	6" HACKBERRY	1566	14" ELM	15570	13" ELM	20026	55" OAK SPLIT
728	12" HACKBERRY	759	8" HACKBERRY	796	8" HACKBERRY	1567	14" ELM	15571	11" ELM	20044	48" OAK SPLIT
729	12" HACKBERRY	760	8" CHINA BERRY	797	6" HACKBERRY	1568	14" ELM	20005	9" ELM	20045	27" OAK
730	8" HACKBERRY	761	8" CHINA BERRY	798	6" HACKBERRY	1569	14" ELM	20006	9" ELM	20046	16" OAK
732	13" HACKBERRY	762	42" PECAN	799	10" HACKBERRY	1570	10" ELM	20007	24" OAK	20047	14" OAK
734	18" MULBERRY	763	24" ELM	806	6" ELM DOUBLE	15450	48" ELM	20008	10" ELM	20048	9" OAK
735	28" ELM	764	36" PECAN	807	10" ELM	15451	14" ELM	20011	14" OAK	20049	40" OAK
736	12" ASH	765	24" ELM	810	12" HACKBERRY	15452	14" ELM	20012	48" ELM SPLIT	20056	36" OAK
737	48" ELM	772	18" ELM	1262	6" ELM	15453	24" ELM	20013	9" OAK	20057	24" OAK
738	16" MULBERRY	773	24" ELM	1263	10" ELM	15454	33" ELM	20014	48" OAK SPLIT	20058	42" OAK
748	26" HACKBERRY	775	28" MULBERRY	1264	6" ELM	15455	18" ELM	20015	52" OAK SPLIT	20066	36" OAK
749	12" HACKBERRY	776	8" ELM SPLIT	1266	8" ELM	15456	48" ELM	20016	17" OAK	20087	23" ELM
750	14" ASH	778	36" PECAN	1267	8" ELM	15560	24" HICKORY	20017	13" OAK	20108	18" OAK
751	16" ELM	779	7" ELM SPLIT	1559	12" HACKBERRY	15561	12" HICKORY	20018	14" OAK	20116	63" ELM

Tree Table		Tree Table		Tree Table		Tree Table		Tree Table	
Point #	Description	Point #	Description	Point #	Description	Point #	Description	Point #	Description
20117	8" ELM	40052	12" PECAN	40073	18" PECAN	40132	12" PECAN	40178	28" PECAN
20118	28" ELM SPLIT	40053	12" PECAN	40074	12" PECAN	40133	14" PECAN	40179	36" PECAN
20119	18" ELM	40054	8" PECAN	40075	16" PECAN	40134	18" PECAN	41002	30" PECAN
20120	12" ELM	40055	8" PECAN	40076	12" PECAN	40135	16" PECAN	41003	24" DOUBLE HACKBERRY
20121	26" ELM SPLIT	40057	8" PECAN	40077	12" PECAN	40136	24" PECAN	41004	16" HACKBERRY
20122	9" ELM	40058	8" PECAN	40078	16" PECAN	40137	48" PECAN	41005	14" HACKBERRY
20123	60" ELM SPLIT	40059	12" PECAN	40088	20" COTTON	40138	18" PECAN	41006	14" HACKBERRY
20124	9" ELM	40060	8" PECAN	40089	8" PECAN	40139	24" PECAN	41007	14" HACKBERRY
20125	12" ELM	40061	8" PECAN	40090	8" PECAN	40142	8" PECAN	41008	10" WHITE PEARL
20126	48" ELM SPLIT	40062	8" PECAN	40091	8" PECAN	40159	8" PECAN	41009	16" HACKBERRY
20127	12" ELM	40063	8" PECAN	40103	24" PECAN	40160	24" ELM	41010	6" WHITE PEARL
20128	29" ELM SPLIT	40064	10" PECAN	40104	24" PECAN	40161	24" ELM	41013	20" PECAN
20275	DOUBLE 8IN 6IN ELM	40065	6" PECAN	40105	24" PECAN	40162	10" ELM	41014	32" PECAN
20276	10" DOUBLE ELM	40066	8" PECAN	40116	48" PECAN	40163	10" ELM	41015	14" BOIS D'ARC
20277	8" ELM	40067	8" PECAN	40117	48" PECAN	40164	10" ELM		
40047	SLOPE	40068	6" PECAN	40119	48" PECAN	40165	12" ELM		
40048	18" PECAN	40069	10" PECAN	40120	30" PECAN	40166	48" ELM		
40049	20" PECAN	40070	16" PECAN	40123	6" PECAN	40167	48" ELM		
40050	32" PECAN	40071	16" PECAN	40124	10" PECAN	40168	28" ELM		
40051	16" PECAN	40072	18" PECAN	40131	36" PECAN	40177	36" PECAN		

ENGINEER
STORYBUILT
512 W. DAVIS STREET
DALLAS, TEXAS, 75208

SURVEYOR
Westwood
Phone (214) 473-4640 2901 Dallas Parkway, Suite 400
Toll Free (888) 937-5150 Plano, TX 75093
westwoodps.com
Westwood Professional Services, Inc.
TSPE FIRM REGISTRATION NO. F-11736
TSPLS FIRM REGISTRATION NO. 10074301

OWNER
PSW WEST DALLAS
URBAN VILLAGE, LLC
512 W. DAVIS STREET
DALLAS, TEXAS, 75208

PRELIMINARY PLAT

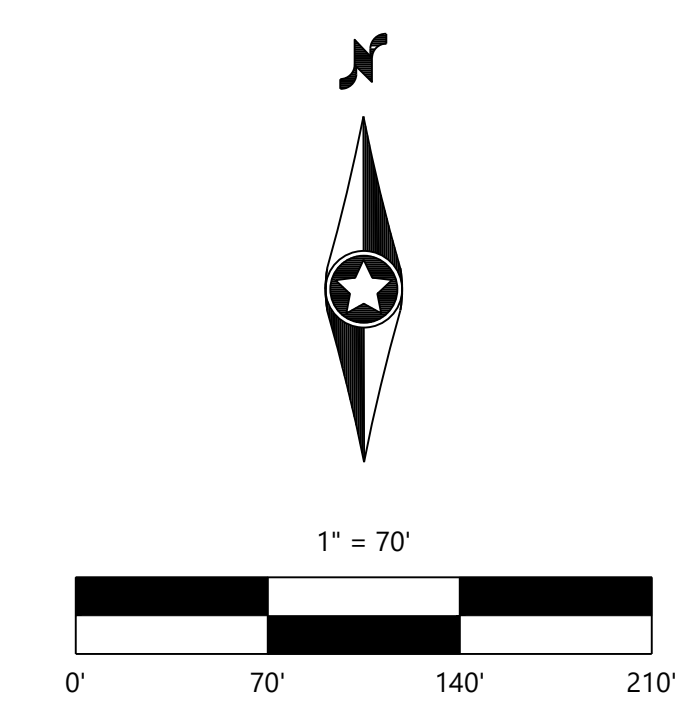
PARKS AT WEST MAIN NO. 1
TRACT 1A, BLOCKS 1, 2 AND 4;
TRACT 1B, BLOCKS 3 AND 5;
AND TRACT 1C, BLOCK 6
6 MULTIFAMILY LOTS
BEING A REPLAT OF THE JOHANNE HARL TRACT,
BLOCK 6818, A PART OF LOTS 10-14, 16-23,
AND ALL OF LOTS 15, 24, 25-34, 47-50, THE CALLED 67 1/2
TRACT, AND THE J. TURNER TRACT, BLOCK 6819 AND A PORTION
OF W. MAIN STREET; GUEST ADDITION TO WEST DALLAS, TEXAS,
RECORDED IN VOLUME VOLUME 1, PAGE 162
A REPLAT OF ALL OF LOTS 1-3, BLOCK A/6819
ROBERT'S AND WRIGHT'S WEST ADDITION TO DALLAS,
RECORDED IN VOLUME 106, PAGE 235
A REPLAT OF ALL OF LOTS 80-85 BLOCK 6822, WEST-WE-GO,
RECORDED IN VOLUME 1, PAGE 135
A REPLAT OF A PART OF LOT 67A, MIRZAIIE ADDITION,
RECORDED IN VOLUME 2003194, PAGE 95
10.268 ACRES OF LAND
OUT OF THE
W. M. COOMBS SURVEY, ABSTRACT No. 290
W. P. OVERTON SURVEY, ABSTRACT No. 1106
IN THE
CITY OF DALLAS, DALLAS COUNTY, TEXAS
DALLAS CITY PLAN FILE NUMBER: S212-100
DALLAS CITY ENGINEERING PLAN NUMBER: DP _ _ _

Parks At West Main No. 1 R.O.W. Dedication Table			Parks At West Main No. 1 R.O.W. Abandonment Table		
Lot #	SF	Acre	Lot #	SF	Acre
DED1	1,215	0.028	ABDN1	149	0.003
DED2	4	0.000	ABDN2	3,181	0.073
DED3	6,747	0.155	ABDN3	4,974	0.114
DED4	33,416	0.767	ABDN4	583	0.013
DED5	14,371	0.330	ABDN5	7	0.000
DED6	50	0.001			

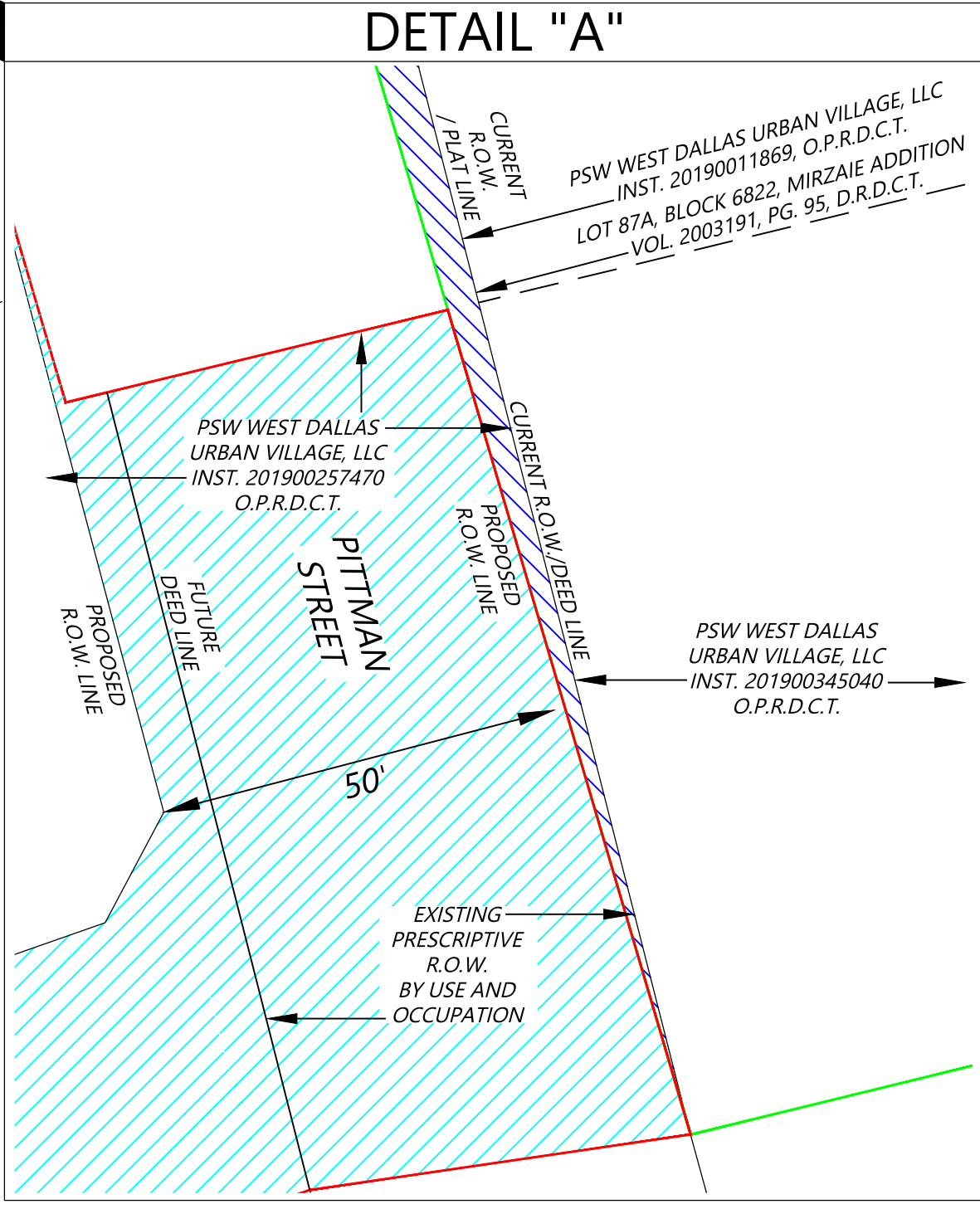
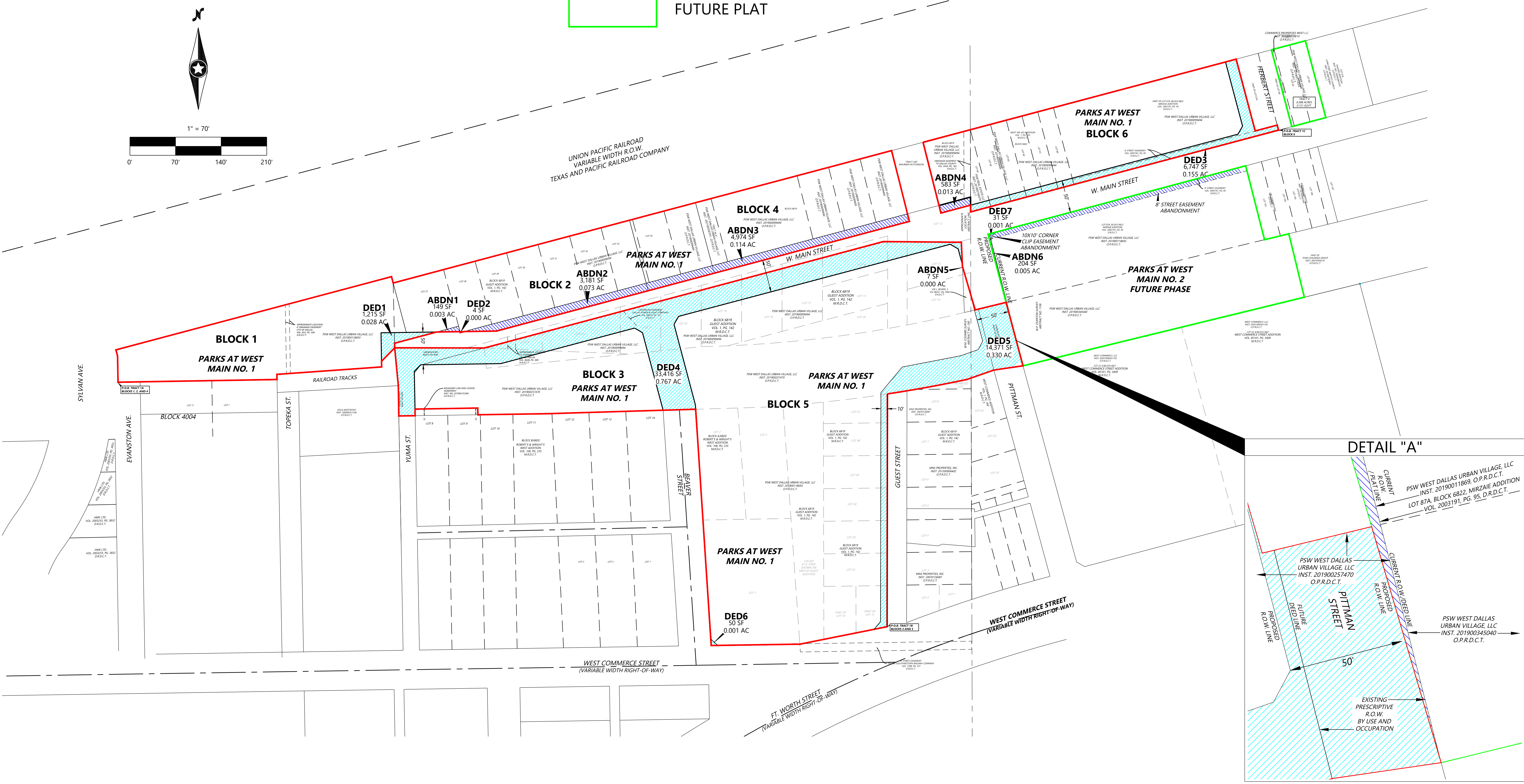
Parks At West Main No. 2 R.O.W. Dedication Table			Parks At West Main No. 2 R.O.W. Abandonment Table		
Lot #	SF	Acre	Lot #	SF	Acre
DED7	31	0.001	ABDN6	204	0.005

- PROPOSED ABANDONMENT
- DEDICATION BY PLAT OR SEPARATE INSTRUMENT
- CURRENT PLAT
- FUTURE PLAT

DEDICATIONS, ABANDONMENTS AND ACREAGES SHOWN HEREON ARE FOR THE DIRECT BENEFIT OF THE PRELIMINARY PLAT OF PARKS AT WEST MAIN NO. 1. ABANDONMENT AND DEDICATION INFORMATION FOR FUTURE PLATS IS NOT SHOWN AT THIS TIME



N:\0015471.00\DWG\SURVEY\PRELIMINARY PLAT\0015471.02PPH PHASE LOCATOR.DWG



CHECKED: LK		INITIAL ISSUE: 2022/01/12	
DRAWN: ARR		REVISIONS:	

PREPARED FOR:

PSW WEST DALLAS URBAN VILLAGE

**PARKS AT WEST MAIN NO. 1 AND
PARKS AT WEST MAIN NO. 2**

Westwood

Phone (214) 473-4640 2901 Dallas Parkway, Suite 400
TollFree (888) 937-5150 Plano, TX 75093
westwoodps.com
Westwood Professional Services, Inc.
TBPE Firm Reg. No. 11756
TBPLS Firm Reg. No. 10074301

**PARKS AT WEST MAIN
PHASE LOCATOR MAP
S212-100**

SHEET NUMBER:
6 OF **6**
DATE: 2022/01/21