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|--|------------------------------|
|  | chainlink fence              |
|  | metal fence                  |
|  | overhead electric line       |
|  | underground fiber-optic line |
|  | underground gas line         |
|  | underground water line       |
|  | underground telephone line   |
|  | underground wastewater line  |

1. The purpose of this plat is to create three (3) Lots from five (5) existing Tracts of land.
2. Lot-to-lot drainage is not permitted without Engineering Section approval.
3. Basis of Bearings: STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.
4. COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE FACTOR AND NO PROJECTION.
5. Subject property lies within Zone X (Shaded) according to FEMA's Flood Insurance Rate Map No. 48113C0340 J, dated August 23, 2001.

**OWNER**

DDD Portfolio Holdings &  
DDD Oak Lawn Holdings  
1807 Ross Avenue, Suite 440,  
Dallas, Texas 75201  
Contact: Vipin Nambiar  
214-631-3669 Ext. 118  
vnambiar@hncapitalpartners.com

**SURVEYOR**

ARS Engineers, Inc.  
3440 Sojourn Dr., Suite 230  
Carrollton, Texas 75006  
Contact: Dustin D. Davison, RPLS  
214-317-0685  
ddavison@arsengineers.com

P.O.B. = Point of Beginning

ADS = 3-1/4" aluminum disk stamped, "DDD ADDITION RPLS 6451" on a 5/8" iron rod set

MAGS = MAG Nail with 2" washer stamped, "DDD ADDITION  
RPLS 6451" set

CIRF = 5/8" iron rod with Yellow plastic cap stamped, "HALFF & ASSOCIATES" found

IRF = iron rod found

PKS = PK Nail set

MONA = 3-1/4" aluminum disk stamped, "STANTEC LONE STAR  
PK PH 1" found

CIRS = 5/8" iron rod with Yellow plastic cap stamped, "ARS ENGINEERS #101319-00" set

Instr. No. = Instrument Number

O.P.R.D.C.T. = Official Public Records, Dallas County, Texas

Vol., Pg. = Volume, Page

D.R.D.C.T. = Deed Records, Dallas County, Texas

R.O.W. = right-of-way

Sq. Ft. = Square Feet

$(P=)$  = Plat Distance

$(D=)$  = Deed Distance

P/S = Parking Spaces

(C.M.) = Controlling Monument

D.P.&L. = Dallas Power & Light

SW.B.T.C. = Southwestern Bell Telephone Company

SITUATED IN THE  
JAMES A. SYLVESTER SURVEY, ABSTRACT NO. 1383  
City of Dallas, Dallas County, Texas  
CITY PLAN FILE NO. S245-203  
CITY PLAN FILE NO. PLAT-25-000038

July 09, 2025

SHEET 1 OF 2



OWNER’S CERTIFICATE

STATE OF TEXAS )(
COUNTY OF DALLAS )(

WHEREAS, DDD PORTFOLIO HOLDINGS, LLC & DDD OAK LAWN HOLDINGS LLC, are the owners of a 160,820 square foot (3.692 acre) tract of land situated in the JAMES A. SYLVESTER SURVEY, ABSTRACT NO. 1383, City of Dallas, Dallas County, Texas, same being all of Tracts 4, 9, & 12, conveyed to DDD PORTFOLIO HOLDINGS LLC, recorded in Instrument Number 202200047504, Official Public Records, Dallas County, Texas, together with Tract 18 and Tract 19 Parcel A and Parcel B, conveyed to DDD OAK LAWN HOLDINGS LLC, recorded in Instrument Number 202200047505, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8” iron rod with Yellow plastic cap stamped, “STANTEC” found for the most easterly corner of a corner clip at the intersection of the east right-of-way line of Oak Lawn Avenue (Variable Width R.O.W.) with the south right-of-way line of Interstate Highway 35E Service Road (Variable Width R.O.W.);

THENCE South 56 degrees 24 minutes 54 seconds East, departing said east right-of-way line, along said south right-of-way line, for a distance of 405.71 feet to a 5/8” iron rod found;

THENCE South 62 degrees 01 minutes 28 seconds East, continuing along said south right-of-way line, for a distance of 70.84 feet to a 3-1/4” aluminum disk stamped, “DDD ADDITION” on a 5/8” iron rod set;

THENCE South 29 degrees 01 minutes 02 seconds West, departing said south right-of-way line, for a distance of 290.11 feet to a 5/8” iron rod with Yellow plastic cap stamped, “SURVEYING INC” found;

THENCE North 60 degrees 59 minutes 11 seconds West, for a distance of 312.44 feet to a 5/8” iron rod with Yellow plastic cap stamped, “STANTEC” found;

THENCE South 28 degrees 52 minutes 04 seconds West, for a distance of 35.91 feet to an existing building corner;

THENCE North 60 degrees 59 minutes 11 seconds West, for a distance of 119.43 feet to a 3-1/4” aluminum disk stamped, “DDD ADDITION” on a 5/8” iron rod set;

THENCE South 28 degrees 52 minutes 04 seconds West, for a distance of 17.09 feet to a 3-1/4” aluminum disk stamped, “DDD ADDITION” on a 5/8” iron rod set;

THENCE North 60 degrees 59 minutes 11 seconds West, for a distance of 71.50 feet to a 5/8” iron rod found on the east right-of-way line of the aforementioned Oak Lawn Avenue, same being the beginning of a curve to the left, having a radius of 1462.69 feet, and a chord which bears North 27 degrees 20 minutes 45 seconds East, for 152.00 feet;

THENCE Northeasterly, along said curve to the left and along said east right-of-way line, through a central angle of 05 degrees 57 minutes 24 seconds, for an arc length of 152.07 feet, to a Mag Nail with washer stamped, “STANTEC” found;

THENCE North 23 degrees 55 minutes 26 seconds East, continuing along said east right-of-way line, for a distance of 24.98 feet to a 3-1/4” aluminum disk stamped, “DDD ADDITION” on a 5/8” iron rod set;

THENCE North 23 degrees 25 minutes 59 seconds East, continuing along said east right-of-way line, for a distance of 21.67 feet to a 3-1/4” aluminum disk stamped, “DDD ADDITION” on a 5/8” iron rod set;

THENCE North 36 degrees 16 minutes 06 seconds East, continuing along said east right-of-way line, for a distance of 162.78 feet to a 5/8” iron rod with Yellow plastic cap stamped, “STANTEC” found for the most westerly corner of the aforementioned corner clip;

THENCE North 77 degrees 35 minutes 25 seconds East, along said corner clip, for a distance of 21.60 feet to the POINT OF BEGINNING and containing 160,820 square feet or 3.692 acres of land, more or less.

OWNER’S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That DDD PORTFOLIO HOLDINGS, LLC & DDD OAK LAWN HOLDINGS LLC, acting by and through its duly authorized agent, Vipin Nambiar does hereby adopt this plat, designating the herein described property as HI LINE SQUARE 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 \_\_\_\_\_, 2025.

By: DDD PORTFOLIO HOLDINGS, LLC

Vipin Nambiar
Managing Partner

STATE OF TEXAS )(
COUNTY OF DALLAS )(

BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared Vipin Nambiar known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated.

WITNESS, my hand at Dallas, Texas, this the \_\_\_\_ day of \_\_\_\_\_, 2025.

NOTARY PUBLIC in and for the State of Texas

By: DDD OAK LAWN HOLDINGS LLC

Vipin Nambiar
Managing Partner

STATE OF TEXAS )(
COUNTY OF DALLAS )(

BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared Vipin Nambiar known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated.

WITNESS, my hand at Dallas, Texas, this the \_\_\_\_ day of \_\_\_\_\_, 2025.

NOTARY PUBLIC in and for the State of Texas

LEGEND:

- P.O.B. = Point of Beginning
- ADS = 3-1/4” aluminum disk stamped, “DDD ADDITION RPLS 6451” on a 5/8” iron rod set
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- GENERAL PLAT NOTES:
- The purpose of this plat is to create three (3) Lots from five (5) existing Tracts of land.
  - Lot-to-lot drainage is not permitted without Engineering Section approval.
  - Basis of Bearings: STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.
  - COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE FACTOR AND NO PROJECTION.
  - Subject property lies within Zone X (Shaded) according to FEMA’s Flood Insurance Rate Map No. 48113C0340 J, dated August 23, 2001.

Zone X (Shaded): Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.

SURVEYOR’S STATEMENT

I, Dustin D. Davison, 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 from 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 the Texas Local Government Code, Chapter 212. I further affirm that the monumentation shown hereon was either found in place 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 and Record Final Plat.

Dated this the \_\_\_\_ day of \_\_\_\_\_, 2025.

PRELIMINARY
RELEASED 07/09/25 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
Dustin D. Davison, RPLS No. 6451

STATE OF TEXAS )(
COUNTY OF DALLAS )(

BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared Dustin D. Davison, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this \_\_\_\_ day of \_\_\_\_\_, 2025.

NOTARY PUBLIC in and for the State of Texas

CERTIFICATE OF APPROVAL

I, Tony Shiddi, 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

PRELIMINARY PLAT
HI LINE SQUARE
LOTS 1, 2, & 3, BLOCK 2/1001
Being 160,820 Square Feet, 3.692 Acres
SITUATED IN THE
JAMES A. SYLVESTER SURVEY, ABSTRACT NO. 1383
City of Dallas, Dallas County, Texas
CITY PLAN FILE NO. S245-203
CITY PLAN FILE NO. PLAT-25-000038
July 09, 2025 SHEET 2 OF 2