

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, WEST DALLAS INVESTMENTS, LP. IS THE OWNER OF A 1.434 ACRE TRACT OF LAND SITUATED IN THE WILLIAM P. OVERTON SURVEY, ABSTRACT NO. 1106, CITY OF DALLAS, DALLAS COUNTY, TEXAS, BEING THE REMAINING PORTION OF LOT 3, BLOCK A/7087 OF TRINITY GROVES NO. 1, AN ADDITION TO THE CITY OF DALLAS ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 201500233700, OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS, (O.P.R.D.C.T.) AND A PORTION OF LOT 1, BLOCK 7084 OF GIFFORD HILL BATCH PLANT, AN ADDITION TO THE CITY OF DALLAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 72223, PAGE 259, DEED RECORDS DALLAS COUNTY, TEXAS, (D.R.D.C.T.) AND BEING A PORTION OF A CALLED 5.682 ACRE TRACT OF LAND DESIGNATED AS "TRACT 1" AND THE REMAINING PORTION OF THAT CERTAIN TRACT OF LAND DESIGNATED AS "TRACT 2" BOTH DESCRIBED IN THE SPECIAL WARRANTY DEED TO WEST DALLAS INVESTMENTS, L.P., RECORDED IN INSTRUMENT NUMBER 201500339118, O.P.R.D.C.T., SAID 1.434 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3-1/4 INCH ALUMINUM MONUMENT STAMPED "BURY -TRINITY GROVES 1" FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 3, BLOCK A/7087, BEING IN THE WEST LINE OF SAID LOT 1, BLOCK 7084 AND BEING IN THE NORTHERLY LINE OF A 200-FOOT WIDE RIGHT-OF-WAY DESCRIBED IN THE DEED TO THE TEXAS AND PACIFIC RAILWAY CO., (NOW UNION PACIFIC RAILROAD COMPANY) RECORDED IN BOOK S, PAGE 366, D.R.D.C.T.,

THENCE SOUTH 75°16'09" WEST ALONG THE COMMON LINE OF SAID LOT 3, BLOCK A/7087 AND SAID UNION PACIFIC RAILROAD COMPANY RIGHT-OF-WAY, A DISTANCE OF 161.02 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3, BLOCK A/7087 SAME BEING THE THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN THE DEED OF TRUST TO ANDRES CASTRO RECORDED IN VOLUME 440, PAGE 1407, D.R.D.C.T., SAME BEING THE SOUTHEAST CORNER OF LOT 6, BLOCK B/7085 OF MCNEILL SUBDIVISION UNRECORDED, SAID CORNER HAVING TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD 83 VALUES OF NORTH = 6,969,482.09, EAST = 2,482,244.39;

THENCE NORTH 00°41'47" WEST ALONG THE COMMON LINE OF SAID LOT 3, BLOCK A/7087 AND SAID LOT 6, BLOCK B/7085, AT A DISTANCE OF 35.00 FEET PASSING A 3-1/4 INCH ALUMINUM MONUMENT STAMPED "BURY -TRINITY GROVES 1" FOUND FOR A REFERENCE OR WITNESS CORNER FOR THE SOUTHWEST CORNER OF SAID LOT 3, BLOCK A/7087 AND THE SOUTHEAST CORNER OF SAID LOT 6, BLOCK 7085, CONTINUING ALONG SAID COMMON LINE, PASSING THE SOUTH RIGHT-OF-WAY LINE AT THE EASTERN TERMINUS OF POE STREET, (A 30-FOOT PUBLIC RIGHT-OF-WAY, BY USE AND OCCUPATION), CONTINUING IN ALL A TOTAL DISTANCE OF 144.70 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER IN THE NORTH RIGHT-OF-WAY LINE AT THE EASTERN TERMINUS OF SAID POE STREET;

THENCE SOUTH 81°08'36" WEST ALONG THE COMMON LINE OF SAID LOT 3, BLOCK A/7087 AND SAID POE STREET, A DISTANCE OF 38.70 FEET TO A 3-1/4 INCH ALUMINUM MONUMENT STAMPED "BURY -TRINITY GROVES 1" FOUND FOR CORNER;

THENCE NORTH 00°58'19" WEST ALONG THE WEST LINE OF SAID LOT 3, BLOCK A/7087, A DISTANCE OF 189.15 FEET TO A 3-1/4 INCH ALUMINUM MONUMENT STAMPED "STANTEC-TG 4" SET FOR THE NORTHWEST CORNER OF SAID LOT 3, BLOCK A/7087 AND BEING IN THE SOUTH RIGHT-OF-WAY LINE OF BROADWAY AVENUE, (A 45' PUBLIC RIGHT-OF-WAY);

THENCE SOUTH 89°15'55" WEST ALONG THE COMMON LINE OF SAID LOT 3, BLOCK A/7087 AND SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 178.69 FEET TO A 3-1/4 ALUMINUM DISK STAMPED "STANTEC TG-4" SET FOR THE NORTH END OF A CORNER CLIP AT THE INTERSECTION OF SAID SOUTH RIGHT-OF-WAY LINE WITH THE WEST RIGHT-OF-WAY LINE OF AMONETTE STREET, A VARIABLE WIDTH RIGHT-OF-WAY DESCRIBED TO THE CITY OF DALLAS IN THE WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 201700358653, O.P.R.D.C.T.;

THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF SAID AMONETTE STREET, THE FOLLOWING CALLS:

SOUTH 48°12'16" EAST ALONG SAID CORNER CLIP, A DISTANCE OF 22.11 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND FOR THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS POINT WHICH BEARS NORTH 83°05'15" EAST, A DISTANCE OF 347.00 FEET;

SOUTHEASTERLY WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 09°40'09" FOR AN ARC LENGTH OF 58.56 FEET, A CHORD BEARING OF SOUTH 11°44'49" EAST AND A CHORD DISTANCE OF 58.49 FEET TO A CUT "X" FOUND FOR THE POINT OF TANGENCY;

SOUTH 16°34'54" EAST, A DISTANCE OF 128.06 FEET TO A 3-1/4 ALUMINUM DISK STAMPED "STANTEC TG-4" SET FOR CORNER;

SOUTH 29°20'37" WEST, A DISTANCE OF 20.87 FEET TO A 3-1/4 ALUMINUM DISK STAMPED "STANTEC TG-4" SET FOR CORNER;

SOUTH 75°16'09" WEST, A DISTANCE OF 14.76 FEET TO A 3-1/4 ALUMINUM DISK STAMPED "STANTEC TG-4" SET FOR CORNER;

SOUTH 17°27'07" EAST, A DISTANCE OF 45.05 FEET TO A CUT "X" FOUND FOR CORNER;

NORTH 75°16'09" EAST, A DISTANCE OF 14.07 FEET TO A CUT "X" FOUND FOR CORNER;

SOUTH 60°39'23" EAST, A DISTANCE OF 21.55 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND FOR CORNER;

SOUTH 16°34'54" EAST, A DISTANCE OF 5.01 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND CORNER IN NORTH LINE OF SAID UNION PACIFIC RAILROAD COMPANY RIGHT-OF-WAY;

THENCE SOUTH 75°16'09" WEST ALONG SAID NORTH LINE, A DISTANCE OF 69.81 FEET TO POINT OF BEGINNING;

CONTAINING A COMPUTED AREA OF 62,483 SQUARE FEET OR 1.434 ACRES OF LAND.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WEST DALLAS INVESTMENTS, LP. ACTING BY AND THROUGH THEIR DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS TRINITY GROVES NO. 4, 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 BUILDINGS, 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 _____, 2018.

WEST DALLAS INVESTMENTS, LP.,
A TEXAS LIMITED PARTNERSHIP

BY: PSL MANAGEMENT, LLC,
A TEXAS LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER

BY: LARRY B. MCGREGOR, MANAGER

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LARRY B. MCGREGOR, 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 THIS THE ____ DAY OF _____, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S STATEMENT

I, DAVID J. DE WEIRD, 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 THE 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 _____, 2018.

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

PRELIMINARY
THIS DOCUMENT SHALL NOT BE
RECORDED FOR ANY PURPOSE.
FOR REVIEW PURPOSES ONLY

DAVID J. DE WEIRD, R.P.L.S.
REGISTRATION NO. 5066
JULY 20, 2018

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 DAVID J. DE WEIRD, 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 EXPRESSED AND UNDER OATH STATED THE THE STATEMENTS IN THE FOREGOING CERTIFICATE ARE TRUE.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRELIMINARY PLAT
TRINITY GROVES NO. 4
LOT 3, BLOCK A/7087

A REPLAT OF PART OF LOT 3, BLOCK A/7087 OF TRINITY GROVES NO. 1, RECORDED IN INSTRUMENT NO. 201500233700, O.P.R.D.C.T. AND A PORTION OF LOT 1, BLOCK 7084 OF GIFFORD HILL BATCH PLANT RECORDED IN VOL. 72223, PG. 259, D.R.D.C.T. IN THE WILLIAM P. OVERTON SURVEY, ABSTRACT NO. 1106, CITY OF DALLAS, DALLAS COUNTY, TEXAS 1.4344 ACRES

CITY PLAN FILE NO. S 178-276
JULY 20, 2018

APPLICANT/OWNER:
WEST DALLAS INVESTMENTS, LP
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DALLAS, TEXAS 75212
PH: (214) 744-0100
CONTACT: JIM REYNOLDS

SURVEYOR:
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12222 MERIT DRIVE, SUITE 400
DALLAS, TEXAS 75251-2268
PH: (972) 991-0011
CONTACT: DAVID DE WEIRD, R.P.L.S.
TBPLS FIRM NO. 10194229