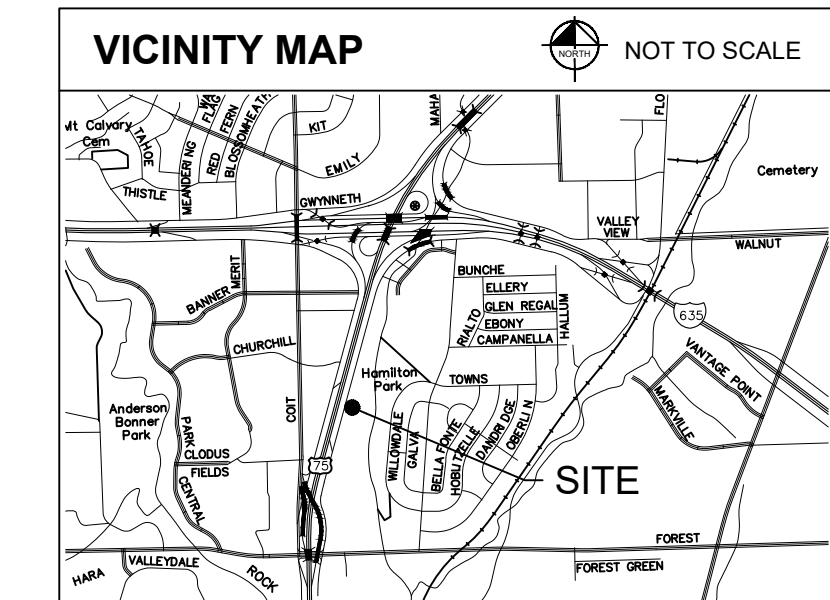


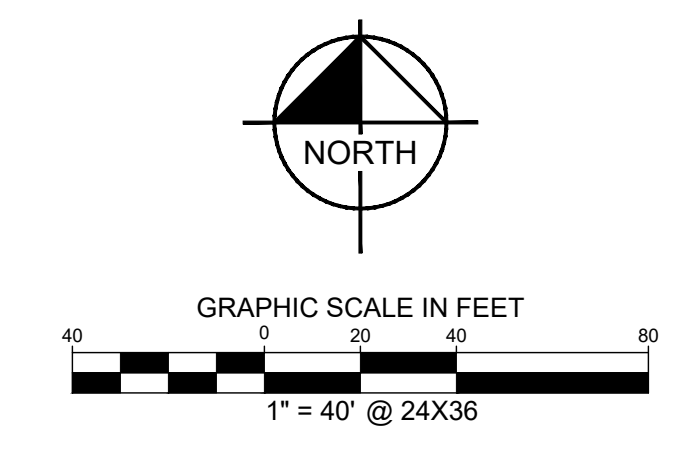
NOTES:

- Bearing system based on the State Plane Coordinate System of 1983, Texas North Central Zone (4202), North American Datum of 1983 (2011).
- The purpose of this plat is to create one lot from a 5.5568 acre tract of land.
- Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering section approval.
- All existing improvements to be removed.
- The grid coordinates shown are based upon the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983, U.S. Survey Feet (sFT), on grid coordinate values, no scale and no projection.



LEGEND:

C.M. = CONTROLLING MONUMENT
 INST. NO. = INSTRUMENT NUMBER
 IRF = IRON ROD FOUND
 IRFC = IRON ROD WITH RED PLASTIC CAP FOUND
 ADF = ALUMINUM DISK FOUND MNF = MAG NAIL FOUND
 D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
 M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
 O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 P.O.B. = POINT OF BEGINNING
 R.O.W. = RIGHT-OF-WAY
 VOL. = VOLUME PG. = PAGE



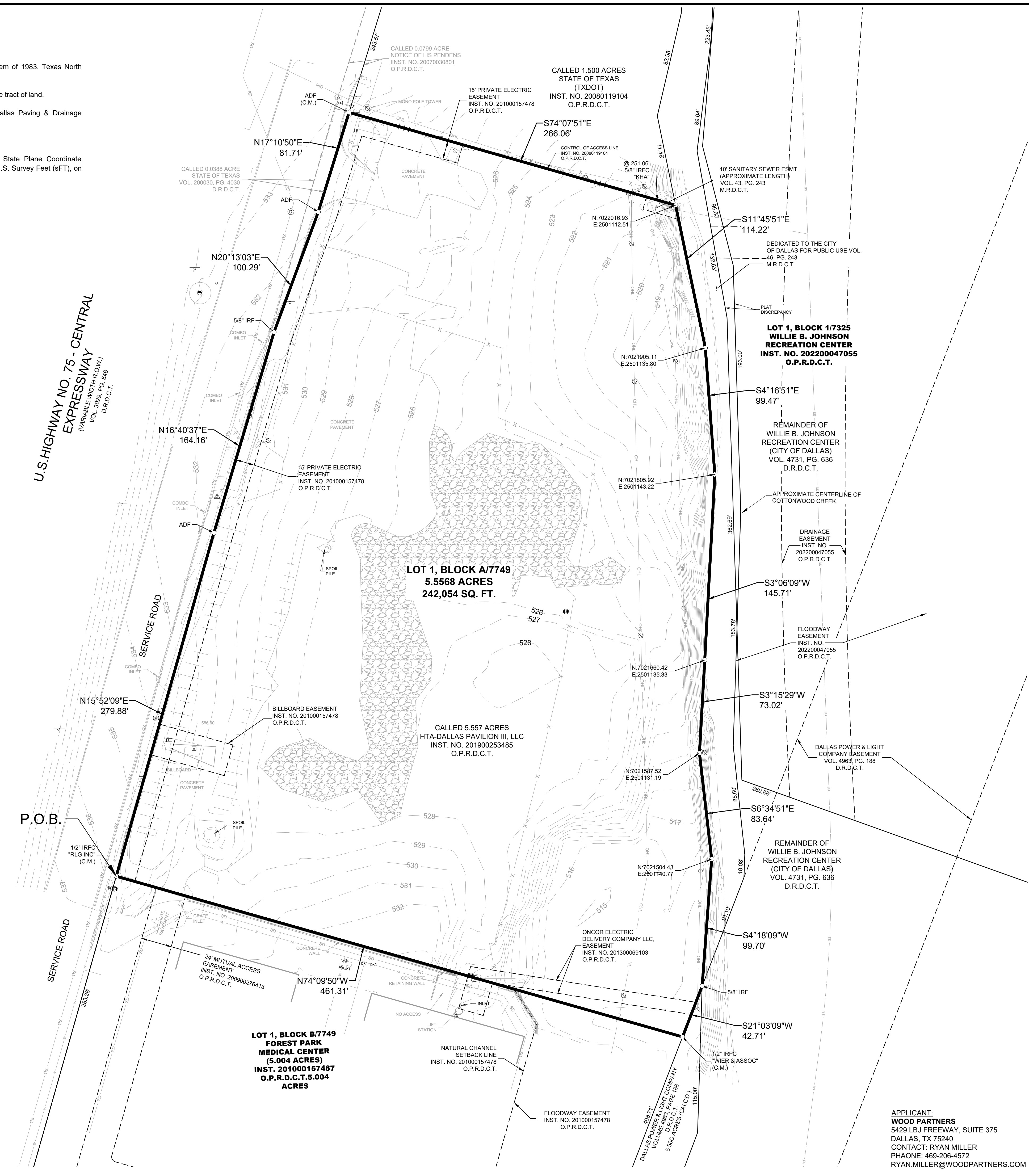
PLACE COUNTY
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, _____, 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 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



**PRELIMINARY PLAT
 HAMILTON PARK CENTRAL
 LOT 1, BLOCK A/7749
 AND BEING 5.5568 ACRES OUT OF THE
 MARIA JOSETA SANCHEZ SURVEY
 ABSTRACT NO. 1272
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. PLAT: -26-000146
 WASTEWATER NO. _____
 PAVING AND DRAINAGE NO. _____**

OWNER:
 HTA-DALLAS PAVILION III, LLC
 CONTACT: MOLLY LEINSDORF
 MLEINSDORF@HEALTHCAREREALTY.COM

SURVEYOR:
 KIMLEY-HORN AND ASSOCIATES, INC.
 2500 PACIFIC AVENUE, SUITE 1100
 DALLAS, TEXAS 75226
 PHONE: 469-718-8849
 CONTACT: William J. Johnson
 BILL.JOHNSON@KIMLEY-HORN.COM

APPLICANT:
 WOOD PARTNERS
 5429 LBJ FREEWAY, SUITE 375
 DALLAS, TX 75240
 CONTACT: RYAN MILLER
 PHAONE: 469-206-4572
 RYAN.MILLER@WOODPARTNERS.COM

ENGINEER:
 KIMLEY-HORN AND ASSOCIATES, INC.
 2500 PACIFIC AVENUE, SUITE 1100
 DALLAS, TEXAS 75226
 PHONE: 469-453-1500
 CONTACT: CAITLIN BRYAN
 CAITLIN.BRYAN@KIMLEY-HORN.COM

Kimley»Horn

2500 Pacific Avenue, Suite 1100 Dallas, Texas 75226 FIRM # 10115500 Tel. No. (469) 718-8849 www.kimley-horn.com

Scale 1" = 40'	Drawn by DWP	Checked by KHA	Date May, 2026	Project No. 067780353	Sheet No. 1 OF 2
-------------------	-----------------	-------------------	-------------------	--------------------------	---------------------

DWG NAME: K:\DTP\SURVEY\067780353\ALTA HAMILTON PARK DALLAS.dwg PLOTTED BY: PATRICK DAVID 5/26/2026 12:37 PM LAST SAVED: 5/27/2026 2:08 PM

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS HTA-DALLAS PAVILION III, LLC is the owner of a tract of land situated in the M.J. Sanchez Survey, Abstract No.1272, City of Dallas Block 7749, Dallas County, Texas, being all of a called 5.5666 acre tract described in the Special Warranty Deed to HTA-Dallas Pavilion III, LLC recorded as Instrument No. 201900253485, Official Public Records, Dallas County Texas, and being a portion of that 10.257 acre tract of land described in Survey Sketch for Park & Easement Dedication, recorded in Volume 42, Page 243, Map Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a one-half inch iron rod with yellow cap stamped "RLG INC." found for the southeast corner of said 5.5666 acre tract being the northwest corner of Lot 1, Block B/7749, Forest Park Medical Center, an addition to the City of Dallas recorded as Instrument No. 2010000157487, Official Public records, Dallas County, Texas, being in the easterly right-of-way line of U.S. Highway No. 75 (variable width R.O.W.);

THENCE with said easterly right-of-way line as follows:
North 15°52'09" East, a distance of 279.88 feet to a 3 inch aluminum TXDOT monument found for corner;

North 16°40'37" East, a distance of 164.16 feet to a five-eighths inch iron rod found for corner;
North 20°13'03" East, a distance of 100.29 feet to a 3 inch aluminum TXDOT monument found for corner;

North 17°10'50" East, a distance of 81.71 feet to a 3 inch aluminum TXDOT monument found for the northwest corner of the herein described tract and the southwest corner of a called 1.500 right-of-way dedication to the State of Texas (TXDOT) recorded in Instrument No. 20080119104, Deed Records, Dallas County, Texas;

THENCE with the south line of said 1.500 acre tract, South 74°07'51" East, passing at a distance of 251.06 feet a five-eighths inch iron rod with cap stamped "KHA" found for witness, continuing for a total distance of 266.06 feet to a point for corner, being the southeast corner of said 1.500 acre tract and the northeast corner of the herein described tract and being in the westerly line of a tract of land dedicated to City of Dallas for Public Use as set forth on said Sketch for Park & Easement Dedication;

THENCE with the easterly lines of the herein described tract and the westerly lines of said Public Use Dedication tract as follows:
South 11°45'51" East, a distance of 114.22 feet to a point for corner;
South 04°16'51" East, a distance of 99.47 feet to a point for corner;
South 03°06'09" West, a distance of 145.71 feet to a point for corner;
South 03°15'29" West, a distance of 73.02 feet to a point for corner;
South 06°34'51" East, a distance of 83.64 feet to a point for corner;
South 04°18'09" West, a distance of 99.70 feet to a five-eighths inch iron rod found for the south corner of said Public Use Dedication tract, being the north corner of a 5.500 acre (calc'd.) tract of land described in deed to Dallas Power and Light Company recorded in Volume 4963, Page 188, Deed Records, Dalas County, Texas;

THENCE with the east line of the herein described tract and the west line of said 5.500 acre tract, South 21°03'09" West, a distance of 42.71 feet to a one-half inch iron rod with cap stamped "WIER" & Assoc." found for the southeast corner of the herein described tract and the northeast corner of aforementioned Lot 1, Block B/7749;

THENCE with the south line of the herein described tract and the north line of said Lot 1,Block B/7749, North 74°09'50" West, a distance of 461.31 feet to the **POINT OF BEGINNING** and containing 242,054 square feet or 5.568 acres of land.

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That HTA-DALLAS PAVILION III, LLC acting by and through its duly authorized agent, _____ does hereby adopt this plat, designating the herein described property as **HAMILTON PARK CENTRAL** 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____.
By: **HTA-DALLAS PAVILION III, LLC**

Name: _____

Title: _____

STATE OF _____ §
COUNTY OF _____ §

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 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 _____, 20____.

Notary Public in and for the State of _____

SURVEYOR'S STATEMENT:

I, William J. Johnson, 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 Regulations.

Dated this the _____ day of _____, 20____.

William J. Johnson Date
Registered Professional Land Surveyor No. 5426
Kimley-Horn and Associates, Inc.
2500 Pacific Avenue, Suite 1100
Dallas, TX 75226
Ph. 469-718-8849
bill.johnson@kimley-horn.com

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

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 William J. Johnson 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 _____, 20____.

Notary Public in and for the State of Texas

PLACE COUNTY
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, _____, 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 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

**PRELIMINARY PLAT
HAMILTON PARK CENTRAL
LOT 1, BLOCK A/7749**
AND BEING 5.5668 ACRES OUT OF THE
MARIA JOSETA SANCHEZ SURVEY
ABSTRACT NO. 1272
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. PLAT: -26-000146
WASTEWATER NO. _____ - _____
PAVING AND DRAINAGE NO. _____ - _____

Kimley»Horn

2500 Pacific Avenue, Suite 1100 Tel. No. (469) 718-8849
Dallas, Texas 75226 FIRM # 10115500 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	DWP	KHA	May, 2026	067780353	2 OF 2

APPLICANT:
WOOD PARTNERS
5429 LBJ FREEWAY, SUITE 375
DALLAS, TX 75240
CONTACT: RYAN MILLER
PHONE: 469-206-4572
RYAN.MILLER@WOODPARTNERS.COM

OWNER:
HTA-DALLAS PAVILION III, LLC
CONTACT: MOLLY LEINSDORF
MLEINSDORF@HEALTHCAREREALTY.COM

SURVEYOR
KIMLEY-HORN AND ASSOCIATES, INC.
2500 PACIFIC AVENUE, SUITE 1100
DALLAS, TEXAS 75226
PHONE: 469-718-8849
CONTACT: William J. Johnson
BILL.JOHNSON@KIMLEY-HORN.COM

ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
2500 PACIFIC AVENUE, SUITE 1100
DALLAS, TEXAS 75226
PHONE: 469-453-1500
CONTACT: CAITLIN BRYAN
CAITLIN.BRYAN@KIMLEY-HORN.COM