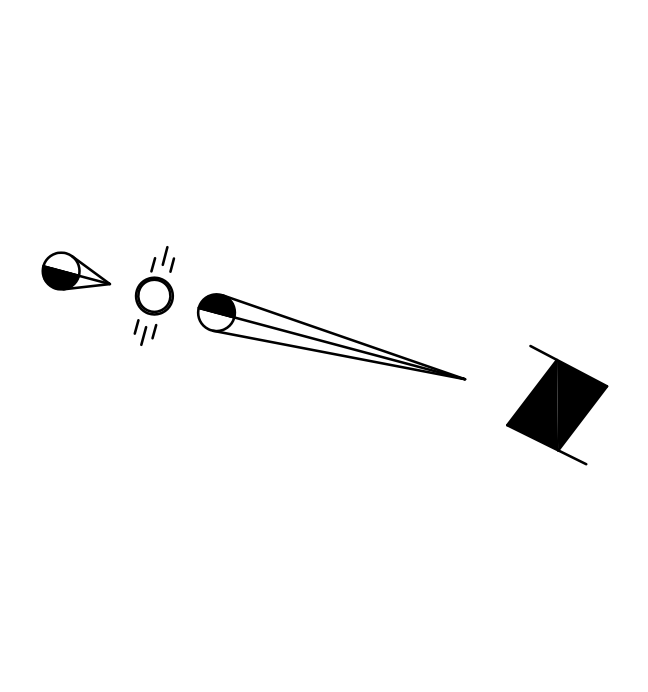


Project Site

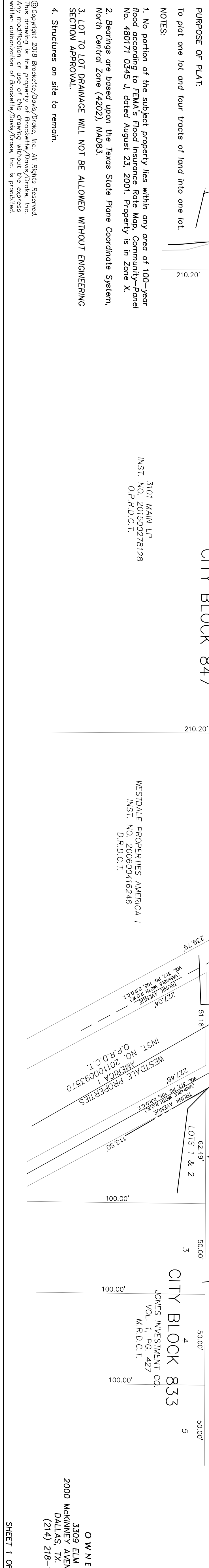


LEGEND	
	1/2" CURB
	6" CONCRETE
	12" CONCRETE
	18" CONCRETE
	24" CONCRETE
	30" CONCRETE
	36" CONCRETE
	42" CONCRETE
	48" CONCRETE
	54" CONCRETE
	60" CONCRETE
	66" CONCRETE
	72" CONCRETE
	78" CONCRETE
	84" CONCRETE
	90" CONCRETE
	96" CONCRETE
	102" CONCRETE
	108" CONCRETE
	114" CONCRETE
	120" CONCRETE
	126" CONCRETE
	132" CONCRETE
	138" CONCRETE
	144" CONCRETE
	150" CONCRETE
	156" CONCRETE
	162" CONCRETE
	168" CONCRETE
	174" CONCRETE
	180" CONCRETE
	186" CONCRETE
	192" CONCRETE
	198" CONCRETE
	204" CONCRETE
	210" CONCRETE
	216" CONCRETE
	222" CONCRETE
	228" CONCRETE
	234" CONCRETE
	240" CONCRETE
	246" CONCRETE
	252" CONCRETE
	258" CONCRETE
	264" CONCRETE
	270" CONCRETE
	276" CONCRETE
	282" CONCRETE
	288" CONCRETE
	294" CONCRETE
	300" CONCRETE
	306" CONCRETE
	312" CONCRETE
	318" CONCRETE
	324" CONCRETE
	330" CONCRETE
	336" CONCRETE
	342" CONCRETE
	348" CONCRETE
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	360" CONCRETE
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	372" CONCRETE
	378" CONCRETE
	384" CONCRETE
	390" CONCRETE
	396" CONCRETE
	402" CONCRETE
	408" CONCRETE
	414" CONCRETE
	420" CONCRETE
	426" CONCRETE
	432" CONCRETE
	438" CONCRETE
	444" CONCRETE
	450" CONCRETE
	456" CONCRETE
	462" CONCRETE
	468" CONCRETE
	474" CONCRETE
	480" CONCRETE
	486" CONCRETE
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	498" CONCRETE
	504" CONCRETE
	510" CONCRETE
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	528" CONCRETE
	534" CONCRETE
	540" CONCRETE
	546" CONCRETE
	552" CONCRETE
	558" CONCRETE
	564" CONCRETE
	570" CONCRETE
	576" CONCRETE
	582" CONCRETE
	588" CONCRETE
	594" CONCRETE
	600" CONCRETE

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

TRUNK AVENUE ADDITION

PRELIMINARY PLAT
 LOT 1A, BLOCK 833
 BEING PART OF LOT 1, BLOCK 833, CONTINENTAL CN ADDITION
 VOLUME 85162, PAGE 5309, D.R.D.C.T.
 BEING ALL OF THOSE TRACTS OF LAND
 INSTRUMENT NUMBERS 201800161332 & 201800161586, O.P.R.D.C.T.
 SITUATED IN THE
 JOHN KRIGSBY SURVEY, ABSTRACT NO. 495
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN NUMBER S78-268



PURPOSE OF PLAT:

To plat one lot and four tracts of land into one lot.

NOTES:

- No portion of the subject property lies within any area of 100-year flood according to FEMA's Flood Insurance Rate Map, Community-Panel No. 480171 0345 4, dated August 23, 2001. Property is in Zone X.
- Bearings are based upon the Texas State Plane Coordinate System, North Central Zone (4202), NAD83.
- LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- Structures on site to remain.

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OWNER:
 3309 ELM LLC
 2000 MCKINNEY ST., SUITE 2150
 DALLAS, TX 75201
 (214) 218-1233

SURVEYORS:
 BROCKETTE/DAVYS/DRAKE, INC.
 Civil Surveying & Engineering
 Dallas, Texas 75204
 (214) 824-3647
 fax: (214) 824-7064

JULY, 2018
 SHEET 1 OF 2
 C18032 PP. S178-268.dwg

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS **3309 ELM LLC** is the owner of a 2,044 acre tract of land, situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas and being part of Lot 1, Block 833 of the Continental Gin Addition, an addition to the City of Dallas, recorded in Dallas County, Texas, on October 2, 1957, and being all of tract of land conveyed to **3309 Elm LLC** by Special Warranty Deed, recorded in Instrument Number 201800060332 (O.P.R.D.C.T.), and being all of tract of land conveyed to **3309 Elm LLC** by Quitclaim Deed, recorded in Instrument Number 201800184249 (O.P.R.D.C.T.) and being more particularly described as follows:

BEGINNING at a 5/8-inch "BDD" capped iron rod found for corner at the intersection of the northwest right-of-way line of Elm Street (variable width R.O.W.) and the southwest right-of-way line of Trunk Avenue (variable width R.O.W.), some being the southeast corner of said **3309 Elm** tract;

THENCE S76.4302°W, departing the southwest line of said Trunk Avenue and along the northwest line of said Elm Street, a distance of 51.74 feet to a 5/8-inch "BDD" capped iron rod found for corner;

THENCE S71.4128°W, continuing along the northwest line of said Elm Street, a distance of 16.70 feet to a 5/8-inch "BDD" capped iron rod found for corner in the northwest line of said Elm Street, same being the East corner of a tract of land conveyed to Baylor Health Care System by (O.P.R.D.C.T.) and the South corner of said Fall Cotton 5 tract;

THENCE M43.0627°W, departing the northwest line of said Elm Street, and along the northeast line of said Baylor Health Care System tract, passing at a distance of 168.86 feet, the North corner of said Baylor Health Care System, same being the East corner of a tract of land conveyed to Baylor Health Care System by Special Warranty Deed, recorded in Instrument Number 20120017795 (O.P.R.D.C.T.), continuing for a total distance of 197.99 feet to 1/2-inch NGLG capped iron rod found for the beginning of a tangent curve to the left;

THENCE along said tangent curve to the left and along the North line of said Baylor Health Care System tract, through a central angle of 242°14', an arc length of 311.35 feet, having a radius of 732.20 feet and a chord bearing and distance of N55°17'21"W, 309.01 feet to a 5/8-inch "BDD" capped iron rod found for the northwest corner of said Fall Cotton 5 tract;

THENCE S88°13'23"E, departing the northeast line of said Baylor Health Care System tract, passing at a distance of 39.15 feet the South corner of a tract of land conveyed to Patricia L. Stahl (herein referred to as Stahl 1) by Deed without Warranty, recorded in Instrument Number 201100137089 (O.P.R.D.C.T.), passing at a distance of 146.63 feet, the East corner of said Stahl 1 tract, same being the South corner of a tract of land conveyed to Patricia L. Stahl (herein referred to as Stahl 2) by Quitclaim Deed, recorded in Instrument Number 20080151606 (O.P.R.D.C.T.), passing at a distance of 174.94 feet, the East corner of said Stahl 2 tract, same being the South corner of a tract of land conveyed to Patricia L. Stahl (herein referred to as Stahl 3) by Warranty Deed without Vendor's Lien, recorded in Volume 81907, Page 1560 (O.P.R.D.C.T.), continuing for a total distance of 312.7 feet to a pk nail found for the inner corner of said Stahl 3 tract and the inner 60 corner of said Lot 1, Block 833;

THENCE N01°48'56"E, along the northeast line of said Stahl 3 tract and the southwest line of said Lot 1, Block 833, a distance of 36.65 feet to a 5/8-inch "BDD" capped iron rod found for the northwest corner of said Lot 1, Block 833, said iron being in the South line of a tract of land conveyed to Dallas Area Rapid Transit by Sublication Deed, recorded in Instrument Number 0060200132 (O.P.R.D.C.T.) and the beginning of a non-tangent curve to the right;

THENCE along said non-tangent curve to the right and the common line of said Dallas Area Rapid Transit tract and the North line of said Lot 1, Block 833, through a central angle of 0°73'44", an arc length of 373.73 feet, a radius of 2824.91 feet and a chord bearing and distance of N83°39'54"W, 373.46 feet to a building corner, same being the northwest corner of a tract of land conveyed to Westdale Deep Ellum Lotts, LTD. by (O.P.R.D.C.T.), recorded in Instrument Number 20070496269 (O.P.R.D.C.T.);

THENCE S06°12'00"W, departing the South line of said Dallas Area Rapid Transit tract and along the West, northwest and southwest lines of said Westdale Deep Ellum Lotts, LTD. tract, a distance of 68.17 feet to a pk nail found for the inner ell corner.

THENCE N83°47'19"W, a distance of 87.92 feet to an "X" cut in concrete found at the base of a fence post for an inner ell corner.

THENCE S14°28'51"E, continuing along the southwest line of said Westdale Deep Ellum Lotts, LTD. tract, a distance of 214.51 feet to a point for corner, from which a 1-inch iron pipe found bears N27°25'E, 1.2 feet, in the northwest line of said Elm Street;

THENCE S73°50'45"W, departing the southwest line of said Westdale Deep Ellum Lotts, LTD. tract and along the northwest line of said Elm Street, a distance of 137.48 feet to a concrete nail found for the East corner of said **3309 Elm LLC** tract, same being the North corner of said Daniel Joint Venture tract;

THENCE N14°33'18"W, departing the northwest line of said Elm Street and along the northeast line of said Dickenson Daniel Joint Venture tract, a distance of 137.48 feet to a concrete nail found for the East corner of said **3309 Elm LLC** tract, same being the North corner of said Dickenson Daniel Joint Venture tract;

THENCE S75°09'48"W, along the common northwest line of said Dickenson Daniel Joint Venture tract and the southeast line of said **3309 Elm LLC** tract, passing at a distance of 149.46 feet the North corner of said Trunk Avenue, continuing for a total distance of 163.10 feet to a 5/8-inch steel rebar with yellow plastic cap stamped "BDD" set for the West corner of said Trunk Avenue, being in the East line of said **3309 Elm LLC** tract;

THENCE S43°13'17"E, along the northeast line of said **3309 Elm LLC** tract, a distance of 155.84 feet to the POINT OF BEGINNING, containing 89,056 square feet or 2,044 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **3309 ELM LLC**, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **TRUNK AVENUE 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 hereon. The easements shown hereon shall be subject to the public use, and the easements shown hereon 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. Said easements being hereby reserved for the costs of easements as shown. Said easements being hereby reserved for the costs of easements as shown. All public utilities 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 have the right to construct, reconstruct, reconstruct, or reconstruct or reconstruct, 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 system. 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 plating ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this the ____ day of _____, 2018.

3309 ELM LLC

By: _____

Name: _____

Title: _____

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated and as the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2018.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

I, _____, 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 documentation shown hereon was either found or placed in compliance with the Rules and Regulations of the Texas Board of Professional Land Surveying and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the ____ day of _____, 2018.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR FILED UPON AS A FINAL SURVEY DOCUMENT

Registration No. _____, R.P.L.S.

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated and as the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2018.

Notary Public in and for the State of Texas

PRELIMINARY PLAT
TRUNK AVENUE ADDITION

LOT 1A, BLOCK 833

BING PART OF LOT 1, BLOCK 833, CONTINENTAL GN ADDITION
VOLUME 83162, PAGE 3309, DDDCT

BING ALL OF THOSE TRACTS OF LAND

INSTRUMENT NUMBERS 201800060332 & 201800184249, OPRDCT

SITUATED IN THE
JOHN KRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NUMBER S78-268