

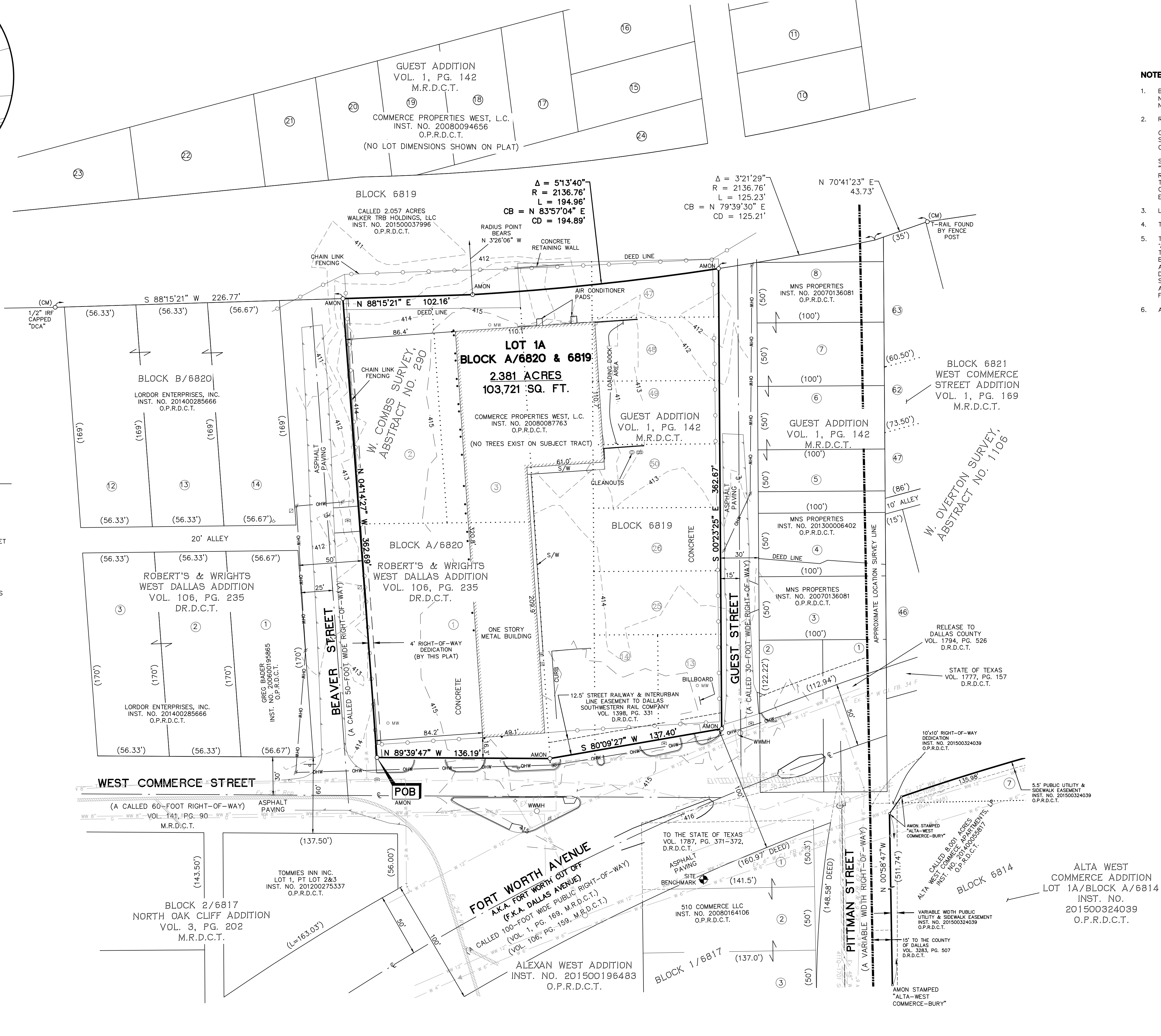
VICINITY MAP
NOT TO SCALE
MAPSCO 44Q



0 20 40 60 80
SCALE: 1"=40'

LEGEND

IRF	IRON ROD FOUND
CIRF	5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" FOUND (UNLESS OTHERWISE NOTED)
AMON	5/8-INCH IRON ROD WITH 3 1/4-INCH ALUMINUM CAP STAMPED "FIVE ELEVEN COMMERCE-BURY" SET
T-RAIL	VERTICAL RAILROAD RAIL
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
CM	CONTROLLING MONUMENT
POB	POINT OF BEGINNING
VOL., PG.	VOLUME, PAGE
INST. NO.	INSTRUMENT NUMBER
SQ. FT.	SQUARE FEET
TYP.	TYPICAL
R.O.W.	RIGHT-OF-WAY
(XXX)	DISTANCES PER RECORD PLAT/DEED
F.K.A.	FORMERLY KNOWN AS
MW	MONITORING WELL
CONC.	CONCRETE
●	BOLLARD
↔	LAND HOOK (DENOTES COMMON OWNERSHIP)
SIGN	SIGN
S/W	CONCRETE SIDEWALK
—	CHAIN LINK FENCE
①	LOT NUMBER
EM	ELECTRIC METER
GMH	GAS MANHOLE
GM	GAS METER
CO	WASTEWATER CLEANOUT
FD	FIRE HYDRANT
WM	WATER METER
WR	WATER VALVE
WMH	WASTEWATER MANHOLE
WW	WASTEWATER LINE
SD	STORM SEWER LINE
W	WATER LINE
G	GAS LINE
OHW	OVERHEAD ELECTRIC WIRES
—	ASPHALT PAVING
BM	BENCHMARK
⊖	DOWN GUY



NOTES

- BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202 (NAD83), BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK.
- REFERENCE BENCHMARK:
CITY OF DALLAS BENCHMARK 44-Q-2: SQUARE CUT ON A CONCRETE CURB OF A STORM SEWER DROP INLET AT THE SOUTHWEST CORNER OF INTERSECTION OF YUMA STREET AND YUMA COURT. REFERENCE ELEVATION: 410.13'
SITE BENCHMARK:
"X" CUT ON THE WEST END OF THE EASTERLY DRIVEWAY OF THE CHICKEN SCRATCH RESTAURANT ON BACK OF CURB AT CURB RETURN BEING APPROXIMATELY 120 FEET WEST OF THE CENTERLINE OF PITMAN STREET AND APPROXIMATELY 50 FEET SOUTH OF THE CENTERLINE OF COMMERCE STREET. REFERENCE ELEVATION: 415.46'
- LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT FOR DEVELOPMENT.
- THE SUBJECT TRACTS OF LAND SHOWN HEREON LIES WITHIN ZONE "X" SHADED DEFINED AS "AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 48113C0340 J, 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 EXISTING IMPROVEMENTS TO BE DEMOLISHED PRIOR TO DEVELOPMENT (LOT 1A)

Preliminary
This document shall not be recorded for any purpose.
For Review Purposes Only
David J. De Weirdt, R.P.L.S.
Registration No. 5066
March 10, 2016

PRELIMINARY PLAT
FIVE ELEVEN COMMERCE ADDITION
LOT 1A, BLOCKS A/6820 AND 6819
REPLAT OF LOTS 1-3 BLOCK A/6820
ROBERT'S AND WRIGHT'S WEST ADDITION
AND LOTS 13, 14, 25, 26, AND 47-50, BLOCK 6819
GUEST ADDITION
WILLIAM COMBS SURVEY, ABSTRACT NO. 290
CITY OF DALLAS, DALLAS COUNTY, TEXAS
1 LOT - 2.381 ACRES
CITY PLAN FILE NO. S 156-136
MARCH 10, 2016

APPLICANT/OWNER
TRINITY GROVES, LLC
425 BEDFORD STREET
DALLAS, TEXAS 75212
PH: (214) 744-0100
CONTACT: JIM REYNOLDS

SURVEYOR:
BURY-DFW, INC.
5310 HARVEST HILL, SUITE 100
DALLAS, TEXAS 75230
PH: (972) 991-0011
CONTACT: DAVID DE WEIRDT, R.P.L.S.

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS COMMERCE PROPERTIES WEST, L.C. IS THE OWNER OF A 2.381 ACRE TRACT OF LAND SITUATED IN THE W. COMBS SURVEY, ABSTRACT NO. 290, CITY OF DALLAS, DALLAS COUNTY, TEXAS AND BEING ALL OF LOTS 1, 2 AND 3 OF ROBERT'S AND WRIGHT WEST DALLAS ADDITION, AN ADDITION TO THE CITY OF DALLAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 106, PAGE 235, DEED RECORDS, DALLAS COUNTY, TEXAS (D.R.D.C.T.) AND BEING A PORTION OF LOTS 13, 14 AND 47 AND ALL OF LOTS 25, 26 AND 48 THROUGH 50 OF GUEST'S ADDITION, AN ADDITION TO THE CITY OF DALLAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 142 MAP RECORDS OF DALLAS COUNTY, TEXAS (M.R.D.C.T., AND A CALLED 67.5 FOOT WIDE TRACT OF LAND LYING ON THE WEST SIDE OF LOTS 14, 25, 26 AND 47 THROUGH 50 AND BEING A PORTION OF THAT CALLED 2.4277 ACRE TRACT OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEED TO COMMERCE PROPERTIES WEST, L.C., RECORDED IN INSTRUMENT NO. 20080087763, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, (O.P.R.D.C.T.), SAID 2.381 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH 3-1/4-INCH ALUMINUM CAP STAMPED " FIVE ELEVEN-BURY" SET (HEREAFTER REFERRED TO AS "AMON"), AT THE SOUTHWEST CORNER OF SAID LOT 1, SAME BEING THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF BEAVER STREET, (A 50-FOOT PUBLIC RIGHT-OF-WAY) WITH THE NORTH RIGHT-OF-WAY LINE OF WEST COMMERCE STREET, (A 60-FOOT PUBLIC RIGHT-OF-WAY);

THENCE NORTH 4°14'27" WEST ALONG THE EAST RIGHT OF WAY LINE OF SAID BEAVER STREET, A DISTANCE OF 362.69 FEET TO AN AMON SET IN THE SOUTH LINE OF THAT 2.057 ACRE TRACT OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO WALKER-TRB HOLDINGS, LLC RECORDED IN INSTRUMENT NO. 201500037996 O.P.R.D.C.T., FROM WHICH A 1/2-INCH CAPPED IRON ROD FOUND STAMPED "DCA" BEARS SOUTH 88°15'21" WEST A DISTANCE OF 226.77 FEET;

THENCE NORTH 88°15'21" EAST ALONG THE SOUTH LINE OF SAID 2.057 ACRE TRACT OF LAND, A DISTANCE OF 102.16 FEET TO AN AMON SET FOR THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS POINT WHICH BEARS NORTH 3°26'06" WEST, A DISTANCE OF 2,136.76 FEET;

THENCE CONTINUING ALONG THE SOUTH LINE OF SAID 2.057 ACRE TRACT OF LAND WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 5°13'40" FOR AN ARC LENGTH OF 194.96 FEET, HAVING A CHORD BEARING OF NORTH 83°57'04" EAST AND A CHORD DISTANCE OF 194.89 FEET TO AN AMON SET IN THE WEST RIGHT OF WAY LINE OF GUEST STREET (A 30-FOOT PUBLIC RIGHT-OF-WAY) AND FROM WHICH A T-RAIL FOUND BEARS WITH THE CONTINUATION OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 3°21'29" FOR AN ARC LENGTH OF 125.23 FEET, HAVING A CHORD BEARING OF NORTH 79°39'30" EAST AND A CHORD DISTANCE OF 125.21 FEET, AND NORTH 70°41'23" EAST, A DISTANCE OF 43.73 FEET;

THENCE SOUTH 0°23'25" EAST ALONG THE WEST RIGHT OF WAY LINE OF SAID GUEST STREET A DISTANCE OF 362.67 FEET TO AN AMON SET AT THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SAID WEST COMMERCE STREET;

THENCE SOUTH 80°09'27" WEST ALONG THE NORTH RIGHT OF WAY OF SAID WEST COMMERCE STREET, A DISTANCE OF 137.40 FEET TO AMON SET FOR AN ANGLE POINT;

THENCE NORTH 89°39'47" WEST CONTINUING ALONG THE NORTH RIGHT OF WAY OF SAID WEST COMMERCE STREET, A DISTANCE OF 136.19 FEET TO THE POINT OF BEGINNING

CONTAINING A COMPUTED AREA OF 103,721 SQUARE FEET OR 2.381 ACRES OF LAND.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **COMMERCE PROPERTIES WEST, L.C.**, ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **FIVE ELEVEN COMMERCE 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 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 _____, 2016.

BY: _____
JIM REYNOLDS
SR. VICE-PRESIDENT OF DEVELOPMENT & CONSTRUCTION

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JIM REYNOLDS, 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 _____, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S STATEMENT:

THAT I, DAVID J. DE WEIRDT, 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 _____, 2016.

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

STATE OF TEXAS §
COUNTY OF DALLAS §

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REPLAT OF LOTS 1-3 BLOCK A/6820
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1 LOT - 2.381 ACRES

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