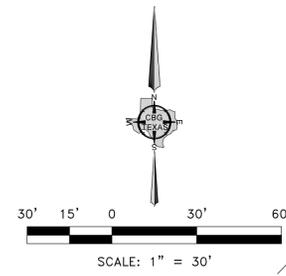


VICINITY MAP
NOT TO SCALE



SCALE: 1" = 30'

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS

Whereas OR Asset Holdings, L.P. a Texas limited partnership is the owners of a 41,141 square feet tract of land situated in the John Grigsby Survey, Abstract No. 495, being a portion of City Block 2/954, City of Dallas, Dallas County, Texas, same being a portion of Block 2/954, Mahons Homestead Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 90, Page 610, Map Records, Dallas County, Texas, being a tract of land conveyed to OR Asset Holdings, L.P. a Texas limited partnership, by Special Warranty Deed recorded in Instrument Number 201000127406, Official Public Records, Dallas County, Texas, and being a tract of land conveyed to OR Asset Holdings, L.P. a Texas limited partnership, by Quitclaim Deed recorded in Instrument Number 201900159367, 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 in the intersection of the Southwest right-of-way line of Routh Street (a variable width right-of-way) recorded in Volume 90, Page 610 and Volume 183, Page 482, Map Records, Dallas County, Texas, and the Northwest right-of-way line of McKinney Avenue (a variable width right-of-way) recorded in Volume 90, Page 610 and Volume 69, Page 560, Map Records, Dallas County, Texas;

THENCE South 12 degrees 55 minutes 39 seconds West, along the Northwest right-of-way line of said McKinney Avenue, a distance of 140.00 feet to a point for corner, said corner being along the Northwest right-of-way line of said McKinney Avenue;

THENCE North 58 degrees 22 minutes 41 seconds West, a passing distance of 3.14 feet to a 1/2-inch iron rod found with yellow cap stamped "5686" on line, and continuing a total distance of 184.95 feet to a "X" cut found in concrete, said corner being the North corner of Lot 1, Block 2/954, of Chateau Plaza Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 85012, Page 3579, Map Records, Dallas County, Texas, same being the East corner of a 20 foot wide alley, recorded in Volume 90, Page 610, Map Records, Dallas County, Texas;

THENCE North 62 degrees 45 minutes 12 seconds West, along the Northeast line of said alley, a distance of 26.45 feet to a 1/2-inch iron rod found for corner, said corner being along the Northeast line of said Alley;

THENCE North 45 degrees 57 minutes 58 seconds West, along the Northeast line of said alley, a distance of 76.34 feet to a 3-1/4 inch aluminum disc stamped "O.A.H and RPLS 5513" set over a 1/2-inch iron rod set for corner, said corner being along the Northeast line of said alley, same being the South corner of a tract of land conveyed to OR Asset Holdings, L.P. a Texas limited partnership, by deed recorded in Instrument Number 201300354497, Official Public Records, Dallas County, Texas;

THENCE North 34 degrees 48 minutes 02 seconds East, along the Southeast line of said OR Asset Holdings tract (201300354497), a distance of 178.12 feet to a 3-1/4-inch aluminum disc stamped "O.A.H and RPLS 5513" set over a 1/2-inch iron rod set for corner, said corner being the North corner of said OR Asset Holdings tract (201300354497), same being along the Southwest right-of-way line of said Routh Street;

THENCE South 45 degrees 45 minutes 18 seconds East, along the Southwest right-of-way line of said Routh Street, a distance of 51.11 feet to a 3-1/4-inch aluminum disc stamped "O.A.H and RPLS 5513" set over a 1/2-inch iron rod set for corner, said corner being along the Southwest right-of-way line of said Routh Street;

THENCE South 39 degrees 12 minutes 40 seconds East, along the Southwest right-of-way line of said Routh Street, a distance of 51.11 feet to a 1/2-inch iron rod found with yellow caps stamped "5686" for corner, said corner being along the Southwest right-of-way line of said Routh Street;

THENCE South 43 degrees 59 minutes 32 seconds East, along the Southwest right-of-way line of said Routh Street, a distance of 164.89 feet to the POINT OF BEGINNING and containing 41,141 square feet and or 0.94 acres of land.

CITY BLOCK 3/955

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That OR Asset Holdings, L.P., acting through their authorized manager Corey Wells, do hereby adopt this plat, designating the herein described property as **OR ASSET HOLDINGS 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 _____, 2023.

By: _____
OR Asset Holdings, L.P. (Owner)
Corey Wells (Manager)

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Corey Wells known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2023.

Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT:

I, Bryan Connolly, 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 _____, 2023.

RELEASED FOR REVIEW 10/24/2023 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connolly
Texas Registered Professional Land Surveyor No. 5513

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 Bryan Connolly 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2023.

Notary Public in and for the State of Texas

2600 FAIRMOUNT, LLC, A TEXAS LIMITED LIABILITY COMPANY
INST. NO. 201900054297
O.P.R.D.C.T.

GEORGE W. KORNIE AND WIFE, MARY ANN KORNIE
VOL. 97199, PG. 3875
D.R.D.C.T.

JOHN W. DAYTON AND ARIENE J. DAYTON
INST. NO. 201300238726
O.P.R.D.C.T.

JOHN GRIGSBY SURVEY
ABSTRACT 495
OR ASSET HOLDINGS, L.P. A TEXAS LIMITED PARTNERSHIP
INST. NO. 201300354497
O.P.R.D.C.T.

TRACT 2/954
MAHONS HOMESTEAD
VOL. 90, PG. 610
M.R.D.C.T.

STATE PLANE COORDINATES
N=6,977,031.20
E=2,490,104.12

LOT 1, BLOCK 2/954
41,141 Sq. Feet
0.94 Acres
OR ASSET HOLDINGS, L.P. A TEXAS LIMITED PARTNERSHIP
INST. NO. 20100127406
O.P.R.D.C.T.

TRACT 1
MAHONS HOMESTEAD
VOL. 90, PG. 610
M.R.D.C.T.

CITY BLOCK 2/954

TRACT 3
MURPHY PLAZA, LLC
INST. NO. 201100235322
O.P.R.D.C.T.

2520 FAIRMOUNT STREET OFFICE, LLC, A TEXAS LIMITED LIABILITY COMPANY
INST. NO. 202200134668
O.P.R.D.C.T.

20' ALLEY
CALLED 40' R.O.W.
(VOL. 90, PG. 610
M.R.D.C.T.)
CALLED 20' R.O.W.
(VOL. 85012, PG. 3579
M.R.D.C.T.)

LOT 1, BLOCK 2/954
CHATEAU PLAZA
VOL. 85012, PG. 3579
M.R.D.C.T.

CITY BLOCK C/549

LOT 1A, BLOCK C/549
GABLES MCKINNEY ADDITION
INST. NO. 201400224233
O.P.R.D.C.T.

LINE	BEARING	DISTANCE
L1	N 62°45'12" W	26.45'
L2	S 45°45'18" E	51.11'
L3	S 39°12'40" E	22.79'

GENERAL NOTES

- 1) BEARINGS SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE, AND 83 (2011).
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT OUT OF THE PORTION ONE BLOCK 2/954.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DEPARTMENT APPROVAL.
- 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 6) THIS PLAT IS SUBJECT TO A PAVING AND/OR STORM DRAINAGE COVENANT AGREEMENT, RECORDED IN INSTRUMENT NO. _____, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS.

LEGEND

- M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
- VOL. = VOLUME
- PG. = PAGE
- ESMT. = EASEMENT
- CM = CONTROLLING MONUMENT
- R.O.W. = RIGHT-OF-WAY
- 1/2" IRF = 1/2 INCH IRON ROD FOUND
- 1/2" IRFYC = 1/2 INCH IRON ROD FOUND WITH YELLOW CAP
- A.C.S. = 3-1/4" ALUMINUM DISK STAMPED "O.A.H.-RPLS 5513" SET OVER A 1/2 INCH IRON ROD SET

OWNER: OR ASSET HOLDINGS, L.P. A TEXAS LIMITED PARTNERSHIP
MANAGER: COREY WELLS
522 BENSON LANE
ROANOK, TEXAS 76262
PHONE: 817-707-4770
EMAIL: CWELLS@REDAENVIRONMENTAL.COM

PRELIMINARY PLAT
OR ASSET HOLDINGS ADDITION
LOT 1, BLOCK 2/954
41,141 SQ.FT. / 0.94 ACRES
BEING A REPLAT OF A PORTION OF CITY BLOCK 2/954
MAHONS HOMESTEAD ADDITION
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S234-020

PLANNING & SURVEYING
Main Office
1413 East I-30, Ste. 7
Garland, TX 75043
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbgtllc.com

SCALE: 1"=30' / DATE: 07/31/2023 / JOB NO. 1726059-04PP / DRAWN BY: JLA

CERTIFICATE OF APPROVAL
I, Tony Shidid, 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. 20____ and 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