

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DALLAS §

WHEREAS, GP Hotel Dallas LLC is the sole owner of a 4.150 acre tract of land situated in the James McLaughlin Survey, Abstract No. 845, Dallas County, Texas and being part of Block M/7940, Brookhollow Place Section Four, an addition to the City of Dallas, Dallas County, Texas according to the plat recorded in Volume 71084, Page 1943 of the Deed Records of Dallas County, Texas; said tract being all of that certain tract of land described in Special Warranty Deed to GP Hotel Dallas LLC recorded in Instrument No. 201200340806 of the Official Public Records of Dallas County, Texas; said 4.150 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod found for corner at the north end of a right-of-way corner clip at the intersection of the southwest right-of-way line of Brookriver Drive (a 65-foot wide public right-of-way) and the northwest right-of-way line of W. Mockingbird Lane (a variable width public right-of-way); said point being a southeast corner of said Block M/7940;

THENCE, South 05 degrees, 16 minutes, 04 seconds West, along said corner clip, a distance of 14.15 feet to a 5/8-inch iron rod with "WESTWOOD PS" cap set for corner at the south end of said corner clip;

THENCE, in a southwesterly direction, along the said northwest line of W. Mockingbird Lane, the following two (2) calls:

South 50 degrees, 16 minutes, 04 seconds West, a distance of 406.28 feet to a 5/8-inch iron rod with "WESTWOOD PS" cap set for corner;

South 56 degrees, 00 minutes, 25 seconds West, a distance of 100.33 feet to a "+" cut in concrete set for corner; said point being the easternmost corner of that certain tract of land described in Receiver's Deed to Branch Banking and Trust Company recorded in Instrument No. 201000176740 of said Official Public Records;

THENCE, North 39 degrees, 43 minutes, 56 seconds West, departing the said northwest line of W. Mockingbird Lane and along the northeast line of said Branch Banking and Trust Company tract, a distance of 160.59 feet to a 3-1/4" aluminum disk stamped "WESTWOOD PS-MC" set for corner; said point being the northernmost corner of said Branch Banking and Trust Company tract; from said point a 1/2-inch iron rod found bears North 03 degrees, 23 minutes East, a distance of 0.4 feet and a 1/2-inch iron rod found bears North 43 degrees, 12 minutes East, a distance of 1.8 feet;

THENCE, South 70 degrees, 14 minutes, 12 seconds West, along the northwest line of said Branch Banking and Trust Company tract, a distance of 168.37 feet to a 5/8-inch iron rod with "WESTWOOD PS" cap set for corner in the northeast right-of-way line of Stemmons Freeway (a variable width public right-of-way); said point being the westernmost corner of said Branch Banking and Trust Company tract;

THENCE, North 19 degrees, 45 minutes, 48 seconds West, along the said northeast line of Stemmons Freeway, a distance of 190.54 feet to a 3-1/4" aluminum disk stamped "WESTWOOD PS-MC" set for corner; said point being the southernmost corner of that certain tract of land described in Special Warranty Deed with Vendor's Lien to Lua, LLC recorded in Instrument No. 201800141906 of said Official Public Records; from said point a 5/8-inch iron rod found bears North 04 degrees, 30 minutes East, a distance of 1.9 feet and a 5/8-inch iron rod found bears South 70 degrees, 58 minutes East, a distance of 0.6 feet;

THENCE, in a northeasterly direction, departing the said northeast line of Stemmons Freeway and along the southeast line of said Lua, LLC tract, the following two (2) calls:

North 70 degrees, 14 minutes, 12 seconds East, a distance of 286.59 feet to a 5/8-inch iron rod found for corner; from said point a 5/8-inch iron rod found bears South 37 degrees, 42 minutes West, a distance of 0.5 feet;

North 61 degrees, 07 minutes, 58 seconds East, a distance of 368.84 feet to a 1/2-inch iron rod found for corner in the said southwest line of Brookriver Drive; said point being in a non-tangent curve to the left;

THENCE, in a southeasterly direction, along the said southwest line of said Brookriver Drive, the following two (2) calls:

Along said curve to the left, having a central angle of 11 degrees, 51 minutes, 27 seconds, a radius of 1,045.40 feet, a chord bearing and distance of South 33 degrees, 48 minutes, 13 seconds East, 215.96 feet, an arc distance of 216.35 feet to a 3-1/4" aluminum disk stamped "WESTWOOD PS-MC" set for corner at the end of said curve; from said point a 1/2-inch iron rod found bears South 63 degrees, 22 minutes West, a distance of 1.0 feet;

South 39 degrees, 43 minutes, 56 seconds East, a distance of 15.00 feet to the POINT OF BEGINNING;

CONTAINING: 180,774 square feet or 4.150 acres of land, more or less.

SURVEYOR'S STATEMENT

I, Kyle Coleman Harris, 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 Preliminary Plat.

Dated this the ____ day of _____, 2026.

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. RELEASED 4/8/26.

Kyle Coleman Harris
Registered Professional Land Surveyor,
No. 6266
kyle.harris@westwoodps.com

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Kyle Coleman Harris, 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 purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2026.

Notary Public in and for the State of Texas

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That GP HOTEL DALLAS LLC, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein above described property as LOTS 1 AND 2, BLOCK M/7940, MOCKINGBIRD CORNER, an addition to the City of Dallas, Dallas County, Texas, and does hereby dedicate, in fee simple, to the public use forever any streets and alleys 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, Texas.

WITNESS my hand at _____, Colorado, this the ____ day of _____, 2026.

GP HOTEL DALLAS LLC

By: Noor Osman

Title: _____

STATE OF COLORADO

COUNTY OF _____

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Colorado, on this day personally appeared Noor Osman, 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 purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2026.

Notary Public in and for the State of Colorado

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
MOCKINGBIRD CORNER
LOTS 1 AND 2,
BLOCK M/7940**

BEING A REPLAT OF
PART OF BLOCK M/7940,
BROOKHOLLOW PLACE SECTION FOUR
AND BEING OUT OF THE
JAMES MCLAUGHLIN SURVEY, ABSTRACT NO. 845
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. PLAT-26-000107
SHEET 2 OF 2

Westwood
Westwood Professional Services, Inc. westwoodps.com

7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231
972.235.3031

DRAWN BY JRM	CHECKED BY MWW/KCH	SCALE 1"=40'	DATE APRIL 2026	JOB NUMBER R0076998.00
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SURVEYOR:

WESTWOOD PROFESSIONAL SERVICES INC.
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: (972) 235-3031
CONTACT: KYLE C. HARRIS

OWNER:

GP HOTEL DALLAS LLC
C/O PANDEY HOTEL CORPORATION
3155 S. VAUGHN WAY
AURORA, COLORADO 80014-3505
PHONE: (214) 534-1817
CONTACT: NOOR OSMAN

TBPELS. ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

PRELIMINARY PLAT - MOCKINGBIRD CORNER

JMILLER 3:45 PM
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