

LEGAL DESCRIPTION

BEING a tract of land situated in the William P. Overton Survey, Abstract No. 1106, City of Dallas, Dallas County, Texas; and being all of Lots 2A & 3A, Block 2/6810, Commerce-Langford Addition, an addition to the City of Dallas according to the plat recorded in Volume 94223, Page 4821 of the Deed Records of Dallas County, Texas; and being all of Lots 1A & 9A, Block 2/6810, Commerce/Beatrice Addition, an addition to the City of Dallas according to the plat recorded in Volume 89204, Page 16 of said Deed Records; and being all of Lots 14, 15, 18, 19 & 22, Block 2/6810, part of Lots 1, 2 & 4 and all of Lot 3, Block 1/6810 by A.P. Langston's Homestead Revised Addition, according to the plat recorded in Volume 119, Page 496 of the Map Records of Dallas County, Texas; and being all of the abandoned portions of a 10-foot wide public alley across said Block 2/6810, W. Commerce Street and Beatrice Street according to City of Dallas Ordinance No. _____ recorded in Instrument No. _____ Official Public Records of Dallas County, Texas; and being part of those tracts of land described in Special Warranty Deeds to West Commerce Investments LLC recorded in Instrument Nos. 201600049838, 201600049839, 201600049840 and 201600049842 said Deed Records; and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found at the west end of a right-of-way corner clip at the intersection of the east right-of-way line of Langford Street (a variable width right-of-way) and the south right-of-way line of W. Commerce Street (a variable width right-of-way);

THENCE with said right-of-way corner clip, North 48°09'39" East, a distance of 28.11 feet to a 5/8-inch iron rod with "KHA" cap found for the east end of said right-of-way corner clip and in said south right-of-way line of W. Commerce Street;

THENCE with said south right-of-way line of W. Commerce Street, North 71°11'09" East, a distance of 343.74 feet to a 5/8-inch iron rod with "KHA" cap found at the intersection of said south right-of-way line of W. Commerce Street and the west right-of-way line of Beckley Avenue (a variable width right-of-way);

THENCE with said west right-of-way line of Beckley Avenue, the following courses and distances:

South 49°37'27" East, a distance of 33.02 feet to a 5/8-inch iron rod with "KHA" cap found at the beginning of a non-tangent curve to the left having a central angle of 22°18'52", a radius of 487.00 feet, a chord bearing and distance of South 35°41'39" East, 188.47 feet.
 In a southeasterly direction, with said curve to the left, an arc distance of 189.67 feet to an "X" cut in concrete found at the beginning of a non-tangent curve to the right having a central angle of 12°14'42", a radius of 373.81 feet, a chord bearing and distance of South 40°43'44" East, 79.74 feet.
 In a southeasterly direction, with said curve to the right, an arc distance of 79.89 feet to a 1/2-inch iron rod with "SGI RPLS 3664" cap found at the beginning of a non-tangent curve to the right having a central angle of 10°05'05", a radius of 373.81 feet, a chord bearing and distance of South 29°33'51" East, 65.71 feet.
 In a southeasterly direction, with said curve to the right, an arc distance of 65.79 feet to a 1/2-inch iron rod with "SGI RPLS 3664" cap found for corner in the north line of Lot 1A, Block A/6809, Blanks Subdivision No. 2, an addition to the City of Dallas according to the plat recorded in Volume 95068, Page 1799 of said Deed Records; from said point a 5/8-inch iron rod found for the northeast corner of said Lot 1A, Block A/6809 bears North 89°37'00" East, a distance of 8.19 feet.

THENCE with said north line of Lot 1A, Block A/6809, South 89°37'00" West, passing at a distance of 265.80 feet a 3/4-inch iron rod found for the northwest corner of said Lot 1A, Block A/6809 and in said east right-of-way line of Beatrice Street (a variable width right-of-way), continuing with said east right-of-way line of Beatrice Street in all a total distance of 269.80 feet to a 5/8-inch iron rod with "KHA" cap found for corner;

THENCE with said east right-of-way line of Beatrice Street, North 1°03'51" West, a distance of 100.85 feet to a 5/8-inch iron rod with "KHA" cap found at the northeast corner of the north terminus of Beatrice Street;

THENCE with said north terminus of Beatrice Street, North 88°56'09" West, a distance of 53.00 feet to a 5/8-inch iron rod with "KHA" cap found at the northwest corner of said north terminus of Beatrice Street;

THENCE with said west right-of-way line of Beatrice Street, South 1°03'51" East, a distance of 439.00 feet to a 1/2-inch iron rod with "PRECISE" cap found at the north end of a right-of-way corner clip at the intersection of said west right-of-way line of Beatrice Street and the north right-of-way line of Wink Street (a variable width right-of-way);

THENCE with said right-of-way corner clip, South 43°41'08" West, a distance of 14.20 feet to a 1/2-inch iron rod with "PRECISE" cap found at the south end of said right-of-way corner clip and in said north right-of-way line of Wink Street;

THENCE with said north right-of-way line of Wink Street, the following courses and distances:

South 88°26'07" West, a distance of 134.51 feet to an "X" cut in concrete set for corner;
 South 1°03'51" East, a distance of 6.38 feet to an "X" cut in concrete set for corner;
 North 88°56'09" West, a distance of 105.00 feet to a 5/8-inch iron rod with "KHA" cap set at the intersection of said north right-of-way line of Wink Street and said east right-of-way line of Langford Street;

THENCE with said east right-of-way line of Langford Street, the following courses and distances:

North 1°03'51" West, a distance of 250.00 feet to a 5/8-inch iron rod with "KHA" cap set for corner;
 North 88°56'09" East, a distance of 3.00 feet to a 5/8-inch iron rod with "KHA" cap set for corner;
 North 1°03'51" West, a distance of 298.59 feet to the **POINT OF BEGINNING** and containing 4.654 acres or 202,746 square feet of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, **WEST COMMERCE INVESTMENTS LLC**, acting by and through their duly authorized agents, does hereby adopt this plat, designating the herein described property as **SLATE CITY LIGHTS 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 roadway 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 _____ day of _____, 2016.

WEST COMMERCE INVESTMENTS LLC

By: _____
 Name: _____
 Title: _____

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 _____ 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 _____, 2016.

Notary Public in and for the State of Texas

LEGEND

- P.O.B. = POINT OF BEGINNING
- XF = "X" CUT IN CONCRETE FOUND
- IRFC = IRON ROD W/ CAP FOUND
- IRF = IRON ROD FOUND
- R.O.W. = RIGHT-OF-WAY
- C.M. = CONTROLLING MONUMENT
- M.R.D.C.T. = MAP RECORDS OF DALLAS COUNTY TEXAS
- D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
- VOL. = VOLUME
- PG. = PAGE
- INST. NO. = INSTRUMENT NUMBER

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FROM EXISTING PLATTED LOTS, AN ABANDONED ALLEY AND RIGHTS-OF-WAY.
2. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
3. THE BASIS OF BEARINGS IS BASED ON GRID NORTH OF THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
4. THE GRID COORDINATES SHOWN ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
5. ALL STRUCTURES ARE TO BE REMOVED.

SURVEYOR'S STATEMENT

I, J. Andy Dobbs, 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 _____ day of _____, 2016.

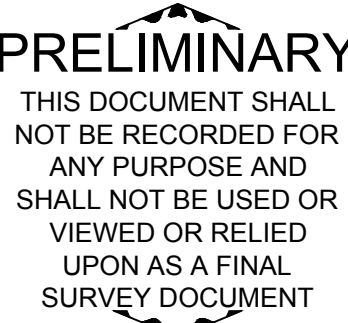
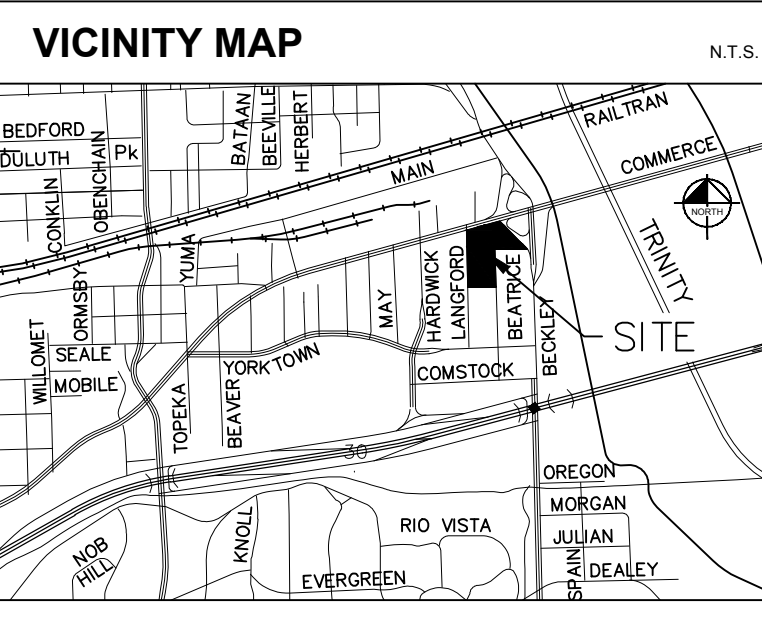
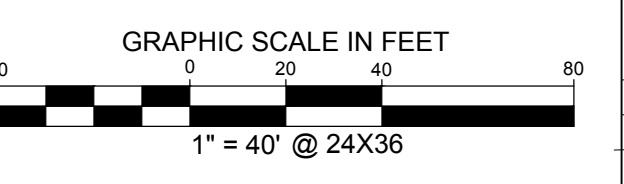
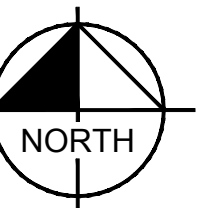
J. Andy Dobbs
 Registered Professional Land Surveyor No. 6196
 Kimley-Horn and Associates, Inc.
 12750 Merit Drive, Suite 1000
 Dallas, Texas 75251
 Ph. 972-770-1300
 andy.dobbs@kimley-horn.com

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 J. Andy Dobbs 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 _____, 2016.

Notary Public in and for the State of Texas



PRELIMINARY PLAT
LOT 1, BLOCK 2/6810
SLATE CITY LIGHTS ADDITION
 BEING A REPLAT OF
 LOTS 2A & 3A, BLOCK 2/6810
 COMMERCE-LANGFORD ADDITION
 LOTS 1A & 9A, BLOCK 2/6810
 COMMERCE/BEATRICE ADDITION
 PART OF LOTS 1, 2, 4 AND ALL OF LOT 3, BLOCK 1/6810
 LOTS 14, 15, 18, 19 & 22, BLOCK 2/6810
 A.P. LANGSTON'S HOMESTEAD REVISED ADDITION
 PART OF BLOCK 6809
 ALL OF ABANDONED PORTIONS OF 10-FOOT WIDE
 PUBLIC ALLEY ACROSS BLOCK 2/6810,
 W. COMMERCE STREET AND BEATRICE STREET
 AND BEING 4.654 ACRES OUT OF THE
 WILLIAM P. OVERTON SURVEY, ABSTRACT NO. 1106
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY OF DALLAS FILE NO. S156-212

Kimley»Horn

12750 Merit Drive, Suite 1000 Dallas, Texas 75251 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	JAD	DAB	MARCH 2016	064484300	1 OF 1

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