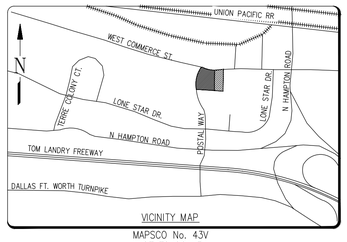


VICINITY MAP

MAPSCO No. 43V
NOT TO SCALE

LEGEND

I.R.F.	IRON ROD FOUND
INSTR.	INSTRUMENT
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
C.M.	CONTROLLING MONUMENT
DP&L	DALLAS POWER & LIGHT
R	RADIUS
L	LENGTH OF ARC
SQ.	SQUARE
FT.	FEET
WV	WATER VALVE
WM	WATER METER
M.H.	MANHOLE
	INLET
LP.	LIGHT POLE
PP	POWER POLE
	FENCING
	EXISTING TREE DIA > 6"

CURVE DATA

LONE STAR WEST COMMERCE ADDITION

CURVE	CHORD BEARING	CHORD DISTANCE	RADIUS	ARC LENGTH	CENTRAL ANGLE
C1	N11°34'03"E	415.20'	555.17'	425.54'	43°55'03"
C2	S79°51'30"E	288.48'	505.51'	292.55'	33°09'30"

LOT 1A, BLOCK B

CURVE	CHORD BEARING	CHORD DISTANCE	RADIUS	ARC LENGTH	CENTRAL ANGLE
C1	N11°34'03"E	415.20'	555.17'	425.54'	43°55'03"
C3	S77°00'16"E	239.88'	505.51'	242.19'	27°27'02"

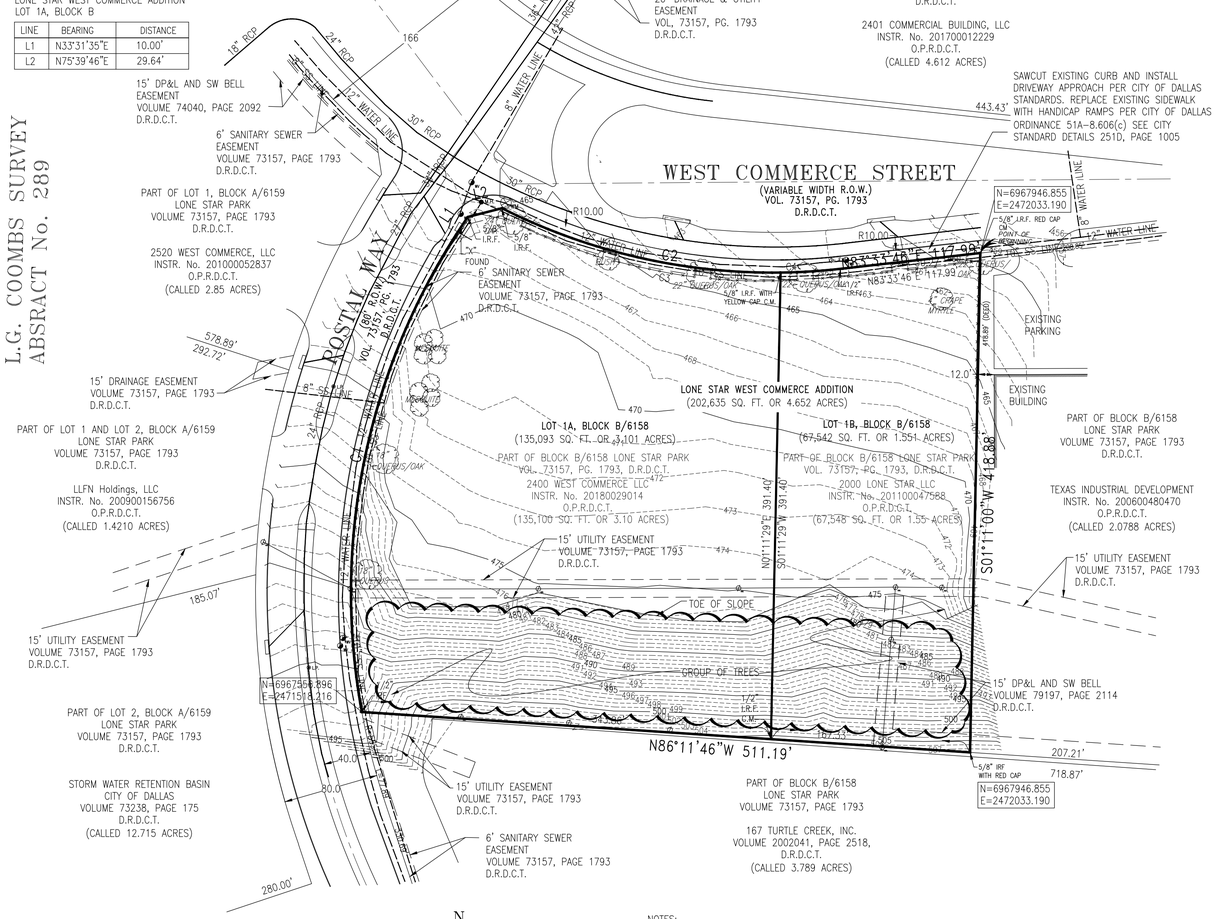
LOT 1B, BLOCK B

CURVE	CHORD BEARING	CHORD DISTANCE	RADIUS	ARC LENGTH	CENTRAL ANGLE
C4	N86°24'59"E	50.34'	505.51'	50.36'	05°42'29"

LINE TABLE

LONE STAR WEST COMMERCE ADDITION
LOT 1A, BLOCK B

LINE	BEARING	DISTANCE
L1	N33°31'35"E	10.00'
L2	N75°39'46"E	29.64'



N
W E
S

60 30 0 60 120 150
SCALE IN FEET
1"=60'

NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE TWO LEGAL BUILDING LOTS FROM PART OF A CITY BLOCK.

2. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.

3. BEARINGS ARE BASED ON THE SOUTH LINE OF WEST COMMERCE STREET AT A PORTION OF BOCK B/6158 BEING NORTH 83°33'46" EAST ACCORDING TO THE PLAT LONE STAR AS RECORDED IN VOLUME 73157, PAGE 1793 OF THE DEED RECORDS, DALLAS COUNTY, TEXAS.

4. COORDINATES SHOWN ON THE FACE OF THE PLAT ARE OF TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

5. NO STRUCTURES EXIST ON EITHER TRACT.

Oct 09, 2019-1:28pm F:\DRAWINGS\2014\J1407_004\preliminary plat\J1407_004 PRELIMINARY PLAT FINAL.dwg

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SURVEYOR'S STATEMENT

I, PETER F. HENNESSEY, 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 _____ DAY OF _____, 20__.

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

_____
PETER F. HENNESSEY
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO 3740

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PETER F. HENNESSEY, 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 THE _____DAY OF _____, 20__.

_____
NOTARY PUBLIC, STATE OF TEXAS

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS 2400 WEST COMMERCE LLC AND 2000 LONE STAR LLC ARE THE OWNERS OF TWO TRACTS OF LAND SITUATED IN THE L.G. COOMBS SURVEY, ABSTRACT No. 289 IN DALLAS COUNTY, TEXAS BEING PART OF BLOCK B OF LONE STAR PARK, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 73157, PAGE 1793, DEED RECORDS, DALLAS COUNTY, TEXAS AND BEING THE SAME PROPERTY AS DESCRIBED IN GENERAL WARRANTY DEED TO 2400 WEST COMMERCE LLC AS RECORDED BY INSTRUMENT No. 20180029014, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND BEING THE SAME PROPERTY AS DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO 2000 LONE STAR LLC AS RECORDED BY INSTRUMENT No. 201100047588, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEING AT A 5/8 INCH IRON ROD FOUND FOR CORNER IN THE SOUTH RIGHT OF WAY LINE OF WEST COMMERCE STREET (A VARIABLE RIGHT-OF-WAY) ALSO MARKING THE NORTHWEST CORNER OF A CALLED 2.0788 ACRE TRACT CONVEYED TO Texas Industrial Development, LLC AS RECORDED BY INSTRUMENT No. 200600480470, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS AND ALSO MARKING THE NORTHEAST CORNER OF SAID 2000 LONE STAR TRACT;

THENCE, SOUTH 01°00'00"WEST, DEPARTING THE SOUTH LINE OF THE SAID WEST COMMERCE STREET, ALONG THE COMMON LINE OF SAID 2.0788 ACRE TRACT, A DISTANCE OF 488.88 FEET TO A 1/2 INCH IRON ROD WITH A RED CAP FOUND MARKING THE SOUTHWEST CORNER OF SAID 2.0788 ACRE TRACT BEING THE SOUTH EAST CORNER OF SAID 2000 LONE STAR TRACT AND BEING IN THE NORTH LINE OF A CALLED 3.789 ACRE TRACT OF LAND CONVEYED TO 167 TURTLE CREEK, INC. BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN AS RECORDED IN VOLUME 2002041, PAGE 2518, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE, NORTH 86°11'46" WEST, ALONG THE NORTH LINE OF SAID 3.789 ACRE TRACT BEING THE SOUTH LINE OF SAID 2000 LONE STAR TRACT PASSING AT A DISTANCE OF 167.33 FEET A 1/2 INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER OF THE SAID 2000 LONE STAR TRACT ALSO BEING THE SOUTHEAST CORNER OF THE SAID 2400 WEST COMMERCE TRACT, CONTINUING A TOTAL DISTANCE OF 511.19 FEET TO A 1/2 INCH IRON ROD FOUND IN A NON-TANGENT CURVE TO THE RIGHT IN THE EAST RIGHT OF WAY LINE OF A POSTAL WAY (AN 80' RIGHT-OF-WAY) HAVING A RADIUS OF 551.17 FEET;

NORTHEASTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 43°55'04" FOR AN ARC LENGTH OF 425.54 FEET, A CHORD BEARING AND DISTANCE OF NORTH 11°34'03" EAST, 415.20 FEET TO AN X-CUT FOUND FOR A CORNER CLIP AS SHOWN IN THE SAID PLAT FOR LONE STAR PARK BEING IN THE EAST RIGHT-OF-WAY OF SAID POSTAL WAY;

THENCE, NORTH 75°39'46" EAST, ALONG SAID CORNER CLIP, A DISTANCE OF 29.64 FEET TO A 1/2 INCH IRON ROD FOUND IN THE SOUTH RIGHT OF WAY LINE OF WEST COMMERCE STREET (A VARIABLE WIDTH RIGHT-OF-WAY) AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 505.51 FEET,

SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 33°09'30" PASSING AT AN ARC LENGTH OF 242.19 FEET A 1/2 INCH IRON ROD FOUND MARKING THE NORTH WEST CORNER OF SAID 2400 WEST COMMERCE TRACT ALSO MARKING THE NORTHWEST CORNER OF SAID 2000 LONE STAR TRACT, CONTINUING A TOTAL ARC DISTANCE OF 292.55 FEET WITH A CHORD BEARING AND DISTANCE OF SOUTH 79°51'30" EAST, 288.48 FEET TO A 1/2 INCH IRON ROD FOUND IN THE SOUTH LINE OF SAID WEST COMMERCE STREET;

THENCE, NORTH 83°33'46" EAST ALONG THE SOUTH LINE OF SAID COMMERCE STREET A DISTANCE OF 117.99 FEET TO THE POINT OF BEGINNING AND CONTAINING 202,635 SQUARE FEET OR 4.652 ACRES OF LAND.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT 2400 WEST COMMERCE LLC AND 2000 LONE STAR LLC, DO HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **LONE STAR WEST COMMERCE,** 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 THIS THE _____ DAY OF _____, 20__.

_____
OWNER

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, ON THIS DAY PERSONALLY APPEARED _____ OF 2000 LONE STAR LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20__.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

_____
OWNER

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, ON THIS DAY PERSONALLY APPEARED _____, OF 2400 WEST COMMERCE LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20__.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

LIEN HOLDER'S SUBORDINATION AGREEMENT

THE LEIN HOLDER OR MORTGAGEE CONCURS WITH THE OWNER'S CERTIFICATE AND AGREES TO SUBORDINATE ITS INTERESTS TO THE PROVISIONS OF THE OWNER'S DEDICATION.

LIEN HOLDER:

BY:_____

NAME:_____

TITLE:_____

STATE OF TEXAS
COUNTY OF DALLAS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON_____ BY _____ AS _____ OF_____. A _____. ON BEHALF OF THE _____.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRELIMINARY PLAT

LONE STAR WEST COMMERCE ADDITION

LOTS 1A AND 1B, BLOCK B/6158

4.652 ACRES

A REPLAT OF 3.101 ACRES AND 1.551 ACRES IN PART OF BLOCK B/6158, LONE STAR PARK

L.G. COOMBS SURVEY, ABSTRACT No. 289
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE No.: S190-002
ENGINEERING No.:

HENNESSEY ENGINEERING,INC.
1417 W.MAIN #100, CARROLLTON, TX. 75006
PH:972.245.9478 EMAIL: henengi2@aol.com

OWNERS:
2000 LONE STAR LLC
CONTACT: RAY HARVEY
rharvey@starlightcleaning.com
469.496.6858

2400 WEST COMMERCE LLC
CONTACT: DON & JANE WEEMPE
MASTER CONSTRUCTION, INC.
dweempe@masterconstruction.com
214.748.5611

PREPARED BY:
HENNESSEY ENGINEERING, INC.
1417 W. MAIN ST., SUITE 100
CARROLLTON, TEXAS 75006
PH: 972.245.9478

JOB No. 1407.004 SCALE 1" = 60' 10.02.2019