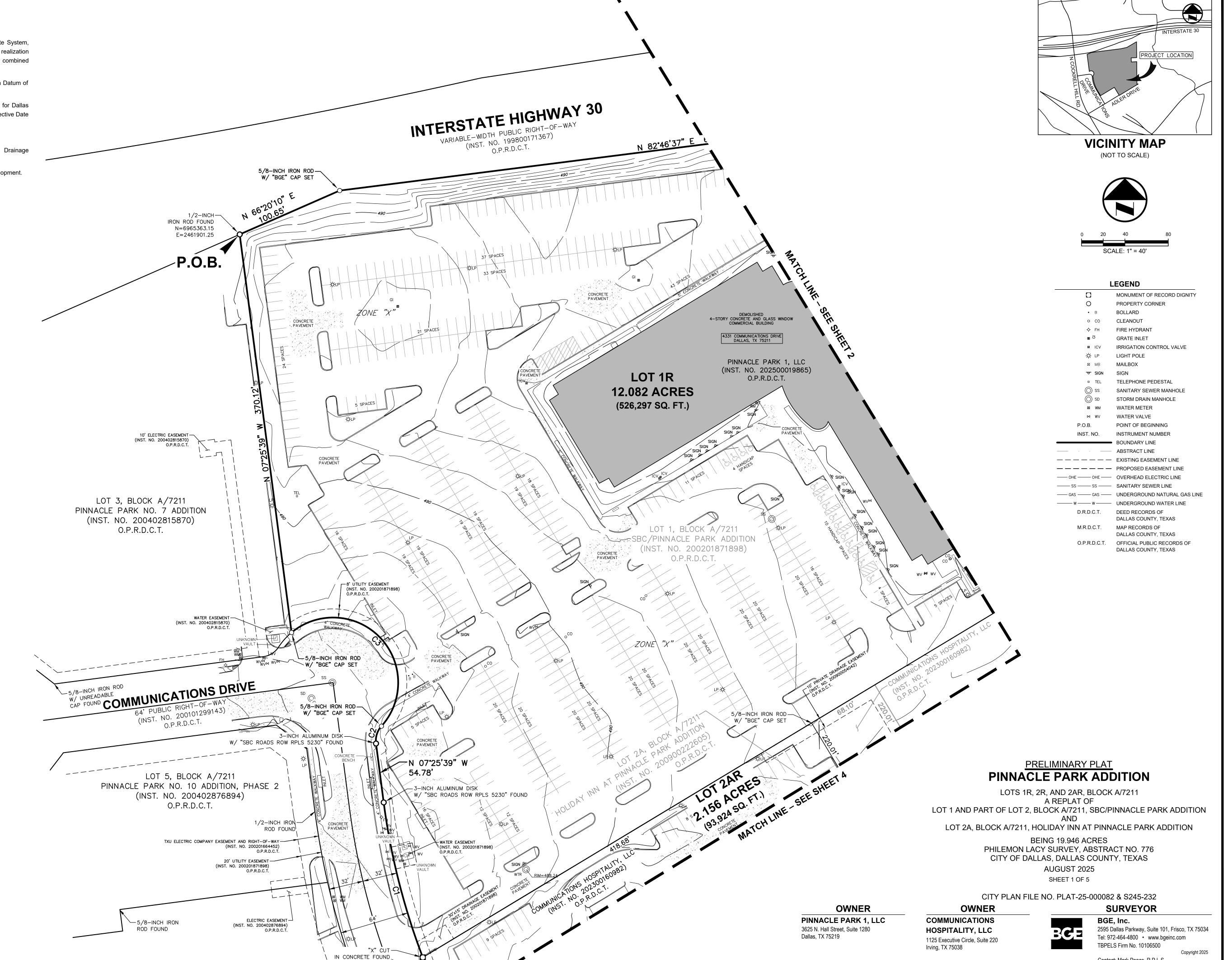
- 1. Bearing system for this survey is based on the Texas State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, adjustment realization 2011, based on observations made on September 11, 2023 with an applied combined scale factor of 1.000136506.
- 2. Coordinates shown are Texas State Plane Coordinate System, North American Datum of 1983, North Central Zone 4202, on surface coordinate values.
- 3. The subject tract lies with Zone X as delineated on Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, Map Number 48113C0510K with an Effective Date of July 7, 2014.

#### Zone X - Areas determined to be outside 500-year floodplain

- 4. Lot-to-lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section approval.
- 5. The purpose of this plat is to modify previously platted lots to facilitate new development.
- 6. Existing structures on the site will be demolished.



Contact: Mark Peace, R.P.L.S.
Telephone: 972-464-4884 • Email: mpeace@bgeinc.com

- 1. Bearing system for this survey is based on the Texas State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, adjustment realization 2011, based on observations made on September 11, 2023 with an applied combined scale factor of 1.000136506.
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INTERSTATE HIGHWAY 30

INTERSTATE HIGHWAY 30

VARIABLE-WIDTH PUBLIC RIGHT-OF-WAY

(INST. NO. 199800171367)

O.P.R.D.C.T.

3-INCH ALUMINUM DISK — W/ "PINNACLE PARK ADDITION RPLS 5230" FOUND

3-INCH ALUMINUM DISK-W/ "PINNACLE PARK ADDITION RPLS 5230" FOUND

N 77°04'21" E

3-INCH ALUMINUM DISK XLP
W/ "PINNACLE PARK ADDITION RPLS 5230" FOUND

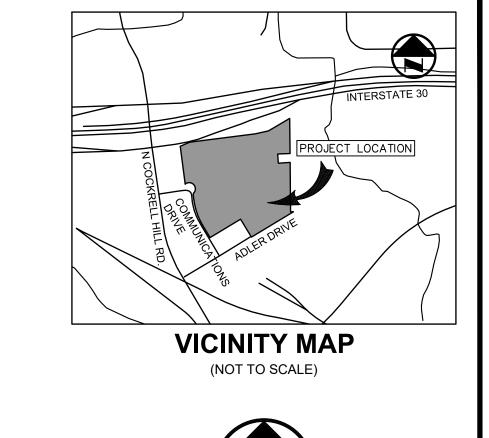
SBC/PINNACLE PARK ADDITION

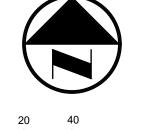
CONCRETE PAVEMENT

5/8-INCH IRON ROD-W/ "BGE" CAP SET

MATCH LINE - SEE SHEET 3

- 5. The purpose of this plat is to modify previously platted lots to facilitate new development.
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# **LEGEND**

MONUMENT OF RECORD DIGNITY PROPERTY CORNER BOLLARD

CLEANOUT FIRE HYDRANT

**GRATE INLET** IRRIGATION CONTROL VALVE LIGHT POLE

TELEPHONE PEDESTAL

SANITARY SEWER MANHOLE

STORM DRAIN MANHOLE WATER METER

WATER VALVE POINT OF BEGINNING

INST. NO. INSTRUMENT NUMBER

 BOUNDARY LINE — ABSTRACT LINE

---- EXISTING EASEMENT LINE — — — — PROPOSED EASEMENT LINE

---- OHE ----- OVERHEAD ELECTRIC LINE —— SS —— SS —— SANITARY SEWER LINE

—— GAS —— GAS —— UNDERGROUND NATURAL GAS LINE

DEED RECORDS OF D.R.D.C.T.

DALLAS COUNTY, TEXAS MAP RECORDS OF

DALLAS COUNTY, TEXAS O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF

DALLAS COUNTY, TEXAS

# PRELIMINARY PLAT PINNACLE PARK ADDITION

LOTS 1R, 2R, AND 2AR, BLOCK A/7211 A REPLAT OF

LOT 1 AND PART OF LOT 2, BLOCK A/7211, SBC/PINNACLE PARK ADDITION

LOT 2A, BLOCK A/7211, HOLIDAY INN AT PINNACLE PARK ADDITION

BEING 19.946 ACRES PHILEMON LACY SURVEY, ABSTRACT NO. 776

> AUGUST 2025 SHEET 2 OF 5

CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. PLAT-25-000082 & S245-232

# **OWNER PINNACLE PARK 1, LLC**

1/2-INCH IRON ROD-W/ ILLEGIBLE CAP FOUND

S 87'39'12" W

120.24

N 86°11'50" E 115.11

LOT 2R

**5.708 ACRES** 

(248,626 SQ. FT.)

EL CAMPOSANTO CEMETERY (INST. NO. 198700987255) O.P.R.D.C.T.

LOT 1, BLOCK 1/7214

IH-30 DISTRIBUTION ADDITION (INST. NO. 20080225388) O.P.R.D.C.T.

/--5/8-INCH IRON ROD W/ "BGE" CAP SET

5/8-INCH IRON ROD W/ "BGE" CAP SET

W/ "PINNACLE PARK ADDITION RPLS 5230" FOUND

3-INCH ALUMINUM DISK

3625 N. Hall Street, Suite 1280 Dallas, TX 75219

# **OWNER COMMUNICATIONS**

**HOSPITALITY, LLC** 1125 Executive Circle, Suite 220 Irving, TX 75038

# **SURVEYOR** BGE, Inc.

2595 Dallas Parkway, Suite 101, Frisco, TX 75034 Tel: 972-464-4800 • www.bgeinc.com TBPELS Firm No. 10106500

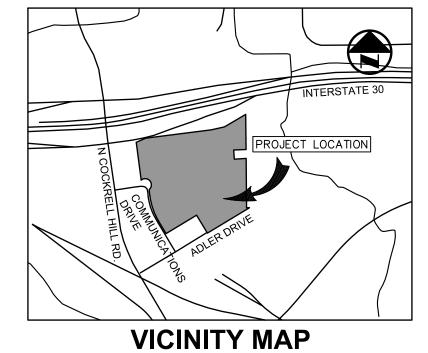
Contact: Mark Peace, R.P.L.S. Telephone: 972-464-4884 • Email: mpeace@bgeinc.com

Copyright 2025

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- 5. The purpose of this plat is to modify previously platted lots to facilitate new development.
- 6. Existing structures on the site will be demolished.



(NOT TO SCALE)



# **LEGEND**

MONUMENT OF RECORD DIGNITY

PROPERTY CORNER BOLLARD

CLEANOUT

FIRE HYDRANT **GRATE INLET** 

IRRIGATION CONTROL VALVE LIGHT POLE

TEL TELEPHONE PEDESTAL SANITARY SEWER MANHOLE

STORM DRAIN MANHOLE

WATER METER

WATER VALVE POINT OF BEGINNING

INST. NO. INSTRUMENT NUMBER

BOUNDARY LINE --- ABSTRACT LINE

— — — — — EXISTING EASEMENT LINE

— — — — PROPOSED EASEMENT LINE —— OHE —— OHE — OVERHEAD ELECTRIC LINE

—— SS —— SS —— SANITARY SEWER LINE —— GAS —— GAS —— UNDERGROUND NATURAL GAS LINE

w — w — UNDERGROUND WATER LINE

D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS

MAP RECORDS OF DALLAS COUNTY, TEXAS

O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF

DALLAS COUNTY, TEXAS

# PRELIMINARY PLAT PINNACLE PARK ADDITION

LOTS 1R, 2R, AND 2AR, BLOCK A/7211

A REPLAT OF LOT 1 AND PART OF LOT 2, BLOCK A/7211, SBC/PINNACLE PARK ADDITION

LOT 2A, BLOCK A/7211, HOLIDAY INN AT PINNACLE PARK ADDITION

BEING 19.946 ACRES PHILEMON LACY SURVEY, ABSTRACT NO. 776 CITY OF DALLAS, DALLAS COUNTY, TEXAS

> AUGUST 2025 SHEET 3 OF 5

CITY PLAN FILE NO. PLAT-25-000082 & S245-232

#### **OWNER COMMUNICATIONS**

**HOSPITALITY, LLC** 1125 Executive Circle, Suite 220 Irving, TX 75038

# SURVEYOR

BGE, Inc. 2595 Dallas Parkway, Suite 101, Frisco, TX 75034 Tel: 972-464-4800 • www.bgeinc.com

Contact: Mark Peace, R.P.L.S.

Copyright 2025

Telephone: 972-464-4884 • Email: mpeace@bgeinc.com

TBPELS Firm No. 10106500



LOT 1, BLOCK 1/7214

IH-30 DISTRIBUTION ADDITION

(INST. NO. 20080225388)

O.P.R.D.C.T.

/-N 89°12'33" E-

5/8-INCH IRON ROD

W/ "JBI" CAP FOUND / N=6964727.99

28.01

√ ≪ SIGN

\_\_\_\_\_

MATCH LINE - SEE SHEET 2

SBC/PINNACLE PARK ADDITION

O.P.R.D.C.T.

O.P.R.D.C.T.

(INST. NO. 202500018387),

3-INCH ALUMINUM DISK W/ "BLOCK 1.721 RPLS 5017" FOUND

§ (INST. NO. 200201871898)

FARMER GROUP, LLC

**LOT 2R** 

5.708 ACRES

(248,626 SQ. FT.)

PINNACLE PARK 1, LLC /

(INST. NO. 202500173112) 0.P.R.D.C.T.

- 1. Bearing system for this survey is based on the Texas State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, adjustment realization 2011, based on observations made on September 11, 2023 with an applied combined scale factor of 1.000136506.
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#### Zone X - Areas determined to be outside 500-year floodplain

4. Lot-to-lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section approval.

LOT ZAR

**2.156 ACRES** 

(93,924 SQ. FT.)

LOT 2B, BLOCK A/7211

COCKRELL HILL STORAGE ADDITION

(INST. NO. 201800010320)

O.P.R.D.C.T.

-3-INCH ALUMINUM DISK

W/ "JDJR ENGINEERS COCHRELL HILL" FOUND

-10' PRIVATE DRAINAGE EASEMENT

—1/2—ÌNCH IRON ROD FOUND,

5/8-INCH IRON ROD

\w/ "BGE" CAP SET

1/2-INCH IRON ROD FOUND

5. The purpose of this plat is to modify previously platted lots to facilitate new development.

LOT 6, BLOCK A/7211

PINNACLE PARK NO. 10 ADDITION,

PHASE 2

(INST. NO. 200403015913)

P.R.D.C.T.

IRON ROD FOUND

1/2-INCH IRON— ROD FOUND

1/2-INCH-IRON ROD FOUND

20' TXU ELECTRIC COMPANY

EASEMENT AND RIGHT-OF-WAY

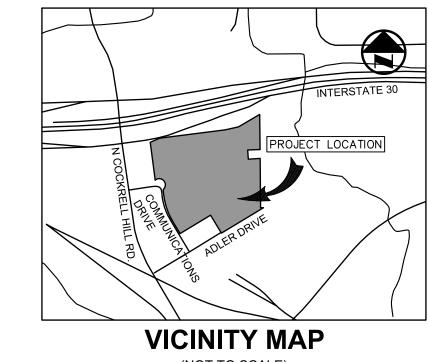
(INST. NO. 200201664452)

O.P.R.D.C.T.

LOT 7B, BLOCK A/7211PINNACLE PARK NO. 10 ADDITION, PHASE 3 (INST. NO. 200600033539) O.P.R.D.C.T.

1/2-INCH IRON-ROD FOUND

6. Existing structures on the site will be demolished.



(NOT TO SCALE)



# **LEGEND**

MONUMENT OF RECORD DIGNITY PROPERTY CORNER

BOLLARD CLEANOUT

FIRE HYDRANT **GRATE INLET** 

IRRIGATION CONTROL VALVE LIGHT POLE

TELEPHONE PEDESTAL

SANITARY SEWER MANHOLE

STORM DRAIN MANHOLE WATER METER

WATER VALVE

POINT OF BEGINNING INSTRUMENT NUMBER

BOUNDARY LINE

—— ABSTRACT LINE ---- EXISTING EASEMENT LINE — — — — PROPOSED EASEMENT LINE

---- OHE ----- OVERHEAD ELECTRIC LINE —— SS —— SS —— SANITARY SEWER LINE

—— GAS —— GAS —— UNDERGROUND NATURAL GAS LINE

D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS

MAP RECORDS OF

DALLAS COUNTY, TEXAS OFFICIAL PUBLIC RECORDS OF O.P.R.D.C.T.

DALLAS COUNTY, TEXAS

# PRELIMINARY PLAT PINNACLE PARK ADDITION

LOTS 1R, 2R, AND 2AR, BLOCK A/7211 A REPLAT OF

LOT 1 AND PART OF LOT 2, BLOCK A/7211, SBC/PINNACLE PARK ADDITION

LOT 2A, BLOCK A/7211, HOLIDAY INN AT PINNACLE PARK ADDITION

BEING 19.946 ACRES PHILEMON LACY SURVEY, ABSTRACT NO. 776 CITY OF DALLAS, DALLAS COUNTY, TEXAS

> AUGUST 2025 SHEET 4 OF 5

CITY PLAN FILE NO. PLAT-25-000082 & S245-232

OWNER

CURVE TABLE

DELTA RADIUS CHORD BEARING

23°39'08" | 628.00' N 19°15'13" W

49°27'30" | 20.00' | N 17°18'06" E 171°41'22" | 60.00' N 43°48'50" W

> PINNACLE PARK 1, LLC 3625 N. Hall Street, Suite 1280 Dallas, TX 75219

ARC LENGTH

257.41' 259.24' 16.73' 17.26'

119.68' 179.79'

**OWNER** 

**COMMUNICATIONS HOSPITALITY, LLC** 1125 Executive Circle, Suite 220 Irving, TX 75038

#### SURVEYOR BGE, Inc.

2595 Dallas Parkway, Suite 101, Frisco, TX 75034 Tel: 972-464-4800 • www.bgeinc.com TBPELS Firm No. 10106500

Copyright 2025

Contact: Mark Peace, R.P.L.S. Telephone: 972-464-4884 • Email: mpeace@bgeinc.com WHEREAS, PINNACLE PARK 1, LLC and COMMUNICATIONS HOSPITALITY, LLC are the owners of a 19.946-acre (868,848-square-foot) tract of land situated in the Philemon Lacy Survey, Abstract No. 776, City of Dallas, Dallas County, Texas; said tract being all of Lot 1 and part of Lot 2, Block A/7211, SBC/Pinnacle Park Addition, an addition to the City of Dallas according to the plat recorded in Instrument No. 200201871898 of the Official Public Records of Dallas County, Texas, all of Lot 2A, Block A/7211, Holiday Inn at Pinnacle Park Addition, an addition to the City of Dallas according to the plat recorded in Instrument No. 202300160982 of said Official Public Records, part of that certain tract of land described in Special Warranty Deed to Communications Hospitality, LLC recorded in Instrument No. 202300160982 of said Official Public Records, all of that certain tract of land described in Special Warranty Deed to Pinnacle Park 1, LLC recorded in Instrument No. 202500019865 of said Official Public Records, and all of that certain tract of land described in General Warranty Deed to Pinnacle Park 1, LLC recorded in Instrument No. 202500173112 of said Official Public Records; said 19.946-acre tract being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2-inch iron rod found in the south right-of-way line of Interstate Highway 30 (a variable-width public right-of-way recorded in Instrument No. 199800171367 of said Official Public Records; said point being the northwest corner of said Lot 1, Block A/7211 and the northeast corner of Lot 3, Block A/7211, Pinnacle Park No. 7 Addition, an addition to the City of Dallas according to the plat recorded in Instrument No. 200402815870 of said Official Public Records;

THENCE, with the said south right-of-way line of Interstate Highway 30 and the north line of said Lot 1, Block A/7211, the following four (4) courses and distances:

- North 66 degrees 20 minutes 10 seconds East, a distance of 100.65 feet to a 5/8-inch iron rod with "BGE" cap set for an angle point;
- North 82 degrees 46 minutes 37 seconds East, a distance of 641.61 feet to a 3-inch aluminum disk with "PINNACLE PARK ADDITION RPLS 5320" found for an angle point;
- North 77 degrees 04 minutes 21 seconds East, a distance of 131.23 feet to a 3-inch aluminum disk with "PINNACLE PARK ADDITION RPLS 5320" found for an angle point;
- North 59 degrees 33 minutes 48 seconds East, a distance of 239.17 feet to a 1/2-inch iron rod with illegible cap found for corner; said point being the northeast corner of said Lot 1, Block A/7211 and the northwest corner of Lot 1, Block 1/7214, IH-30 Distribution Addition, an addition to the City of Dallas according to the plat recorded in Instrument No. 20080225388 of said Official Public Records;

THENCE, South 00 degrees 32 minutes 13 seconds East, departing the said south right-of-way line of Interstate Highway 30 and with an east line of said Lot 1, Block A/7211 and the west line of said Lot 1, Block 1/7214, a distance of 340.91 feet to a 5/8-inch iron rod with "BGE" cap set for corner; said point being the northeast corner of that certain tract of land described in Affidavit in any Fact to El Camposanto Cemetery recorded in Instrument No. 198700987255 of said Official Public Records and a southeast corner of said Lot 1, Block A/7211;

THENCE, South 87 degrees 39 minutes 12 seconds West, departing the said west line of Lot 1, Block 1/7214 and with the north line of said El Camposanto Cemetery tract and a south line of said Lot 1, Block A/7211, a distance of 120.24 feet to a 3-inch aluminum disk with "PINNACLE PARK ADDITION RPLS 5320" found for corner; said point being the northwest corner of said El Camposanto Cemetery tract and an interior southeast corner of said Lot 1, Block A/7211;

THENCE, South 03 degrees 53 minutes 53 seconds East, with the west line of said El Camposanto Cemetery tract and an east line of said Lot 1, Block A/7211, a distance of 89.69 feet to a 5/8-inch iron rod with "BGE" cap set for corner; said point being the southwest corner of said El Camposanto Cemetery tract and an interior northeast corner of said Lot 1, Block A/7211;

THENCE, North 86 degrees 11 minutes 50 seconds East, with the south line of said El Camposanto Cemetery tract and a north line of said Lot 1, Block A/7211, passing at a distance of 57.64 feet a 3-inch aluminum disk with "PINNACLE PARK ADDITION RPLS 5320" found for a southeast corner of said Lot 1, Block A/7211 and a northwest corner of said Lot 2, Block A/7211, continuing with a north line of said Lot 2, Block A/7211 a total distance of 115.11 feet to a 5/8-inch iron rod with "BGE" cap set for corner in the said west line of Lot 1, Block 1/7214; said point being the southeast corner of said El Camposanto Cemetery tract and a northeast corner of said Lot 2, Block A/7211;

THENCE, South 00 degrees 32 minutes 13 seconds East, with the east line of said Lot 2, Block A/7211 and the said west line of Lot 1, Block 1/7214, a distance of 479.58 feet to an aluminum disk stamped "BLOCK 1.721 RPLS 5017" found for corner; said point being a northwest corner of said Lot 2, Block A/7211 and the southwest corner of said Lot 1, Block 1/7214;

THENCE, North 89 degrees 12 minutes 33 seconds East, with a north line of said Lot 2, Block A/7211 and a south line of said Lot 1, Block 1/7214, a distance of 28.01 feet to a 5/8-inch iron rod with "JBI" cap found for corner in the northwest right-of-way line of Adler Drive (a 64-foot public right-of-way according to the plat recorded in Instrument No. 200101299143 of said Official Public Records); said point being a northeast corner of said Lot 2, Block A/7211;

THENCE, South 58 degrees 55 minutes 13 seconds West, with the said northwest right-of-way line of Adler Drive and a southeast line of said Lot 2, Block A/7211, a distance of 476.75 feet to a broken aluminum cap found for corner; said point being a southwest corner of said Lot 2, Block A/7211 and a southeast corner of Lot 2B, Block A/7211, Cockrell Hill Storage Addition, an addition to the City of Dallas according to the plat recorded in Instrument No. 201800010320 of said Official Public Records;

THENCE, North 31 degrees 04 minutes 47 seconds West, departing the said northwest right-of-way line of Adler Drive and with a southwest line of said Lot 2, Block A/7211 and the northeast line of said Lot 2A, Block A/7211, a distance of 203.49 feet to a 1/2-inch iron rod found for corner; said point being an interior southwest corner of said Lot 2, Block A/7211 and the northeast corner of said Lot 2B, Block A/7211;

THENCE, South 58 degrees 55 minutes 13 seconds West, with a southeast line of said Lot 2, Block A/7211 and the northwest line of said Lot 2B, Block A/7211, a distance of 346.18 feet to a 1/2-inch iron rod found for corner in the northeast right-of-way line of Communications Parkway (a 64-foot public right-of-way according to the plat recorded in Instrument No. 200101299143 of said Official Public Records); said point being a southwest corner of said Lot 2, Block A/7211 and the northwest corner of said Lot 2B, Block A/7211;

THENCE, with the said northeast right-of-way line of Communications Parkway, the following five (5) courses and distances:

North 31 degrees 04 minutes 47 seconds West, passing at a distance of 30.00 feet a 1/2-inch iron rod found for a northwest corner of said Lot 2, Block A/7211 and the southeast corner of said Lot 2A, Block A/7211, Holiday Inn at Pinnacle Park Addition, continuing with the southwest line of said Lot 2A, Block A/7211 a total distance of 139.07 feet to a 1/2-inch iron rod found at the beginning of a tangent curve to the right;

Continuing with the said southwest line of Lot 2A, Block A/7211 and said curve to the right, having a central angle of 23 degrees 39 minutes 08 seconds, a radius of 628.00 feet, a chord bearing and distance of North 19 degrees 15 minutes 13 seconds West, 257.41 feet, passing at an arc length of 111.52 feet an "X" cut in concrete found for the northwest corner of said Lot 2A, Block A/7211 and a southwest corner of said Lot 1, Block A/7211, continuing with the west line of said Lot 1, Block A/7211 a total arc length of 259.24 feet to a 3-inch aluminum disk stamped "SBC ROADS ROW RPLS 5230" found at the end of said curve;

North 07 degrees 25 minutes 39 seconds West, continuing with the said west line of Lot 1, Block A/7211, a distance of 54.78 feet to a 3-inch aluminum disk stamped "SBC ROADS ROW RPLS 5230" found at the beginning of a tangent curve to the

Continuing with the said west line of Lot 1, Block A/7211 and said curve to the right, having a central angle of 49 degrees 27 minutes 30 seconds, a radius of 20.00 feet, a chord bearing and distance of North 17 degrees 18 minutes 06 seconds East, 16.73 feet, and an arc length of 17.26 feet to a 5/8-inch iron rod with "BGE" cap set at the end of said curve and the beginning of a reverse curve

Continuing with the said west line of Lot 1, Block A/721 and said reverse curve to the left, having a central angle of 171 degrees 41 minutes 22 seconds, a radius of 60.00 feet, a chord bearing and distance of North 43 degrees 48 minutes 50 seconds West, 119.68 feet, and an arc length of 179.79 feet to a 5/8-inch iron rod with "BGE" cap set for corner at the end of said curve; said point being the southeast corner of said Lot 3, Block A/7211;

THENCE, North 07 degrees 25 minutes 39 seconds West, departing the said northeast right-of-way line of Communications Drive and continuing with the said west line of Lot 1, Block A/7211 and the east line of said Lot 3, Block A/7211, a distance of 370.12 feet to the POINT OF BEGINNING and containing 19.946 acres or 868,848 square feet of land,

#### **OWNER'S DEDICATION**

STATE OF TEXAS COUNTY OF COLLIN

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That PINNACLE PARK 1, LLC and COMMUNICATIONS HOSPITALITY, LLC, acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein described property as PINNACLE PARK 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 part 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 requires 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.

⊺his plat	approved	subject to	all platting	ordinances,	rules,	regulations,	and resol	utions of
he City	of Dallas.							

WITNESS, my hand at Dallas, Texas, this the _	day of	, 2025.
PINNACLE PARK 1, LLC		

(Printed name of authorized signature)

(Corporate title of authorized agent)

COMMUNICATIONS HOSPITALITY, LLC

(Printed name of authorized signature) (Corporate title of authorized agent)

#### SURVEYOR'S STATEMENT

STATE OF TEXAS COUNTY OF COLLIN

I, Gregory Mark Peace, 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 Engineers and Land Surveyors, 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.

Dated this the day of _	, 2025.
-------------------------	---------

Released for title review purposes	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.		
Gregory Mark Peace, RPLS			
STATE OF TEXAS	8	SURV	

STATE OF TEXAS COUNTY OF COLLIN

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Gregory Mark Peace, 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 expressed.

Given under my hand and seal of office, the	nis day	of	2025.

Notary Public in and for the State of Texas

# PLACE COUNTY RECORDING LABEL HERE

CERTIFICATE OF APPROVAL
I,, Chairperson or, Vic
Chairperson of the City Plan Commission of the City of Dallas
State of Texas, hereby certify that the attached plat was dul
filed for approval with the City Plan Commission of the City of
Dallas on the day of A.D. 20, an
same was duly approved on the day of
A.D. 20 by said Commission.

Chairperson or Vice Chairperson City Plan Commission

Dallas, Texas

Attest:

Secretary

### PRELIMINARY PLAT PINNACLE PARK ADDITION

LOTS 1R, 2R, AND 2AR, BLOCK A/7211

A REPLAT OF LOT 1 AND PART OF LOT 2, BLOCK A/7211, SBC/PINNACLE PARK ADDITION

LOT 2A, BLOCK A/7211, HOLIDAY INN AT PINNACLE PARK ADDITION

BEING 19.946 ACRES PHILEMON LACY SURVEY, ABSTRACT NO. 776

CITY OF DALLAS, DALLAS COUNTY, TEXAS **AUGUST 2025** 

SHEET 5 OF 5

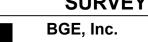
CITY PLAN FILE NO. PLAT-25-000082 & S245-232

OWNER

**PINNACLE PARK 1, LLC** 3625 N. Hall Street, Suite 1280 Dallas, TX 75219

## **OWNER**

**COMMUNICATIONS** HOSPITALITY, LLC 1125 Executive Circle, Suite 220 Irving, TX 75038



**SURVEYOR** 2595 Dallas Parkway, Suite 101, Frisco, TX 75034

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