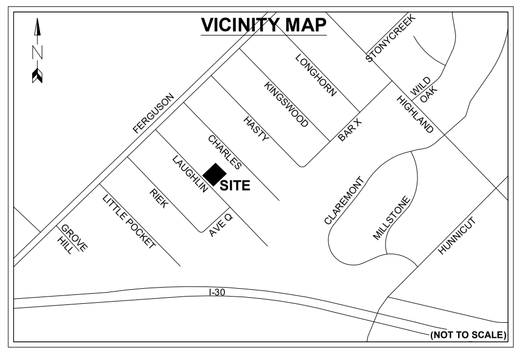

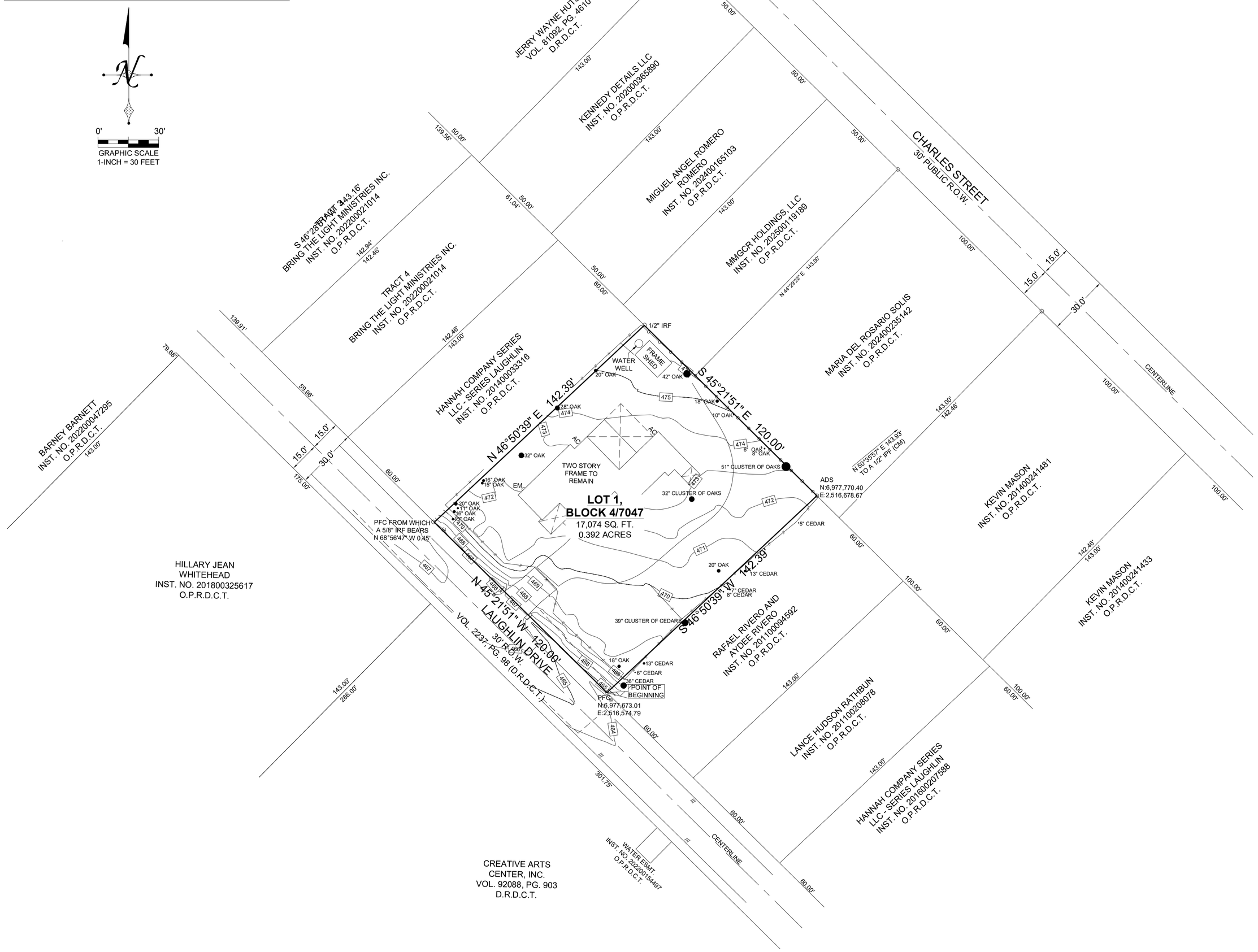

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS Openblock Res Fund I, LLC is the owner of a 0.392 acre tract situated in the Da Murdock Survey, Abstract Number 998, City of Dallas, Dallas County, Texas, same being a portion of Block 4/7047, J.L. Ferguson Addition, an addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof recorded in Volume 1173, Page 188, Deed Records, Dallas County, Texas, same being that tract of land conveyed to Openblock Res Fund I, LLC by General Warranty Deed with Vendor's Lien recorded in Instrument Number 202500169661, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner, said corner being the West corner of a tract of land conveyed to Rafael Rivero and Aydee Rivero by deed recorded in Instrument Number 201100094592, Official Public Records, Dallas County, Texas, same lying along the Northeast Right-of-Way line of Laughlin Drive (a 30 foot Right-of-Way) (per Volume 2237, Page 98 Deed Records, Dallas County, Texas);

THENCE North 45 degrees 21 minutes 51 seconds West, a distance of 120.00 feet to a point for corner, said corner lying along the Northeast Right-of-Way line of said Laughlin Drive, same being the South corner of a tract of land conveyed to Hannah Company Series LLC – Series Laughlin by deed recorded in Instrument Number 201400033316, Official Public Records, Dallas County, Texas, from which a 5/8 inch iron rod found bears North 25 degrees 50 minutes 11 seconds West a distance of 1.37 feet for reference;

THENCE North 46 degrees 50 minutes 39 seconds East, a distance of 142.39 feet to a 1/2 inch iron rod found for corner, said corner being the East corner of said Hannah Company tract, same lying along the Southwest line of a tract of land conveyed to MMGCR Holdings, LLC by deed recorded in Instrument Number 202500119189, Official Public Records, Dallas County, Texas;

THENCE South 45 degrees 21 minutes 51 seconds East, a distance of 120.00 feet to a 1/2 inch iron rod set with an aluminum disc stamped "OA & RPLS 3691" for corner, said corner lying along the Southwest line of a tract of land conveyed to Maria Del Rosario Solis by deed recorded in Instrument Number 202400235142, Official Public Records, Dallas County, Texas;

THENCE South 46 degrees 50 minutes 39 seconds West, a distance of 142.39 feet to the POINT OF BEGINNING and containing 17,074 square feet or 0.392 acres of land.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That OpenblockRes Fund I, LLC, acting by and through its duly authorized representative, does hereby adopt this plat, designating the herein described property as **LOT 1, BLOCK 4/7047, OPENBLOCK 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 there. 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).

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas, Texas.

Witness my hand at _____, Texas, This _____ day of _____, 20___.

Openblock Res Fund I, LLC

_____
Name:
Title: Authorized Agent

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 _____, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged and in the capacity therein stated.

Witness my hand at _____, Texas, This _____ day of _____, 20___.

_____
Notary Public in and for the State of Texas
My commission expires:

SURVEYOR'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, Barry S. Rhodes, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual survey of the land and that the corner monuments shown thereon were found and/or properly placed under my supervision in accordance with the platting rules and regulations of the City of Balch Springs, Dallas County, Texas.

WITNESS MY HAND AT _____, TEXAS this the _____ day of _____, 20__.

"Preliminary, this document shall not be recorded for any purpose."

Barry S. Rhodes
Registered Professional Land Surveyor
R.P.L.S. No. 3691

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Barry S. Rhodes, R.P.L.S. 3691, State of Texas, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20__.

_____
Notary Public in and for the State of Texas
My commission expires:

CERTIFICATE OF APPROVAL

I, _____, Chairperson or
I, _____, 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.

_____
Chairperson or Vice Chairperson
City Planning Commission
Dallas, Texas

Attest:

_____
Secretary

SURVEYOR'S NOTES

1. ALL CORNERS ARE SET WITH A 1/2" IRON RODS SET WITH A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING" UNLESS OTHERWISE NOTED.

2. BASIS OF BEARINGS DETERMINED BY TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).

3. THE PURPOSE OF THIS REPLAT IS TO CREATE 1 PLATTED LOT FROM AN UNPLATTED TRACT OF LAND.

4. NO PORTION OF THE SUBJECT PROPERTY IS LOCATED IN A 100-YEAR FLOOD PLAIN ACCORDING TO FLOOD INSURANCE RATER MAP (FIRM) MAP NO. 48113C0365K, DATED 07/07/2014, PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR DALLAS COUNTY, TEXAS, THIS PROPERTY IS WITHIN ZONE X.

5. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

6. LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING AND DRAINAGE ENGINEERING SECTION APPROVAL.

LEGEND

D.R.D.C.T	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
R.O.W	RIGHT-OF-WAY
CM	CONTROLLING MONUMENT
VOL.	VOLUME
PG	PAGE
INST. NO.	INSTRUMENT NUMBER
IRF	IRON ROD FOUND
ADS	ALUMINUM DISC SET STAMPED "OA & RPLS 3691"
ESMT	EASEMENT
PFC	POINT FOR CORNER

PROPERTY ADDRESS: 2345 LAUGHLIN DRIVE, DALLAS, TEXAS 75228
OWNER: *OPENBLOCK RES FUND I, LLC*
ADDRESS: 2345 LAUGHLIN DRIVE, DALLAS, TEXAS 75228
PHONE: 945-400-4843

BURNS SURVEYING
PROFESSIONAL LAND SURVEYORS
OFFICE: 2701 SUNSET RIDGE DRIVE SUITE 303, ROCKWALL, TX 75032
SURVEYOR: BARRY S. RHODES - RPLS NO. 3691
FIRM NO. 10194366
WEBSITE: WWW.BURNSSURVEY.COM
PHONE: (214) 326-1090

JOB NO.: 202509543 PREPARATION DATE: 12/16/2025 DRAWN BY: ANR

REPLAT
LOT 1, BLOCK 4/7047
OPENBLOCK ADDITION

BEING A REPLAT OF A PORTION OF BLOCK 4/7047,
J.L. FERGUSON ADDITION (VOL. 1173, PG. 188 D.R.D.C.T.)
17,074 SQUARE FEET / 0.392 ACRES SITUATED IN THE
DA MURDOCK SURVEY, ABSTRACT NO. 998
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO.: PLAT26-000014
CITY ENGINEERING FILE NO.: _____