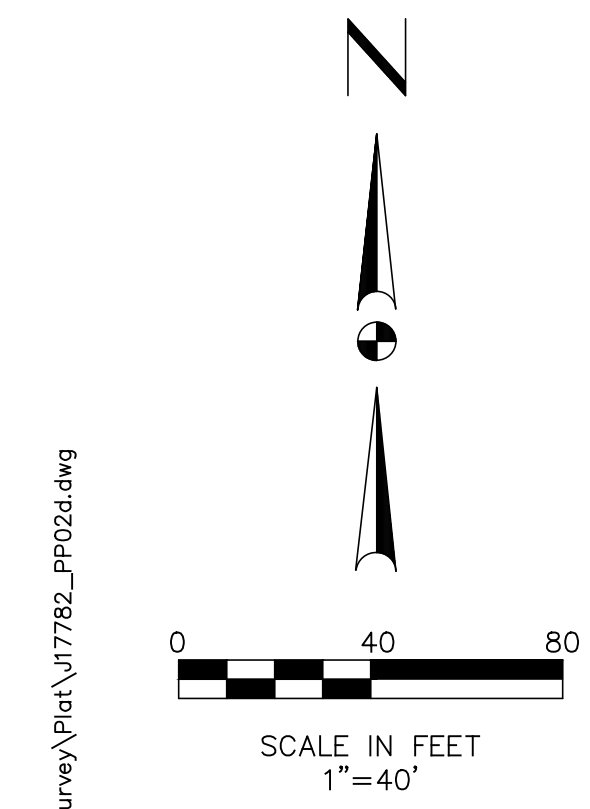


LEGEND

---	BOUNDARY LINE	EM	ELECTRIC METER
- - -	ADJOINER BOUNDARY LINE	ICV	IRRIGATION CONTROL VALVE
- - -	EASEMENT LINE (AS NOTED)	(CM)	CONTROL MONUMENT
---	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
(P)	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	●	3-1/4" ALUMINUM DISK W/ "TPC WEST OVERLOOK ADDITION, RPLS 6715"

* PLEASE SEE SHEET 3 FOR OWNERS INFORMATION AND TREE TABLE *

Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction
L1	25.44	S 33°46'14" W	L21	23.15	N 51°49'34" W
L2	161.24	S 75°27'02" W	L22	87.54	S 76°37'46" W
L3	49.83	S 75°50'29" W	L24	87.83	N 82°38'59" W
L4	76.51	S 75°22'49" W	L26	151.24	N 142°32'29" W
L5	150.98	S 75°27'02" W	L27	27.32	N 30°50'57" E
L6	99.26	S 74°58'30" W			
L7	294.11	N 01°12'02" E			
L8	51.66	S 76°37'46" W			
L9	51.66	S 01°12'02" W			
L10	51.08	N 01°34'21" W			
L11	51.08	S 76°37'46" W			
L12	97.36	S 01°34'32" E			
L13	124.60	S 75°25'30" W			
L14	58.70	N 01°45'11" W			
L15	114.03	N 82°38'59" W			
L16	22.23	S 76°19'27" W			
L17	35.34	S 65°26'45" E			
L18	16.73	S 09°55'14" W			
L19	41.79	N 32°26'41" W			
L20	14.19	N 65°38'21" W			



- 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.

Curve Table

Curve #	Length	Radius	Delta	Chord Bearing	Chord
C1	78.12	319.62	014°00'15"	S 16°42'49" E	77.93
C2	252.01	412.01	035°02'44"	S 06°23'14" E	248.10
C3	157.74	489.00	018°28'54"	S 02°08'14" W	157.05
C4	64.20	412.01	008°55'40"	N 28°22'26" W	64.13
C5	21.10	58.33	029°43'15"	S 86°59'24" W	20.98
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DALLAS COUNTY:

FLOOD STATEMENT: According to Community Panel No. 48113C0340, 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.

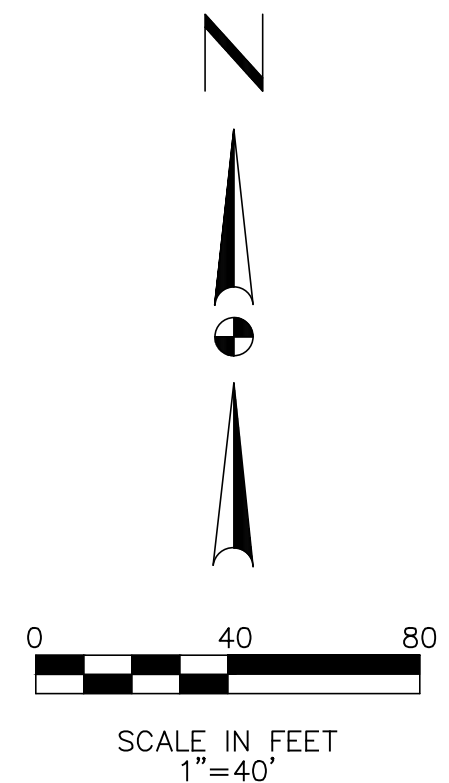
SURVEYOR
 SALCEDO GROUP, INC.
 110 SW 2ND STREET
 GRAND PRAIRIE, TX 75050
 (214) 412-3122

OWNER NAMES SHOWN ON SHEET 4

PRELIMINARY PLAT
TPC WEST OVERLOOK ADDITION No. 1
LOT 11A, BLOCK B/6823
471,953 S.F. or 10.835 Ac.
 BEING A REPLAT OF BLOCK 6822 WEST WE GO ADDITION L. H. BOMAR'S WEST COMMERCE STREET ADDITION 139 W. COMMERCE STREET ADDITION WILLIAM P. OVERTON SURVEY, ABSTRACT #1106 CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NUMBER **S234-190**
 CITY ENGINEER PLAN FILE NUMBER **311T-XXX**

SGI SALCEDO GROUP, INC.
 110 SW 2ND STREET
 GRAND PRAIRIE, TEXAS, 75050
 PHONE: (214)-412-3122



* PLEASE SEE SHEET 3 FOR OWNERS INFORMATION AND TREE TABLE *

LEGEND			
---	BOUNDARY LINE	EM	ELECTRIC METER
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O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS	M.R.T.C.T.	MAP RECORDS DALLAS COUNTY, TEXAS
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SURVEYOR
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09-04-24
 SHEET 2 OF 4

OWNER NAMES SHOWN ON SHEET 4

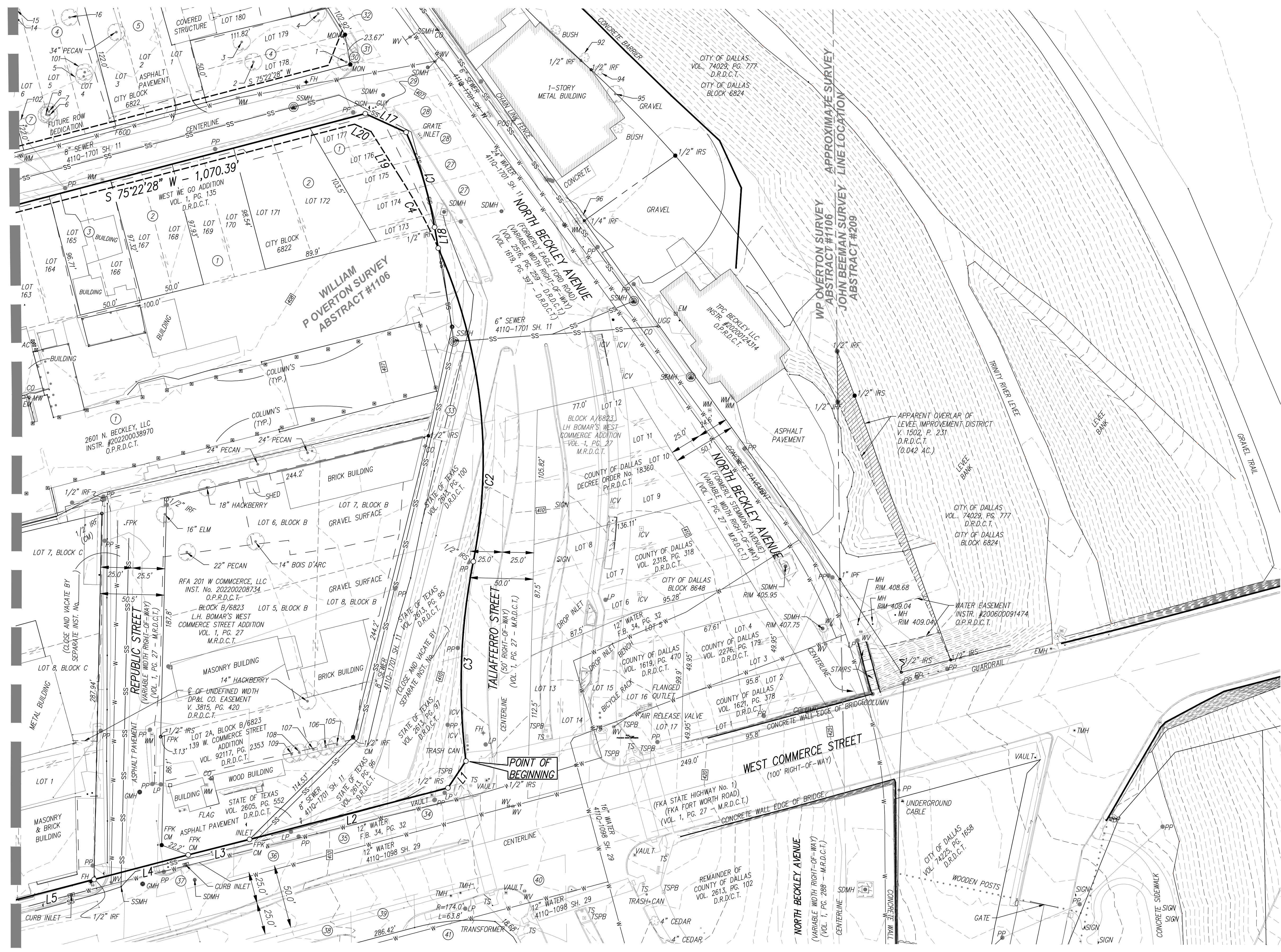
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Sep 12, 2024, 8:33am MatthewSalcedo
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MATCHLINE "A"



Sep 12, 2024, 8:33am MatthewSalcedo
Z:\9_10_24_17782_TFC_Trimble\ark\survey\Plot\17782_PP024.dwg

OWNERSHIP TABLE			OWNERSHIP TABLE		
No.	OWNER	RECORDING INFORMATION	No.	OWNER	RECORDING INFORMATION
①	2601 N. BECKLEY, LLC	INST. #202200038970 - O.P.R.D.C.T.	③⑤	STATE OF TEXAS	VOL. 1779, PG. 383 - D.R.D.C.T.
②	2601 N. BECKLEY, LLC	INST. #202200038971 - O.P.R.D.C.T.	③⑥	STATE OF TEXAS	VOL. 1804, PG. 109 - D.R.D.C.T.
③	RFA 201 W COMMERCE, LLC	INST. #202400012901 - O.P.R.D.C.T.	③⑦	STATE OF TEXAS	VOL. 1790, PG. 74 - D.R.D.C.T.
④	201 W. COMMERCE, LLC	INST. #202200227320 - O.P.R.D.C.T.	③⑧	STATE OF TEXAS	VOL. 1777, PG. 152 - D.R.D.C.T.
⑤	RFA 201 W. COMMERCE, LLC	INST. #202200243426 - O.P.R.D.C.T.	③⑨	BEATRICE STREET	(56' RIGHT-OF-WAY) (VOL. 119, PG. 74)
⑥	RFA 201 W COMMERCE, LLC	INST. #202400116162 - O.P.R.D.C.T.	④①	COUNTY OF DALLAS	VOL. 2011, PG. 548 - D.R.D.C.T.
⑦	COMMERCE PROPERTIES WEST, LC	INST. #20080080740 - O.P.R.D.C.T.		LOT 1A, BLOCK 1/6810	
⑧	RFA 201 W COMMERCE, LLC	INST. #202200227319 - O.P.R.D.C.T.		SLATE CITY LIGHTS ADDITION	INST. #202100275192 - O.P.R.D.C.T.
⑨	DORA L. RIOS	VOL. 2005042, PG. 2535 - O.P.R.D.C.T.			
⑩	RFA 201 W COMMERCE, LLC	INST. #202200289224 - O.P.R.D.C.T.			
⑪	WILLIAM L JOHNSON & LINDA PATTERSON JOHNSON	INST. #20070083883 - O.P.R.D.C.T.			
⑫	WILLIAM L JOHNSON & LINDA PATTERSON JOHNSON	INST. #20070083884 - O.P.R.D.C.T.			
⑬	PABLO REYNA AND ELVIRA REYNYA	VOL. 2005070, PG. 3341 - O.P.R.D.C.T.			
⑭	TONY GARCIA RODGERS	VOL. 98226, PG. 2670 - D.R.D.C.T.			
⑮	RFA 201 W COMMERCE, LLC	INST. #202300226735 - O.P.R.D.C.T.			
⑯	PSW WEST DALLAS URBAN VILLAGE LLC	INST. #201900099494 - O.P.R.D.C.T.			
⑰	CYNTHIA ANN RAMBO	INST. #201100113776 - O.P.R.D.C.T.			
⑱	PINK MUHLY GRASS LLC	INST. #202300063876 - O.P.R.D.C.T.			
⑲	DAVID CHAMBERS	VOL. 93037, PG. 5813 - D.R.D.C.T.			
⑳	BECKLEY COMMERCE ACQUISITIONS, LLC	INST. #202200217628 - O.P.R.D.C.T.			
㉑	RFA 201 W COMMERCE, LLC	INST. #202400163312 - O.P.R.D.C.T.			
㉒	RFA 201 W COMMERCE, LLC	INST. #202400152547 - O.P.R.D.C.T.			
㉓	FOUNTAIN GRASS, LLC	INST. #202200316594 - O.P.R.D.C.T.			
㉔	CITY OF DALLAS	INST. #201700358953 - O.P.R.D.C.T.			
㉕	RUDOSA INVESTMENTS, LLC	INST. #202300174379 - O.P.R.D.C.T.			
㉖	WIBURNAM INVESTMENTS, LLC	INST. #202300141172 - O.P.R.D.C.T.			
㉗	DALLAS COUNTY	VOL. 2435, PG. 29 - D.R.D.C.T.			
㉘	DALLAS COUNTY	VOL. 2428, PG. 395 - D.R.D.C.T.			
㉙	DALLAS COUNTY	VOL. 2688, PG. 446 - D.R.D.C.T.			
㉚	STATE OF TEXAS	VOL. 2613, PG. 90 - D.R.D.C.T.			
㉛	DALLAS COUNTY	VOL. 2435, PG. 31 - D.R.D.C.T.			
㉜	DALLAS COUNTY	VOL. 2419, PG. 350 - D.R.D.C.T.			
㉝	STATE OF TEXAS	VOL. 2613, PG. 99 - D.R.D.C.T.			
㉞	STATE OF TEXAS	VOL. 1777 PG. 156 - D.R.D.C.T.			

TREE TABLE					
NO.	SIZE	SPECIES	NO.	SIZE	SPECIES
1	12IN	CEDAR	83	20IN	UNKNOWN TREE
2	18IN	PECAN	84	12IN	ELM TREE
3	14IN	UNKNOWN TREE	85	12IN	ELM TREE
4	12IN	ELM TREE CLUSTER	86	10IN	HACKBERRY
5	14IN	UNKNOWN TREE	87	12IN	ELM TREE
6	16IN	UNKNOWN TREE TWIN	88	6IN	HACKBERRY
7	12IN	HACKBERRY	89	10IN	HACKBERRY
8	10IN	UNKNOWN TREE	92	10IN	CHINABERRY
9	24IN	UNKNOWN TREE	93	6IN	CEDAR
10	12IN	HACKBERRY	94	18IN	ELM TREE CLUSTER
11	14IN	HACKBERRY	95	12IN	CHINABERRY
12	6IN	CHINABERRY	96	8IN	HACKBERRY
13	6IN	CHINABERRY	101	14IN	HACKBERRY
14	18IN	UNKNOWN TREE TWIN	102	34IN	UNKNOWN TREE
15	16IN	HACKBERRY	103	14IN	ELM TREE
16	12IN	CHINABERRY	104	10IN	PECAN
17	18IN	PECAN	105	18IN	OAK TREE
18	30IN	ELM TREE	106	40IN	OAK TREE
19	28IN	CHINABERRY	107	26IN	OAK TREE
20	12IN	HACKBERRY	108	14IN	OAK TREE
21	40IN	HACKBERRY CLUSTER	109	26IN	OAK TREE
22	26IN	CEDAR	110	10IN	CHINABERRY
23	32IN	PECAN	111	12IN	CHINABERRY
24	28IN	PECAN	112	22IN	ELM TREE
25	40IN	ELM TREE CLUSTER	113	10IN	CHINABERRY
26	22IN	HACKBERRY	114	10IN	CHINABERRY
27	28IN	HACKBERRY	115	24IN	CHINABERRY
28	10IN	HACKBERRY	116	16IN	HACKBERRY
29	16IN	HACKBERRY	117	14IN	ELM TREE
30	10IN	HACKBERRY	118	6IN	HACKBERRY
31	10IN	CHINABERRY	119	12IN	HACKBERRY
32	6IN	UNKNOWN TREE	120	32IN	ELM TREE
33	40IN	HACKBERRY	121	28IN	ELM TREE
34	14IN	CHINABERRY CLUSTER	122	14IN	ELM TREE
35	8IN	HACKBERRY	123	36IN	ELM TREE CLUSTER
36	10IN	CREPE MYRTLE	124	10IN	ELM TREE
37	14IN	CREPE MYRTLE	125	10IN	ELM TREE
38	14IN	CREPE MYRTLE	126	36IN	ELM TREE
39	14IN	HACKBERRY	127	20IN	HACKBERRY
40	14IN	HACKBERRY	128	24IN	HACKBERRY CLUSTER
41	14IN	HACKBERRY	129	10IN	ELM TREE
42	18IN	HACKBERRY	130	14IN	BRADFORD PEAR
43	22IN	HACKBERRY	131	6IN	ELM TREE
44	40IN	ELM TREE	132	8IN	HACKBERRY
51	28IN	HACKBERRY	133	28IN	ELM TREE
59	10IN	CHINABERRY	134	12IN	BRADFORD PEAR
60	30IN	ELM TREE	135	16IN	ELM TREE
61	18IN	ELM TREE	136	14IN	ELM TREE
62	18IN	HACKBERRY	137	12IN	ELM TREE
63	10IN	ELM TREE	138	34IN	ELM TREE
64	36IN	UNKNOWN TREE	139	24IN	ELM TREE
65	14IN	HACKBERRY	140	12IN	CHINABERRY TWIN
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69	14IN	PECAN	144	22IN	UNKNOWN TREE
70	28IN	PECAN	145	18IN	PECAN
71	12IN	ELM TREE	146	30IN	PECAN
72	14IN	HACKBERRY	147	10IN	ELM TREE
73	14IN	HACKBERRY	148	12IN	UNKNOWN TREE
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78	10IN	ELM TREE	153	24IN	ELM TREE
79	18IN	HACKBERRY	154	6IN	UNKNOWN TREE
80	12IN	HACKBERRY	155	6IN	ELM TREE
81	14IN	ELM TREE	156	8IN	HACKBERRY
82	10IN	ELM TREE			

OWNERS

RFA 201 W COMMERCE, LLC
2601 N. BECKLEY, LLC
201 W COMMERCE, LLC
BECKLEY COMMERCE ACQUISITIONS, LLC
2525 BECKLEY LLC
c/o MUNSCH HARDT KOPF & HARR, PC
500 N. AKARD STREET, SUITE 3800
DALLAS, TX 75201
817-366-0613

OWNERS

FOUNTAIN GRASS, LLC
LEMON GRASS, LLC
221 W 6TH STREET, SUITE 1300
AUSTIN, TX 78701
817-366-0613

SURVEYOR

SALCEDO GROUP, INC.
110 SW 2ND STREET
GRAND PRAIRIE, TX 75050
(214) 412-3122

PRELIMINARY PLAT
TPC WEST OVERLOOK
ADDITION No. 1
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CITY PLAN FILE NUMBER S234-190
CITY ENGINEER PLAN FILE NUMBER 311T-XXX

SGI SALCEDO GROUP, INC.
110 SW 2ND STREET
GRAND PRAIRIE TEXAS, 75050
PHONE: (214)-412-3122

09-04-24
SHEET 3 OF 4

OWNERS DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT 2601 N BECKLEY, LLC, 201 W COMMERCE, LLC, RFA 201 W COMMERCE, LLC, BECKLEY COMMERCE ACQUISITIONS, LLC, LEMON GRASS, LLC, Fountain Grass, LLC, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **TPC WEST OVERLOOK ADDITION No. 1**, 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 _____, 2024.

2601 N BECKLEY, 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 _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

WITNESS MY HAND AT DALLAS, TEXAS, THIS THE _____ DAY OF _____, 2024.

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 _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

OWNERS

RFA 201 W COMMERCE, LLC
2601 N BECKLEY, LLC
201 W COMMERCE, LLC
BECKLEY COMMERCE ACQUISITIONS, LLC
c/o MUNSCH HARDT KOPF & HARR, PC
500 N AKARD STREET, SUITE 3800
DALLAS, TX 75201
817-366-0613

OWNERS

FOUNTAIN GRASS, LLC
LEMON GRASS, LLC
221 W 6TH STREET, SUITE 1300
AUSTIN, TX 78701
817-366-0613

SURVEYOR

SALCEDO GROUP, INC.
110 SW 2ND STREET
GRAND PRAIRIE, TX 75050
(214) 412-3122

WITNESS MY HAND AT DALLAS, TEXAS, THIS THE _____ DAY OF _____, 2024.

Fountain Grass, LLC

NAME: AGENT FOR FOUNTAIN GRASS, LLC

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 _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

WITNESS MY HAND AT DALLAS, TEXAS, THIS THE _____ DAY OF _____, 2024.

LEMON GRASS, LLC

NAME: AGENT FOR LEMON GRASS, LLC

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 _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

Owner's Certificate
State of Texas
County of Dallas

Whereas 2601 N BECKLEY, LLC, 201 W COMMERCE, LLC, BECKLEY COMMERCE ACQUISITIONS, LLC, LEMON GRASS, LLC, RFA 201 W COMMERCE, LLC, Fountain Grass, LLC, are the Owner's of a 471,953 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 129-177, 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 Special Warranty Deed with Vendor's Lien to 2601 N BECKLEY, LLC, a Delaware limited liability company(2601 Beckley Tract 1), as recorded in Instrument Number 202200038970 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), being all of a tract of land described in Special Warranty Deed with Vendor's Lien to 2601 N BECKLEY, LLC, a Delaware limited liability company(2601 Beckley Tract 2), as recorded in Instrument Number 202200038971 of the O.P.R.D.C.T., being all of a tract of land described in Special Warranty Deed to 201 W COMMERCE, LLC, a Delaware limited liability company (201 Commerce Tract 1), as recorded in Instrument Number 202200227320 of the O.P.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 (RFA 201 Commerce Tract 1), as recorded in Instrument Number 202400116162 of the O.P.R.D.C.T., being all of a tract of land described in General Warranty Deed to RFA 201 W COMMERCE, LLC (RFA 201 Commerce Tract 2), as recorded in Instrument Number 202400152547 of the O.P.R.D.C.T., being all of Lots 5-8, and part of Lots 1-4, City Block C/6823, Lots 5-6 and part of Lot 7 and 8, City Block B/6823, and Part of Lot 6 and 7, City Block D/6823, of the LH Bomar's West Commerce Addition, an Addition to the City of Dallas, Dallas County Texas, according to the plat thereof recorded in Volume 1, Page 27, of the M.R.D.C.T., being a portion of Republic Street (Variable width right-of-way, dedicated by Volume 1, Page 27), being all of a tract of land described in Special Warranty Deed with Vendor's Lien to RFA 201 W COMMERCE, LLC, a Delaware limited liability company (RFA 201 Commerce Tract 3), as recorded in Instrument Number 202200208735 of the O.P.R.D.C.T., being all of a tract of land described in Special Warranty Deed with vendor's lien to RFA 201 W COMMERCE, LLC, a Delaware limited liability company (RFA 201 Commerce Tract 4), as recorded in Instrument Number 202200208734 of the O.P.R.D.C.T., being all of Lot 2A, City Block B/6823, of the 139 W Commerce Street Addition, an Addition to the City of Dallas, Dallas County Texas, according to the plat thereof recorded in Volume 92117, Page 2353, of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being part of the following State of Texas Deeds, Volume 1804, Page 109; Volume 2613, Page 96; Volume 2613, Page 97; Volume 1777, Page 156; Volume 2613, Page 95; 2613, Page 100; all of Volume 2613, Page 99, of the D.R.D.C.T., being part of North Beckley Avenue (Formerly Eagle Ford Road)(a variable width right-of-way, described in Volume 2516, Page 259; Volume 1619, Page 397), being a part of Taliaferro Street (50' right-of-way, dedicated by Volume 1, Page 27), being part of a tract of land described in Special Warranty Deed with Vendor's Lien to Fountain Grass, LLC, a Delaware limited liability company (Fountain Grass Tract), as recorded in Instrument Number 202200316594 of the O.P.R.D.C.T., being part of a tract of land described in Special Warranty Deed to LEMON GRASS, LLC, a Delaware limited liability company (Lemon Grass Tract), as recorded in Instrument No. 202400074881 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, a Delaware limited liability company (RFA 201 Commerce Tract 5), as recorded in Instrument No. 202400163312 of the O.P.R.D.C.T., and being all of a tract of land described in Special Warranty Deed to BECKLEY COMMERCE ACQUISITIONS, LLC, a Delaware limited liability company, as recorded in Instrument No. 202200217628 of the O.P.R.D.C.T., and being more particularly described as follows:

BEGINNING at a 3 - 1/4 inch aluminum disk stamped "TPC West Overlook Addition No. 1, RPLS 6715" set, being the northerly corner clip in the intersection of said Taliaferro Street and the northwesterly right-of-way line of West Commerce Street (FKA State Highway No. 1, FKA Fort Worth Road) (a variable width right-of-way), and being the southeast corner of said State of Texas abandoned tract;

THENCE South 33 degrees 46 minutes 14 seconds West, departing said intersection and along said corner clip, a distance of 25.44 feet, to a 3 - 1/4 inch aluminum disk stamped "TPC West Overlook Addition No. 1, RPLS 6715" set, being in the northwesterly right-of-way line of said West Commerce Street;

THENCE along the northwesterly right-of-way line of said West Commerce Street, the following five (5) calls and distances:

- 1) South 75 degrees 27 minutes 02 seconds West, a distance of 161.24 feet to pk nail with shiner (Controlling Monument (CM)) found, being a southerly corner of said Lot 2A, Block B/6823;
- 2) South 75 degrees 50 minutes 29 seconds West, a distance of 49.83 feet to pk nail with shiner (CM) found, being a southerly corner of said Lot 2A, Block B/6823;
- 3) South 75 degrees 22 minutes 49 seconds West, a distance of 76.51 feet to a 3 - 1/4 inch aluminum disk stamped "TPC West Overlook Addition No. 1, RPLS 6715" set, being in the easterly line of said Block C/6823;
- 4) South 75 degrees 27 minutes 02 seconds West, a distance of 150.98 feet to a 3 - 1/4 inch aluminum disk stamped "TPC West Overlook Addition No. 1, RPLS 6715" set;
- 5) South 74 degrees 58 minutes 30 seconds West, a distance of 99.26 feet to 1/2 inch iron rod found (CM), being in the westerly line of said Block C/6823, and being at the intersection of the easterly right-of-way line of Wales Street (50' right-of-way, dedicated by Volume 1, Page 27) and the northeasterly right-of-way of said West Commerce Street;

THENCE North 01 degrees 12 minutes 02 seconds East, departing said intersection and along the easterly right-of-way line of said Wales Street, a distance of 294.11 feet, to a 1/2 inch iron rod (CM) found, being the northeast corner of said Wales Street, being the northwest corner of said Lot 6, Block C/6823, and being in the southerly line of said 2601 Beckley Tract 1;

THENCE South 76 degrees 37 minutes 46 seconds West, along the common northerly right-of-way line of said Wales Street, a distance of 51.66 feet, to a 3 - 1/4 inch aluminum disk stamped "TPC West Overlook Addition No. 1, RPLS 6715" set, being the northwest corner of said Wales Street, being the northeast corner of said Lot 7, Block D/6823, and being in the southerly line of said 2601 Beckley Tract 1;

THENCE South 01 degrees 12 minutes 02 seconds West, along the common northerly right-of-way line of said Wales Street, a distance of 51.66 feet, to a 3 - 1/4 inch aluminum disk stamped "TPC West Overlook Addition No. 1, RPLS 6715" set, being in the westerly right-of-way line of said Wales Street, being in the easterly line of said Lot 7, Block D/6823;

THENCE South 76 degrees 37 minutes 46 seconds West, departing said common line and over and across said Block D/6823, a distance of 261.71 feet, to a 3 - 1/4 inch aluminum disk stamped "TPC West Overlook Addition No. 1, RPLS 6715" set, being in the westerly right-of-way line of said Wales Street, being in the easterly line of said Lot 7, Block D/6823;

THENCE North 01 degrees 34 minutes 21 seconds West, along the common easterly right-of-way line of said Hardwick Street (50' right-of-way, dedicated by Volume 1, Page 27) and the westerly line of said Lot 6, Block D/6823, a distance of 51.08 feet, to a 3 - 1/4 inch aluminum disk stamped "TPC West Overlook Addition No. 1, RPLS 6715" set, being the northeast corner of said Hardwick Street, being the northwest corner of said Lot 6, Block D/6823, and being in the southerly line of said 2601 Beckley Tract 1;

THENCE South 76 degrees 37 minutes 46 seconds West, along the common northerly right-of-way line of said Hardwick Street, a distance of 51.08 feet, to a 1/2 inch iron rod found, being the northwest corner of said Hardwick Street, being in the easterly northeast corner of said Fountain Grass Tract;

THENCE South 01 degrees 34 minutes 32 seconds East, along the westerly right-of-way line of said Hardwick Street, a distance of 97.36 feet, to a 1/2 inch iron rod found, being in the westerly right-of-way line of said Hardwick Street and the easterly southeast corner of said Fountain Grass Tract;

THENCE departing said common corner and along the southerly line of said Fountain Grass Tract, the following four (4) calls and distances:

- 1) South 75 degrees 25 minutes 30 seconds West, a distance of 124.60 feet to a 3 - 1/4 inch aluminum disk stamped "TPC West Overlook Addition No. 1, RPLS 6715" set, being the easterly line of Lot 1, City Block A/6821, of the Broadstone Trinity Groves Addition, an Addition to the City of Dallas, Dallas County Texas, according to the plat thereof recorded in Instrument No. 201700339347, of the O.P.R.D.C.T.;
- 2) North 01 degrees 45 minutes 11 seconds West, a distance of 58.70 feet to 1/2 inch iron rod (CM) found, being a ell corner of said Lot 1, Block A/6821 and an ell corner of said Fountain Grass tract;
- 3) North 82 degrees 38 minutes 59 seconds West, a distance of 114.03 feet to a 3 - 1/4 inch aluminum disk stamped "TPC West Overlook Addition No. 1, RPLS 6715" set;
- 4) South 76 degrees 19 minutes 27 seconds West, a distance of 22.23 feet to a 3 - 1/4 inch aluminum disk stamped "TPC West Overlook Addition No. 1, RPLS 6715" set;

THENCE North 14 degrees 38 minutes 42 seconds West, departing said common line and over and across said Fountain Grass Tract, a distance of 232.63 feet, to a 1/2 inch iron rod found, being in the southerly right-of-way line of West Main Street (formerly Golden Gate Avenue) (variable width right-of-way, dedicated by Volume 1, Page 135);

THENCE North 75 degrees 21 minutes 18 seconds East, along the southerly right-of-way line of said West Main Street, a distance of 1,157.08 feet, to a 3 - 1/4 inch aluminum disk stamped "TPC West Overlook Addition No. 1, RPLS 6715" set, being the northerly corner clip in the intersection of the southerly right-of-way line of said West Main Street and the westerly right-of-way line of North Beckley Avenue (Formerly Eagle Ford Road) (variable width right-of-way, dedicated by Volume 2516, Page 259; Volume 1619, Page 397);

THENCE South 65 degrees 26 minutes 45 seconds East, departing said intersection and along said corner clip, a distance of 35.34 feet, to a concrete monument (CM) found, being in the westerly right-of-way line of said North Beckley Avenue, also beginning of a non-tangent curve to the right, having a central angle of 14 degrees 00 minutes 15 seconds, a radius of 319.62 feet, and being subtended by a chord of South 16 degrees 42 minutes 50 seconds East, a chord distance of 77.93 feet;

THENCE departing said aforementioned corner and along the westerly right-of-way line of said North Beckley Avenue and the westerly right-of-way line of said Taliaferro Street, the following four (4) calls and distances:

- 1) Continuing in a southeasterly direction, an arc distance of 78.12 feet to a 3 - 1/4 inch aluminum disk stamped "TPC West Overlook Addition No. 1, RPLS 6715" set;
- 2) South 09 degrees 55 minutes 14 seconds East, a distance of 16.73 feet a 3 - 1/4 inch aluminum disk stamped "TPC West Overlook Addition No. 1, RPLS 6715" set, also beginning of a non-tangent curve to the right, having a central angle of 35 degrees 02 minutes 47 seconds, a radius of 412.01 feet, and being subtended by a chord of South 06 degrees 23 minutes 14 seconds East, a chord distance of 248.10 feet;
- 3) Continuing in a southeasterly direction, an arc distance of 252.01 feet to a 3 - 1/4 inch aluminum disk stamped "TPC West Overlook Addition No. 1, RPLS 6715" set, also beginning of a non-tangent curve to the left, having a central angle of 18 degrees 28 minutes 54 seconds, a radius of 489.00 feet, and being subtended by a chord of South 02 degrees 08 minutes 14 seconds West, a chord distance of 157.05 feet;
- 4) Continuing in a southwesterly direction, an arc distance of 157.73 feet to the **POINT OF BEGINNING** and containing 10.835 acres of land (471,953 square feet) more or less.

CERTIFICATE OF APPROVAL
I, TONY SHIBD, CHAIRPERSON OR 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 ON THE CITY OF DALLAS ON THE _____ DAY OF _____, A.D. 2024 ON THE 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
ADDITION No. 1
LOT 11A, BLOCK B/6823
471,953 S.F. or 10.835 Ac.**

BEING A REPLAT OF
BLOCK 6822
WEST WE GO ADDITION
L. H. BOMAR'S WEST COMMERCE STREET ADDITION
139 W. COMMERCE STREET ADDITION
WILLIAM P. OVERTON SURVEY, ABSTRACT #1106
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NUMBER S234-190
CITY ENGINEER PLAN FILE NUMBER 311T-XXX

 **SALCEDO GROUP, INC.**
110 SW 2ND STREET
GRAND PRAIRIE TEXAS, 75050
PHONE: (214)-412-3122
09-04-24
SHEET 4 OF 4