



PRELIMINARY PLAT
OF
THE PARKING SPOT ADDITION
LOT 1, BLOCK 1

A REPLAT OF
ALL OF LOTS 1-5 & 24-28, BLOCK C/4997
ALL OF LOTS 1-5 & 24-38, BLOCK D/4998
PART OF LOTS 1-5 & ALL OF LOTS 6-11, BLOCK F/5000
PART OF THE ALLEY IN BLOCK C/4997
PART OF THE ALLEY IN BLOCK D/4998
PART OF ROCHESTER STREET AND
PART OF THURMAN AVENUE
OF CARVER COURTS ADDITION

BEING
5.499 ACRES SITUATED IN THE
MILES BENNETT SURVEY, ABSTRACT NO. 52
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. PLAT-25-000025 & S245-189

- LEGEND**
- FMON 3" FOUND ALUMINUM DISC STAMPED
"DALLAS LOVE FIELD INDUSTRIAL
SUBDIVISION - DAL-TECH RPLS 5504"
- FIR FOUND IRON ROD
- FIRC FOUND IRON ROD W/CAP (AS NOTED)
- FMNS FOUND MAG NAIL W/SHINER STAMPED
"DAL-TECH RPLS 5504"
- FX FOUND X-CUT
- VOL. VOLUME
- PG. PAGE
- INST. NO. INSTRUMENT NUMBER
- C.M. CONTROLLING MONUMENT
- D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY,
TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS
COUNTY, TEXAS
- M.R.D.C.T. MAP RECORDS OF DALLAS COUNTY,
TEXAS

- PROPERTY LINE
- PREVIOUS LOT LINE
- EXISTING EASEMENT LINE

OWNER
TPS LOVE FIELD THREE, LLC
303 W. MADISON STREET, SUITE 1500
CHICAGO, ILLINOIS 60606
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OWNER'S CERTIFICATE

STATE OF TEXAS

COUNTY OF DALLAS

WHEREAS **TPS LOVE FIELD THREE MERGER, LLC** is the owner of 5.499 acres (239,542 square feet) of land situated in the Miles Bennett Survey, Abstract Number 52, City of Dallas, Dallas County, Texas, being all of Lots 1, 2, 3, 4, 5, 24, 25, 26, 27 and 28 of Block Number C/4997, all of Lots 1, 2, 3, 4, 5, 24, 25, 26, 27 and 28 of Block D/4998, part of Lots 1, 2, 3, 4 and 5 of Block F/5000, and all of Lots 6, 7, 8, 9, 10 and 11 of Block F/5000 of Carver Courts Addition, an addition to the City of Dallas, according to the plat recorded in Volume 7, Page 469 of the Map Records of Dallas County, Texas (M.R.D.C.T.), part of the alley in Block C/4997 (Tract No. 4), part of Rochester Street (Tract No. 5), part of the alley in Block D/4998 (Tract No. 6), and part of Thurman Avenue (Tract No. 7), abandoned by City of Dallas Ordinance No. 10374, as recorded in Volume 67241, Page 1593 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being described as a called 5.472 ace tract of land in Contribution Special Warranty Deed to TPS Love Field Three Merger, LLC, as recorded in Instrument Number 201800202754 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), said 5.499 acres of land being more particularly described by metes and bounds as follows:

COMMENCING at a 3-inch found aluminum disc stamped "Dallas Love Field Industrial Subdivision – Dal-Tech RPLS 5504" for an interior corner of Lot 1B, Block 4682 of Dallas Love Field Industrial Subdivision, an addition to the City of Dallas, according to the plat recorded in Instrument Number 201500293681, O.P.R.D.C.T., on the northwest right-of-way line of Edwards Avenue, a 50-foot wide public right-of-way;

THENCE, South 44 degrees 37 minutes 42 seconds East, with a southwest line of said Lot 1B, across said Edwards Avenue, a distance of 50.00 feet to a 1/2-inch found iron rod with cap stamped "HALFF" on the southeast right-of-way line of said Edwards Avenue, for the north corner of said 5.472 acre tract and the POINT OF BEGINNING;

THENCE, South 44 degrees 37 minutes 42 seconds East, continuing with said southwest line of said Lot 1B and the northeast line of said 5.472 acre tract a distance of 550.10 feet to a point for the east corner of said 5.472 acre tract and a south corner of said Lot 1B, on the northwest right-of-way line of Hawes Avenue, a 62.5-foot public right-of-way, from which a 5/8-inch found iron rod bears South 14 degrees 03 minutes 23 seconds East, a distance of 0.53 feet;

THENCE, South 45 degrees 31 minutes 15 seconds West, with the southeast line of said 5.472 acre tract and the northwest right-of-way line of said Hawes Avenue, a distance of 438.60 feet to 1/2-inch found iron rod for the south corner of said 5.472 acre tract, in a northeast line of said Lot 1B, from which a found mag nail with shiner stamped "Dal-Tech RPLS 5504" for an east corner of said Lot 1B bears South 44 degrees 34 minutes 45 seconds West, a distance of 12.13 feet;

THENCE, North 44 degrees 34 minutes 45 seconds West, departing the northwest right-of-way line of said Hawes Avenue, with a southwest line of said 5.472 acre tract and a northeast line of said Lot 1B, a distance of 341.88 feet to a 3-inch found aluminum disc stamped "Dallas Love Field Industrial Subdivision – Dal-Tech RPLS 5504" at the beginning of a tangent circular curve to the right, having a radius of 930.40 feet, and a chord bearing North 39 degrees 46 minutes 45 seconds West, a distance of 155.71 feet;

THENCE, Northwesterly, continuing with the southwest line of said 5.472 acre tract and said northeast line of said Lot 1B, with said curve to the right, through a central angle of 9 degrees 36 minutes 00 seconds, an arc distance of 155.89 feet to a found X-cut at the end of said curve;

THENCE, North 34 degrees 58 minutes 45 seconds West, continuing with the southwest line of said 5.472 acre tract and said northeast line of said Lot 1B, a distance of 53.77 feet to a 3-inch found aluminum disc stamped "Dallas Love Field Industrial Subdivision – Dal-Tech RPLS 5504" for the west corner of said 5.472 acre tract and a north corner of said Lot 1B, on the southeast right-of-way line of said Edwards Avenue;

THENCE, North 45 degrees 31 minutes 15 seconds East, with the northwest line of said 5.472 acre tract and the southeast right-of-way line of said Edwards Avenue, a distance of 416.13 feet to the POINT OF BEGINNING and containing 5.499 acres (239,542 square feet) of land, more or less.

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That TPS LOVE FIELD THREE MERGER, LLC, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **THE PARKING SPOT 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 _____, 20__.

TPS LOVE FIELD THREE MERGER, LLC
a Delaware limited liability company

By: _____
Name: _____
Title: _____

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared XX, of TPS LOVE FIELD THREE MERGER, 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 purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2025.

Notary Public (Agent's Name)

My Commission Expires _____.

GENERAL NOTES:

- The Basis of Bearing is the North American Datum of 1983, Texas State Plane Coordinate System, North Central Zone 4202. All distances are surface distances. Surface Adjustment Scale Factor: 1.000136506 (Dallas County).
- The purpose of this plat is to combine existing lots and abandoned rights-of-way to create one (1) lot for future development.
- Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section approval.
- All existing buildings and structures to be demolished.

PLACE COUNTY
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL I, <u>Tony Shidid</u> , Chairperson or <u>Brent Rubin</u> , 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. 20____ and same was duly approved on the _____ day of _____, A.D. 20____ by said Commission. <div>Chairperson or Vice Chairperson City Plan Commission Dallas, Texas</div> Attest: _____ Secretary

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SURVEYOR CERTIFICATE

I, Brady Alan Becker, do hereby certify that I prepared this survey from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed or found under my personal supervision.

"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"

BRADY ALAN BECKER
Registered Professional Land Surveyor
State of Texas No. 6529
TBPELS Firm No. 10029600

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared Brady A. Becker, 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 purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2025.

Notary Public (Agent's Name)
My Commission Expires _____

OWNER
TPS LOVE FIELD THREE, LLC
303 W. MADISON STREET, SUITE 1500
CHICAGO, ILLINOIS, 60606
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