

**OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS
4100 COMMERCE LP & BLOCK 809 PROPERTIES LTD.**

Whereas Block 809 Properties, LTD and 4100 Commerce, LP are the sole owners of a tracts of land situated in the John Grisby Survey, Abstract No. 495, being a portion of City Block B/809, City of Dallas, Dallas County, Texas, same being a tract of land conveyed to 809 Properties, LTD by Special General Warranty Deed recorded in Instrument No. 200600292437 (tract 3), Official Public Records, Dallas County, Texas; and Block 809, LTD., by deed recorded in Instrument Number 201000004177, Official Public Records, Texas; and a tract of land conveyed to 100 Commerce, LP, a Texas limited partnership, by Quitclaim Deed recorded in Instrument Number 2019002435568, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a "X" found for corner, said corner being in the intersection of the South right-of-way line of Pacific Avenue (a 17 foot right-of-way) and the West right-of-way line of Parry Avenue (variable width right-of-way), same being the Northeast corner of a tract of land conveyed to Block 809 Properties, LTD by Special General Warranty Deed recorded in Instrument No. 200600292437 (tract 2), Official Public Records, Dallas County, Texas;

THENCE North 73 degrees 26 minutes 46 seconds West, along the North line of said 809 Properties, LTD (tract 2), a distance of 101.99 feet to a "X" found for corner, said corner being in the South right-of-way line of said Pacific Avenue, and being the POINT OF BEGINNING;

THENCE North 73 degrees 21 minutes 34 seconds West, a along the North line of said Block 809 Properties, LTD (tract 2), a distance of 258.27 feet to a point for corner, said corner being Northwest corner of a tract of land conveyed Block 809 Properties, LTD, by Special Warranty Deed recorded in Instrument Number 200600292435, Official Public Records, Dallas County, Texas, same being the Northeast corner of a tract of conveyed to 4100 Commerce, LP, by Special Warranty Deed recorded in Instrument Number 201500287661, Official Public Records, Dallas County, Texas;

THENCE North 73 degrees 40 minutes 02 seconds West, along the North line of said 4100 Commerce, LP (201500287661) tract, a distance of 101.37 feet to a 1/2 inch iron rod found for corner, said corner being along said South right-of-way line of Pacific Avenue;

THENCE North 16 degrees 30 minutes 11 seconds East, passing a distance of 17.00 feet to a 1/2 inch iron rod found on line for reference and continuing a total distance of 27.68 feet to a 5/8 inch iron rod found for corner said corner being an "ell" corner of a tract of land conveyed to Dallas Area transit, by deed recorded in Volume 88083, Page 4905, Deed Records, Dallas County, Texas;

THENCE Easterly and the South line of said Dallas Area Rapid Transit tract as follows:

South 82 degrees 36 minutes 15 seconds East, a distance of 304.32 feet to a 1/2 inch iron rod found for corner;

South 28 degrees 30 minutes 03 seconds East, along a South line of said Dallas Area Rapid Transit tract, a distance of 83.68 feet to a 1/2 inch iron rod found for corner, said corner being a Southwest corner of said Dallas Area Rapid Transit tract, same being the Northwest corner of said Pacific Avenue;

THENCE South 16 degrees 33 minutes 14 seconds West, a distance of 17.00 feet to the POINT OF BEGINNING and containing 0.42 acres of land and or 18,279 square feet.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, 4100 Commerce LP & Block 809 Properties, Ltd., does hereby adopt this plat, designating the herein described property as **COMMERCE PARRY 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 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 of 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 _____, 2020.

BY: _____
Block 809 Properties, Ltd.
David H. Gibson, Manager (Manager)

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 _____, 2020.

BY: _____
4100 Commerce LP
David H. Gibson, Manager (President of Managin Member)

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Abigael Maldonado 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 for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2020.

Notary Public in and for Dallas County, Texas.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2020.

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears David Gibson 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 for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2020.

Notary Public in and for Dallas County, Texas.

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears David H. Gibson 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 for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2020.

Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT:

I, Bryan Connally, 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 _____, 2020.
RELEASED FOR REVIEW 10/19/2020 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

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 Bryan Connally 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 and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2020.

Notary Public in and for the State of Texas

**PAGE 2 OF 2
FINAL PLAT
COMMERCE PARRY ADDITION
LOT 2A, CITY BLOCK B/809
18,279 SQ.FT. / 0.42 ACRES
GRISBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S201-524
ENGINEERING NO. 311T-_____**

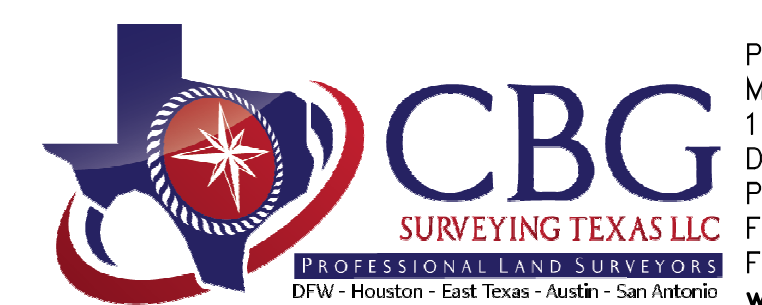
GENERAL NOTES

- 1) BEARINGS SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE, NAD 83 (2011).
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT OUT OF A 0.42 ACRE TRACT OF LAND I.J. BERRY SUBDIVISION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 111, PAGE 219, MAP RECORDS, DALLAS COUNTY, TEXAS.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DEPARTMENT APPROVAL.
- 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

LEGEND

- 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
- VOL. = VOLUME
- PG. = PAGE
- CM = CONTROLLING MONUMENT
- R.O.W. = RIGHT-OF-WAY
- ⊕ = MAG NAIL FOUND
- = 1 INCH IRON PIPE FOUND
- ⊗ = 5/8 INCH IRON ROD FOUND
- = 1/2 INCH IRON ROD FOUND

OWNER: 4100 COMMERCE LP & BLOCK
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