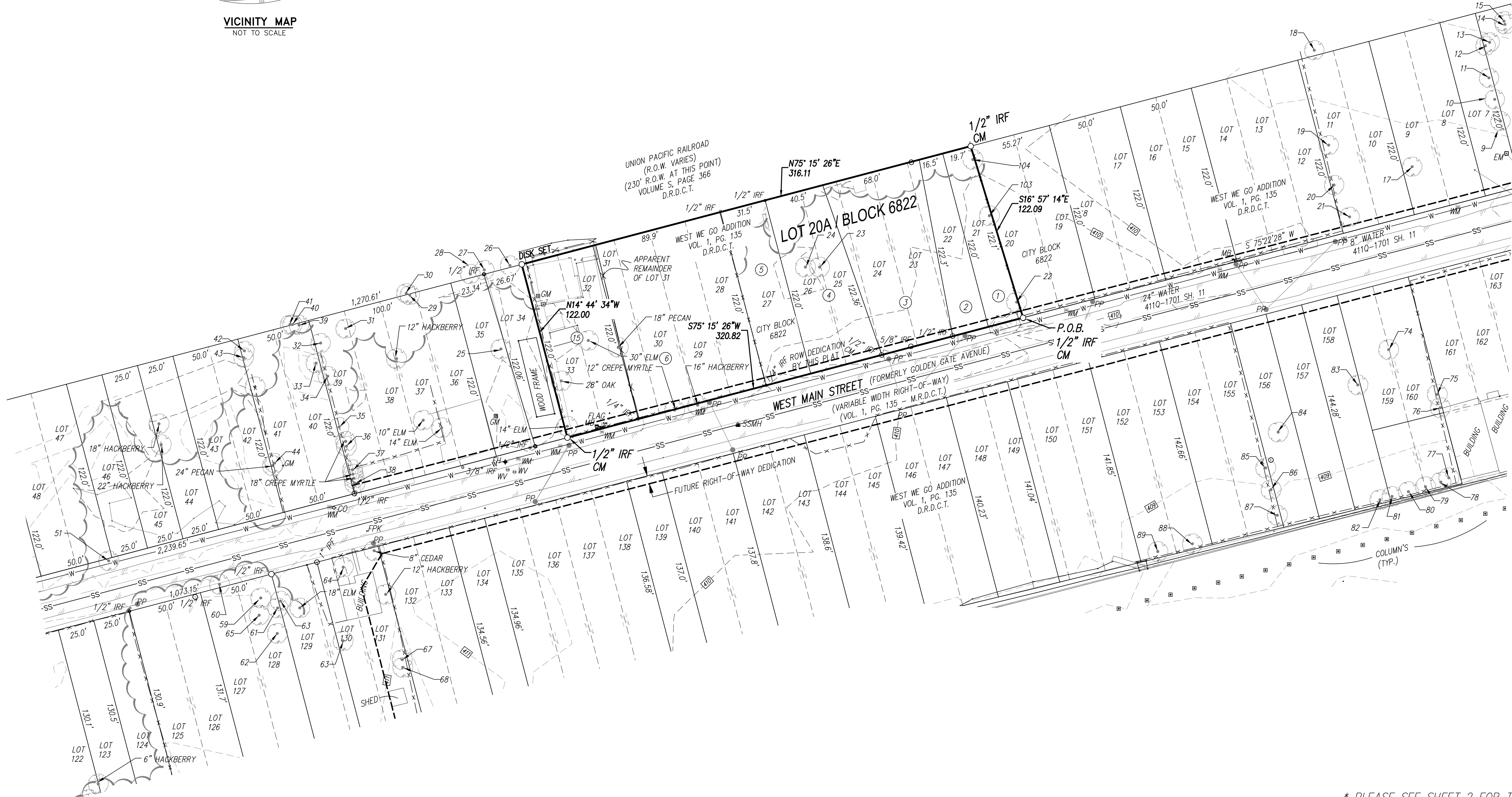


VICINITY MAP
NOT TO SCALE

LEGEND			
---	BOUNDARY LINE	EM	ELECTRIC METER
- - -	ADJOINER BOUNDARY LINE	ICV	IRRIGATION CONTROL VALVE
- - -	EASEMENT LINE (AS NOTED)	(CM)	CONTROL MONUMENT
-W-	WATER LINE	-O-	SANITARY SEWER CLEANOUT
-SS-	SANITARY SEWER LINE	TSPB	TRAFFIC SIGNAL PULL BOX
●	FOUND IRON ROD (AS NOTED)	MW	MONITORING WELL
WM	WATER METER	GMH	GAS MANHOLE
FH	FIRE HYDRANT	TS	TRAFFIC SIGNAL
SSMH	SANITARY SEWER MAN HOLE	(T)	TREE (AS NOTED)
WV	WATER VALVE	AC	AIR CONDITIONER
(T)	TRAFFIC SIGNAL PEDESTAL	SDMH	STORM MAN HOLE
EM	ELECTRIC METER	LP	LIGHT POLE
TMH	TELEPHONE MANHOLE	PP	POWER POLE
		●	BENCH MARK
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS	M.R.T.C.T.	MAP RECORDS DALLAS COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS DALLAS COUNTY, TEXAS	● DISK SET	3-1/4" ALUMINUM DISK W/ "TPC W OVERLOOK N MAIN W ADDITION, RPLS 6715"

OWNERSHIP DEEDS		
No.	OWNER	RECORDING INFORMATION
①	RFA 201 COMMERCE, LLC	INSTRUMENT 202200227319
②	RFA 201 COMMERCE, LLC	INSTRUMENT 202200227319
③	RFA 201 COMMERCE, LLC	INSTRUMENT 202200227320
④	RFA 201 COMMERCE, LLC	INSTRUMENT 202200227320
⑤	RFA 201 COMMERCE, LLC	INSTRUMENT 202400063172
⑥	RFA 201 COMMERCE, LLC	INSTRUMENT 202200227320
⑦	RFA 201 COMMERCE, LLC	INSTRUMENT 202300226735



- GENERAL NOTES:
1. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FROM MULTIPLE LOTS.
 2. BASIS OF BEARING: STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, (2011)
 3. NO LOT TO LOT DRAINAGE WITHOUT ENGINEERING APPROVAL.
 4. COORDINATES SHOWN HEREON REFERS TO TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
 5. EXISTING BUILDINGS ON LOTS 32-33 TO BE DEMOLISHED.

PRELIMINARY PLAT
TPC WEST OVERLOOK
NORTH MAIN WEST ADDITION
LOT 20A, BLOCK 6822
38,865 S.F. or 0.892 Ac.

* PLEASE SEE SHEET 2 FOR TREE TABLE"

OWNER
 RFA 201 W COMMERCE, LLC
 c/o MUNSCHE HARDT KOPF & HARR, PC
 500 N. AKARD STREET, SUITE 3800
 DALLAS, TX 75201
 817-366-0613

SURVEYOR
 SALCEDO GROUP, INC.
 401 COLLEGE STREET
 GRAND PRAIRIE, TX 75050
 (214) 412-3122

BEING A REPLAT OF
 BLOCK 6822
 WEST WE GO ADDITION
 WILLIAM P. OVERTON SURVEY, ABSTRACT #1106
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NUMBER **S245-108**
 CITY ENGINEER PLAN FILE NUMBER **311T-XXX**

SGI SALCEDO GROUP, INC.
 401 COLLEGE STREET
 GRAND PRAIRIE, TEXAS, 75050
 PHONE: (214)-412-3122

DALLAS COUNTY:
 FLOOD STATEMENT: According to Community Panel No. 48113C0340J, dated August 23, 2001 of the Federal Emergency Management Agency, National Flood Insurance Program map, this property is within shaded Flood Zone "X", area with reduced flood risk due to Levee.
 If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.

Feb 19, 2025 12:24pm luis
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OWNERS DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT RFA 201 W COMMERCE, LLC DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS TPC WEST OVERLOOK NORTH MAIN WEST 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 GENERAL PUBLIC, FIRE AND POLICE UNITS, AND 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 OF GROWTHS SHALL BE CONSTRUCTED, RECONSTRUCTED OR PLACED UPON, OVER AND ACROSS THE EASEMENT AS SHOWN. SAID EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING OR DESIRING TO USE THE 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 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 AND UPON THE SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS, WITHOUT THE NECESSITY, AT ANY TIME, OF PROCURING THE PERMISSION OF ANYONE, AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS AND MAINTENANCE AND SERVICE REQUIRED OR ORDINARILY PERFORMED BY THE UTILITY.

THIS PLAT IS APPROVED SUBJECT TO ALL PLATTING ORDINANCES RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF DALLAS, TEXAS.

WITNESS MY HAND AT DALLAS, TEXAS, THIS THE _____ DAY OF _____, 2025.

RFA 201 W COMMERCE, LLC

NAME: TONY MOORE – CEO

STATE OF TEXAS:

COUNTY OF DALLAS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS, 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 AND CONSIDERATIONS THEREIN. GIVEN UNDER MY HAND AND SEAL OF THIS OFFICE THE ____ DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

SURVEYORS' CERTIFICATION:

I, MICHAEL A. SALCEDO, 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.

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

MICHAEL A. SALCEDO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6715

STATE OF TEXAS:

COUNTY OF DALLAS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS, ON THIS DAY PERSONALLY APPEARED MICHAEL M. SALCEDO, 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 AND CONSIDERATIONS THEREIN. GIVEN UNDER MY HAND AND SEAL OF THIS OFFICE THE ____ DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

Owner's Certificate State of Texas County of Dallas

Whereas RFA 201 W COMMERCE, LLC, is the Owner of a 38,865 square foot tract of land situated in the William P Overton Survey, Abstract No. 1106, City of Dallas, Dallas County, Texas; being all of Lots 21-33, City Block 6822, of the West We Go Addition, an Addition to the City of Dallas, Dallas County Texas, according to the plat thereof recorded in Volume 1, Page 135, of the Map Records of Dallas County, Texas (M.R.D.C.T.), being all of a tract of land described in General Warranty Deed to RFA 201 W COMMERCE, LLC, a Delaware limited liability company, being all of Lots 21 and 22, as recorded in Instrument Number 202200227319 of the O.P.R.D.C.T.; being all of a tract of land described in Special Warranty Deed to RFA 201 W COMMERCE, LLC, as recorded in Instrument Number 202200227320 of the O.P.R.D.C.T., being all of Lots 23-26 and all of Lots 28-31; being all of a tract of land described in General Warranty Deed to RFA 201 W COMMERCE, LLC, a Delaware limited liability company, as recorded in Instrument Number 202400063172 of the O.P.R.D.C.T., being all of Lot 27; and being all of a tract of land described in Special Warranty Deed to RFA 201 W COMMERCE, LLC, a Delaware limited liability company, as recorded in Instrument No. 202300226735 of the O.P.R.D.C.T., being all of Lots 32 and 33; and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found (CM), being the southeastern corner of said Lot 21 and being the southwest corner of Lot 20 and being in the northerly right-of-way line of West Main Street (formerly Golden Gate Avenue) (variable width right-of-way, dedicated by Volume 1, Page 135);

THENCE South 75 degrees 15 minutes 26 seconds West, along said northerly right-of-way line of West Main Street, along the southerly lines of Lots 21 to 33, a distance of 320.82 feet, to a 1/2 inch iron rod found (CM), being the southwest corner of said Lot 33 and the southeast corner of Lot 34;

THENCE North 14 degrees 44 minutes 34 seconds West, departing said northerly right-of-way line of said West Main Street, along the common line of said Lot 33 and Lot 34 a distance of 122.08 feet, to a 3 - 1/4 inch aluminum disk stamped "TPC W Overlook N MAIN W Addition No. 1, RPLS 6715" set, being the northeast corner of said Lot 34 and being the northwest corner of said Lot 32, and being in the southerly line of Union Pacific Railroad right-of-way (right-of-way varies, 230-foot right-of-way at this point) as recorded in Volume 5, Page 366 Deed Records Dallas County Texas (D.R.D.C.T.);

THENCE North 75 degrees 16 minutes 20 seconds East, along the common southerly right-of-way line of said Union Pacific Railroad, and along the northerly line of said West We Go Addition, along Lots 33 to 21, a distance of 316.11 feet, to a 3 - 1/4 inch aluminum disk stamped "TPC W Overlook N MAIN W Addition No. 1, RPLS 6715" set, being the northeast corner of Lot 21, being the northwest corner of said Lot 20, and being in the southerly line of said Union Pacific Railroad;

THENCE South 16 degrees 57 minutes 14 seconds East, departing the northerly Union Pacific Railroad right-of-way line, along the common boundary of Lot 21 and Lot 20, a distance of 122.09 feet, to the POINT OF BEGINNING and containing 0.892 acres of land (38,865 square feet) more or less.

TREE TABLE with columns NO., SIZE, SPECIES, NO., SIZE, SPECIES. Lists 41 trees with details like 9' 24IN UNKNOWN TREE, 10' 12IN HACKBERRY, etc.

CERTIFICATE OF APPROVAL I, TONY SHIDD, CHAIRPERSON OR BRENT RUBIN, VICE CHAIRPERSON OF THE CITY PLAN COMMISSION OF THE CITY OF DALLAS, STATE OF TEXAS, HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED FOR APPROVAL WITH THE CITY PLAN COMMISSION OF THE CITY OF DALLAS ON THE DAY OF _____, A.D. 2024 AND SAME WAS DULY APPROVED ON THE _____ DAY OF _____, A.D. 2024 BY SAID COMMISSION. CHAIRPERSON OR VICE CHAIRPERSON CITY PLAN COMMISSION DALLAS, TEXAS ATTEST: SECRETARY

PRELIMINARY PLAT

TPC WEST OVERLOOK NORTH MAIN WEST ADDITION LOT 20A, BLOCK 6822 38,865 S.F. or 0.892 Ac.

BEING A REPLAT OF BLOCK 6822 WEST WE GO ADDITION

WILLIAM P. OVERTON SURVEY, ABSTRACT #1106 CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NUMBER S245-108 CITY ENGINEER PLAN FILE NUMBER 311T-XXX

SGI SALCEDO GROUP, INC. 401 COLLEGE STREET GRAND PRAIRIE TEXAS, 75050 PHONE: (214)-412-3122

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SURVEYOR SALCEDO GROUP, INC. 401 COLLEGE STREET GRAND PRAIRIE, TX 75050 (214) 412-3122

OWNER RFA 201 W COMMERCE, LLC c/o MUNSCH HARDT KOPF & HARR, PC 500 N. AKARD STREET, SUITE 3800 DALLAS, TX 75201 817-366-0613