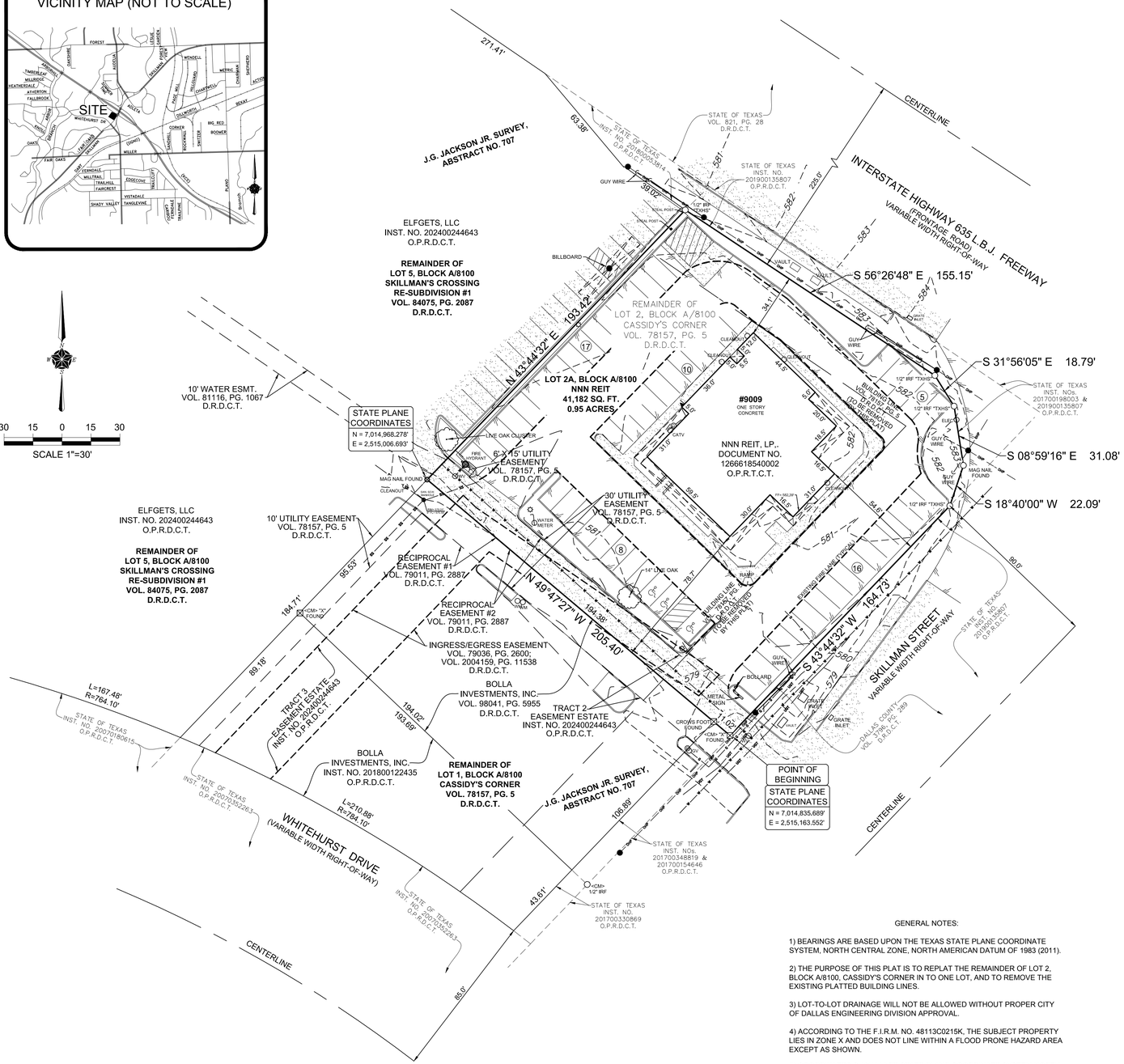
VICINITY MAP (NOT TO SCALE)



LEGEND

M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
SQ.FT.	SQUARE FEET
IRF ○	1/2" IRON ROD W/ YELLOW CAP STAMPED "TXHS" FOUND FROM PREVIOUS SURVEY DATED 3/27/2025
IRF ○	1/2" IRON ROD FOUND
<CM>	CONTROLLING MONUMENT
SAN. SEW. ◯	SANITARY SEWER MANHOLE
CO ◯	CLEANOUT
WM ◯	WATER METER
WV ◯	WATER VALVE
GV ◯	GAS VALVE
◎	GAS METER
♿	HANDICAP PARKING SPACE
▶	ELECTRIC METER
●	POWER POLE
—— OHP ——	OVERHEAD POWER LINE
—— OES ——	OVERHEAD ELECTRIC SERVICE
—— UGT ——	UNDERGROUND TELEPHONE LINE
—— UGE ——	UNDERGROUND ELECTRIC LINE
—— W ——	WATER LINE
—— G ——	GAS LINE
—— SS ——	SANITARY SEWER LINE
—— STM ——	STORM SEWER LINE
	ASPHALT
	OVERHANG
	NO PARKING ZONE
	CONCRETE PAVING

GENERAL NOTES:

1) BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).

2) THE PURPOSE OF THIS PLAT IS TO REPLAT THE REMAINDER OF LOT 2, BLOCK A/8100, CASSIDY'S CORNER IN TO ONE LOT, AND TO REMOVE THE EXISTING PLATTED BUILDING LINES.

3) LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DIVISION APPROVAL.

4) ACCORDING TO THE F.I.R.M. NO. 48113C0215K, THE SUBJECT PROPERTY LIES IN ZONE X AND DOES NOT LINE WITHIN A FLOOD PRONE HAZARD AREA EXCEPT AS SHOWN.

5) COORDINATES SHOWN ARE STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

6) BENCHMARK:
STANDARD WATER DEPARTMENT BM SET ON CONCRETE CURB AT MIDPOINT ON THE SOUTHEAST CORNER OF THE INTERSECTION OF WHITEHURST DR. AND GLEN SPRINGS.
N: 7,015,385.58 E: 2,511,933.49 ELEV.= 535.59

STANDARD WATER DEPARTMENT BM SET ON THE NORTHWEST CORNER OF CONCRETE BRIDGE OVER JACKSON BRANCH AND WHITEHURST DRIVE AND 0.02 MILES WEST OF FAIR OAKS CROSSING.
N: 7,015,250.46 E: 2,513,034.37 ELEV.= 531.75

7) THERE IS AN EXISTING STRUCTURE ON THE SUBJECT PROPERTY AND WILL BE REMOVED.

8) LOT 2A IS ONE AND THE SAME AS THE PROPERTY CONVEYED TO NNN REIT, LP, A DELAWARE LIMITED PARTNERSHIP, FORMERLY KNOWN AS COMMERCIAL NET LEASE REALTY, LP, BY DEED DATED SEPTEMBER 26, 2006, RECORDED OCTOBER 16, 2006 AT DOCUMENT NO. 200600384318, LESS AND EXCEPT THE PROPERTY CONVEYED TO STATE OF TEXAS PURSUANT TO THAT CERTAIN AGREED FINAL JUDGEMENT RECORDED MAY 29, 2019 AT DOCUMENT NO. 201900135807.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, **NNN REIT, LP.,** the sole owner of that certain tract of land situated in the J.G. Jackson Jr. Survey, Abstract No. 707, in the City of Dallas, Dallas County, Texas, also being part of Lot 2, in Block A/8100 of CASSIDY'S CORNER, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 78157, Page 5, Deed Records, Dallas County, Texas, and being that tract of land described in Special Warranty Deed to Commercial Net Lease Realty, LP. a Delaware corporation as recorded in Instrument Number 200600384318, Official Public Records, Dallas County, Texas, and amended by Certificate of Amended Registration to NNN Reit, LP, recorded in Document Number 1266618540002, less that tract of land described to the State of Texas by the Agreed Final Judgement filed in Instrument Number 201900135807, Official Public Records, Travis County, Texas, with the remaining tract being more particularly described by metes and bounds as follows;

BEGINNING at an "X" in concrete found for the south corner of said Lot 2, Block A/8100, also being the east corner of that said tract of land described to State of Texas recorded in Instrument number 201700348819, Official Public Records, Dallas County, Texas, lying on the northwesterly right-of-way line of Skillman Street (variable width right-of-way);

THENCE North 49 degrees 47 minutes 27 seconds West, departing said northwesterly right-of-way of Skillman Street, along the northeast line of said State of Texas tract, passing at a distance of 11.02 feet a crows foot found, said point being the north corner of said State of Texas tract (201700348819), said point also being the east corner of the remaining tract of land described in General Warranty Deed to Bolla Investments, Inc. recorded in Volume 98041, Page 5955, Deed Records, Dallas County, Texas, lying on the northeast line of part of Lot 1, Block A/8100 of said CASSIDY'S CORNER, continuing along the said line for a total distance of 205.40 feet to a mag nail found with a washed stamped "TXHS", said point being the west corner of said Lot 2, Block A/8100, said point also being the north corner of said Lot 1, Block A/8100, lying on a southeast line of part of Lot 5, Block A/8100 of SKILLMAN'S CROSSING RE-SUBDIVISION #1, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 84075, Page 2087, Deed Records, Dallas County, Texas, also being a southeast line of that certain tract of land described in Special Warranty Deed to Elfgets, LLC recorded in Instrument Number 202400244643, Official Public Records, Dallas County, Texas;

THENCE North 43 degrees 44 minutes 32 seconds East, along the southeast line of said Lot 5, Block A/8100, a distance of 193.42 feet to a 1/2 inch iron rod found with a yellow plastic cap stamped "TXHS", said point being an east corner of said Elfgets tract, also being the south corner of that said tract of land described to State of Texas recorded in Instrument number 201800053814, Official Public Records, Dallas County, Texas, same being a west corner of that said State of Texas tract (2019001135807), and lying on the southeasterly right-of-way line of L.B.J. Freeway - Frontage Road (variable width right-of-way);

THENCE in a southeasterly direction along said L.B.J. Freeway - Frontage Road and State of Texas tract (2019001135807) the following courses and distances:

South 56 degrees 26 minutes 48 seconds East, a distance of 155.15 feet to a 1/2 inch iron rod found with a yellow plastic cap stamped "TXHS";

South 31 degrees 56 minutes 05 seconds East, a distance of 18.79 feet to a mag nail found with a washed stamped "TXHS";

South 08 degrees 59 minutes 16 seconds East, a distance of 31.08 feet to a 1/2 inch iron rod found with a yellow plastic cap stamped "TXHS";

South 18 degrees 40 minutes 00 seconds West, a distance of 22.09 feet to a 1/2 inch iron rod found with a yellow plastic cap stamped "TXHS", lying on the said northwesterly right-of-way line of Skillman Street;

THENCE South 43 degrees 44 minutes 32 seconds East, along said northwesterly right-of-way line of Skillman Street, a distance of 164.73 feet to the POINT OF BEGINNING and containing 41,182 square feet or 0.95 acres more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, **NNN REIT, LP,** acting by and through it's duly authorized agent, does hereby adopt this plat, designating the herein described property as **NNN REIT**, 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 and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all of 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 the 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 THIS _____ DAY OF _____, 2025.
NNN REIT, LP,
a Delaware limited partnership

By: NNN GP Corp., a Delaware corporation,
as general partner

_____
Gina M. Steffens, Executive Vice President

STATE OF FLORIDA
COUNTY OF ORANGE

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Gina M. Steffens, 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 therein expressed and under oath stated that the statements in the forgoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2025.

_____
Notary Signature

SURVEYOR'S STATEMENT

I, J. R. January, 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 _____, 2025.
PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. (12/18/2025)
J. R. January
Texas Registered Professional Land Surveyor No. 5382

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared J. R. January, 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 therein expressed and under oath stated that the statements in the forgoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2025.

_____
Notary Signature

PLACE COUNTY
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, _____, Chairperson or
I, _____, 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

OWNER
NNN REIT, LP,
A DELAWARE LIMITED PARTNERSHIP,
FORMERLY KNOWN AS COMMERCIAL
NET LEASE REALTY, LP
450 S. ORANGE AVENUE, SUITE 900
ORLANDO, FLORIDA 32801
ATTN: GINA M. STEFFENS

SURVEYOR
TEXAS HERITAGE
SURVEYING, LLC
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm #10169300

PRELIMINARY PLAT
NNN REIT
LOT 2A, BLOCK A/8100
REPLAT OF PART OF LOT 2, BLOCK A/8100, CASSIDY'S CORNER
J.G. JACKSON SURVEY, ABSTRACT NO. 707
CITY OF DALLAS, DALLAS COUNTY, TEXAS
PLAT-25-000163

DATE: 10/14/2025 / JOB # 2500361-3 / SCALE - 1" = 30' / JAM