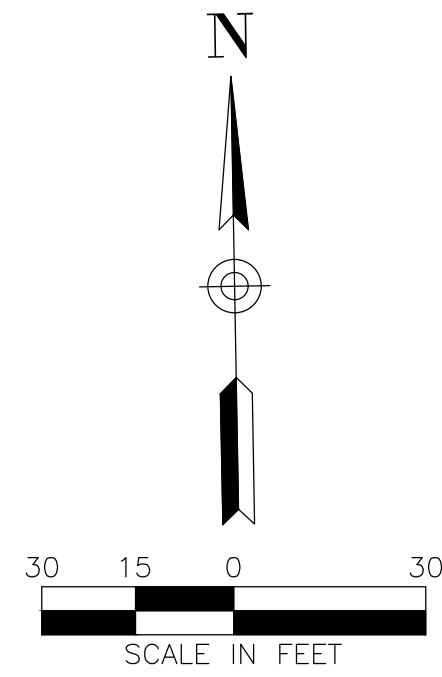
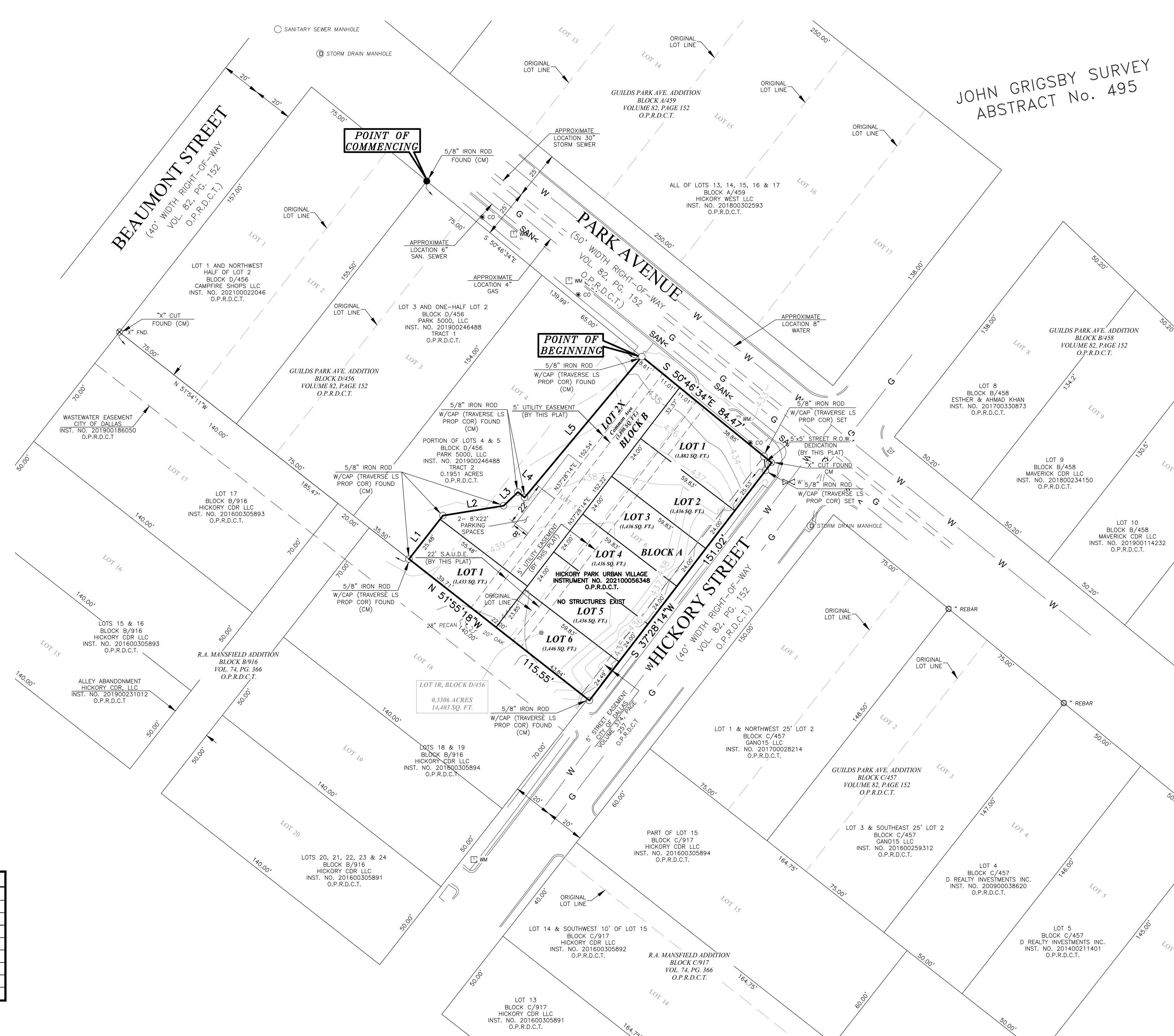


VICINITY MAP
NOT TO SCALE



The Basis of Bearings is from the Texas State Plane Coordinate System, NAD83, North Central Zone as derived from GPS observations using the Allterra RTK Network and adjusted to surface using a surface scale factor of 1.000136506.



JOHN GRIGSBY SURVEY
ABSTRACT No. 495

BENCHMARK NOTES

The Benchmarks and elevations shown are based on the North American Vertical Datum 1988 (NAVD88) by using GPS observations in conjunction with the Allterra RTK Network.

Benchmark No. 1
Square with "X" cut in concrete 52' +/- southeast of the south corner of subject property
Elevation : 434.79

City of Dallas Monument 46-X-1S
Standard WDM on Concrete Curb of Storm Sewer Inlet, Southeast Corner of Central Expy. and Cooper Street Intersection.
Northing : 6,963,668.350
Easting : 2,500,491.647
Elevation : 436.276

City of Dallas Monument 46-T-1
A Square Is Cut On Concrete Curb, Center Of Radius, Southeast Corner Of Jefferies Street and Pennsylvania Avenue.
Northing : 6,967,015.512
Easting : 2,501,642.168
Elevation : 434.618

LOT AREA TABLE			
Lot	Block	Gross Acreage	Net Acreage
1	A	0.043 Ac	0.034 Ac
2	A	0.033 Ac	0.027 Ac
3	A	0.033 Ac	0.027 Ac
4	A	0.033 Ac	0.027 Ac
5	A	0.033 Ac	0.027 Ac
6	A	0.033 Ac	0.027 Ac
1	B	0.033 Ac	0.026 Ac
2X	B	0.089 Ac	0.057 Ac

LINE TABLE		
No.	Bearing	Distance.
L1	N 37°59'44"E	27.78'
L2	N 80°47'54"E	31.00'
L3	N 46°25'41"E	10.00'
L4	S 50°25'14"E	4.30'
L5	N 39°47'00"E	92.40'

LEGEND	
---	BOUNDARY LINE
---	ADJOINER BOUNDARY LINE
---	EASEMENT LINE (AS NOTED)
W	WATER VALVE
M	WATER METER
F	FIRE HYDRANT
○	SET IRON ROD (AS NOTED)
●	FOUND IRON ROD (AS NOTED)
⊗	"X" CUT FOUND
⊗	"X" CUT SET
(CM)	CONTROL MONUMENT
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
S.A.U.D.E	SHARED ACCESS, UTILITY, AND DRAINAGE EASEMENT

GENERAL NOTES

- The purpose of this plat is to create 7 residential lots & 1 Common Area from Lots 5 and 6 and a portion of Lot 4.
- Lot to lot drainage is not permitted without Engineering Section approval.
- No portion of the subject property shown hereon lies within the 100 year flood hazard area according to the Flood Insurance Rate Map, Community Panel No. 48113C0345J, dated August 23, 2001. The subject property is located in the area designated as Zone "X", (areas determined to be outside the 0.2% annual chance floodplain).
- 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 withholdings of utilities and building permits.

**PRELIMINARY PLAT
GUILDS PARK AVE.
ADDITION**

SHARED ACCESS DEVELOPMENT
LOTS 1, 2, 3, 4, 5, 6 AND LOTS 2X
COMMON AREA, BLOCK D/456,
0.3306 ACRES

BEING LOTS 5 AND 6 AND A PORTION OF LOT 4,
BLOCK D, OF GUILDS PARK AVE. ADDITION AS
RECORDED IN VOLUME 82, PAGE 152, OFFICIAL
PUBLIC RECORDS, DALLAS COUNTY, TEXAS

SITUATED IN THE
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
AN ADDITION TO THE
CITY OF DALLAS, DALLAS COUNTY, TEXAS



OWNER/DEVELOPER
Name: Hickory Park Urban Village LLC
Address: 4120 Buckner Ave,
Irving, Texas 75063
Contact Name: Paresh Patel
Phone: 903-388-8821

SURVEYOR
Name: Traverse Land Surveying, LLC
Address: 14200 Midway Road, Suite 130
Dallas, Texas, 75244
Contact Name: Mark Nace
Phone: 469-764-9321

14200 Midway Road, Suite 130, Dallas, TX 75244 T: 469.784.9321
W: TraverseLandSurveying.com | Texas Firm No. 10194631

Surveying | Construction Staking | Platting
Date: May 27, 2026
City Plan File No: Plat-26-000138
Project No.: TR-22-21
THIS PLAT IS FILED AS DOCUMENT _____ ON DATE _____

OWNER’S CERTIFICATE AND DEDICATION

State of Texas §

County of Dallas §

Whereas Hickory Park Urban Village, LLC are the owners of a called 0.3306 acre tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas, being part of Lots 4, 5 & all of Lot 6, Block D/456, Guilds Park Ave. Addition, an addition to the City of Dallas according to the plat thereof recorded in Volume 82, Page 152, Official Public Records, Dallas County, Texas, and being all of that certain tracts of land conveyed to Hickory Park Urban Village, LLC as recorded in Instrument Number 202100056348, Official Public Records, Dallas County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod (Control Monument (CM)) found on the north line of Lot 2, of said Guilds Park Ave. Addition, same being on the south right-of-way line of Park Avenue (50' right-of-way);

THENCE South 50 degrees 46 minutes 34 seconds East, along the common north line of said Lot 2, and the south right-of-way line of said Park Avenue, a distance of 139.99 feet, to a 5/8 inch iron rod w/cap stamped "Traverse LS Prop Cor" found, at the POINT of BEGINNING for the herein described tract;

THENCE South 50 degrees 46 minutes 34 seconds East, along the common north line of said Lot 5, and the south right-of-way line of said Park Avenue, and along the north line of said Hickory Park Urban Village, LLC tract, a distance of 84.47 feet, to a "X" cut found on the northeast corner of said Lot 6, and at the intersection of the south right-of-way line of said Park Avenue, and the west right of way line of Hickory Street (40' right-of-way);

THENCE South 37 degrees 28 minutes 14 seconds West, along the common east line of said Lot 6, and the west right-of-way line of said Hickory Street, and the east line of said Hickory Park Urban Village, LLC tract, a distance of 151.02 feet to a 5/8 inch iron rod found with cap stamped "Traverse LS Prop Cor" at the south corner of said Lot 6, same being the south corner of said Hickory Park Urban Village, LLC tract, and also on the east corner of Lot 18, R.A. Mansfield Addition, an addition to the City of Dallas according the plat thereof recorded in Volume 74, Page, 366, Official Public Records, Dallas County, Texas;

THENCE North 51 degrees 55 minutes 18 seconds West, along the common south line of said Lot 6, and the north line of said Lot 18, and along the south line of said Hickory Park Urban Village, LLC tract, a distance of 115.55 feet to a 5/8 inch iron rod found with cap stamped "Traverse LS Prop Cor" on a southwest corner of said Hickory Park Urban Village, LLC tract, same being on the south line of said Lot 4, from which an "X" cut found (CM) bears North 51 degrees 54 minutes 11 seconds West, a distance of 185.47 feet;

THENCE North 37 degrees 59 minutes 44 seconds East, along the west line of said Hickory Park Urban Village, LLC tract, a distance of 27.78 feet to a 5/8 inch iron rod found with cap stamped "Traverse LS Prop Cor" on a southwest corner of said Hickory Park Urban Village, LLC tract;

THENCE North 80 degrees 47 minutes 54 seconds East, along the west line of said Hickory Park Urban Village, LLC tract, a distance of 31.00 feet to a 5/8 inch iron rod found with cap stamped "Traverse LS Prop Cor" on a southwest corner of said Hickory Park Urban Village, LLC tract;

THENCE North 46 degrees 25 minutes 41 seconds East, along the west line of said Hickory Park Urban Village, LLC tract, a distance of 10.00 feet to a 5/8 inch iron rod found with cap stamped "Traverse LS Prop Cor" on a southwest corner of said Hickory Park Urban Village, LLC tract;

THENCE South 50 degrees 25 minutes 14 seconds East, along the west line of said Hickory Park Urban Village, LLC tract, a distance of 4.30 feet to a 5/8 inch iron rod found with cap stamped "Traverse LS Prop Cor" on a southwest corner of said Hickory Park Urban Village, LLC tract;

THENCE North 39 degrees 47 minutes 00 seconds East, along the west line of said Hickory Park Urban Village, LLC tract, a distance of 92.40 feet to the POINT OF BEGINNING and containing 0.3306 of an acre of land (14,403 square feet), more or less.

OWNER’S ACKNOWLEDGEMENT

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That HICKORY PARK URBAN VILLAGE LLC, through the undersigned authority, does hereby adopt this plat designating the herein above described property as LOT 1R, BLOCK D, GUILDS PARK AVE. ADDITION , an addition to the City of Dallas, Texas, and does hereby dedicate to the public use forever the streets and alleys shown hereon; and does hereby dedicate the easements shown on the plat for mutual use and accommodation of all public utilities desiring to use, or using same, said dedications being free and clear of all liens and encumbrances, except as shown herein, HICKORY PARK URBAN VILLAGE, LLC, does hereby bind (himself/herself/itself), (his/hers/its) successors and assigns to forever warrant and defend all and singular the above described streets, alleys, easements and rights unto the public against every person whomsoever lawfully claiming or to claim the same or any part thereof. No permanent buildings or structures shall be constructed over any existing or platted easement of any type. Any fencing, trees, shrubs or other improvements may only be placed in or over any existing or platted easement of any type with the authorization of the City of Dallas or easement holder(s). The City of Dallas at the owner's expense, and any easement holder, shall have the right to move and keep removed all or part of any fence, tree, shrub, or other improvements or growths which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and The City of Dallas and any easement holder shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, 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.

WITNESSED MY HAND THIS _____ DAY OF _____, 2026.

Signature of Owner _____ Position in Corporation if Applicable _____

Name of Corporation if Applicable _____ Lien Holder if Applicable _____

If there is no lien holder, add the following statement:

To the best of my knowledge there are no liens against this property.

Signature of Owner _____

State of Texas §
County of Dallas §

BEFORE ME, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____ day of _____, 20____.

Notary Public, in and for Dallas County, Texas

My commission expires _____

Printed name: _____

The City of Dallas Planning and Zoning Commission, being the municipal authority responsible for approving plats, approved this plat on the date specified below and authorizes it to be recorded in the Plat Records of Dallas County, Texas.

Chairman, Planning and Zoning Commission _____

Date of P&Z Approval _____

Shared Access Area Easement Statement

This plat is approved by the Chief Engineer of the Department of Sustainable Development and Construction of the City of Dallas and accepted by the Owner, subject to the following conditions, which shall be binding upon the Owner, his heirs, grantees and assigns:

The shared access area as designated within the limits of this addition will be maintained by a homeowner's association and/or the individual lot owners of the lot or lots that are traversed by or adjacent to the shared access area. The City of Dallas will not be responsible for the maintenance and operation of the shared access area or for any damage to private property or person that results from the use or condition of the shared access area. In the event that the City of Dallas or Dallas Water Utilities does elect to repair paving in the shared access area after work on water or wastewater lines or for any other reason, the pavement repair will be to minimum standards set forth in the City of Dallas pavement cut and repair standards manual or its successor, and any special pavers or other surface treatments must be repaired or replaced by the homeowners association at its option.

SURVEYOR’S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, David F. McCullah, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision.

PRELIMINARY, THIS SURVEY SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

David F. McCullah
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4023

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 David F. McCullah, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 202____

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
GUILDS PARK AVE. ADDITION

SHARED ACCESS DEVELOPMENT
LOTS 1, 2, 3, 4, 5, 6 AND LOTS 2X
COMMON AREA, BLOCK D/456,
0.3306 ACRES

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W: TraverseLandSurveying.com | Texas Firm No. 10194631

Surveying | Construction Staking | Platting
Date: May 26, 2026 Project No.: TR-22-21
City Plan File No Plat-26-000138

SURVEYOR
Name: Traverse Land Surveying, LLC
Address: 14200 Midway Road, Suite 130
Dallas, Texas, 75244
Contact Name: Mark Nace
Phone: 469-784-9321

OWNER/DEVELOPER
Name: Hickory Park Urban Village LLC
Address: 4120 Buckner Ave.
Irving, Texas 75063
Date: May 26, 2026
Phone: 903-388-8821
Contact Name: Dhaval Patel
Phone: 214-718-2071