

Block 104/3087
 DALLAS COUNTY
 ADMINISTRATION BUILDING
 Instr. No. 202100334211
 O.P.R.D.C.T.
 Lot 1A
 EAST JEFFERSON PARTNERS, INC.
 Instr. No. 20190033174
 O.P.R.D.C.T.
 2.5' Water Easement
 Instr. No. 202100334211
 O.P.R.D.C.T.
 15'x15' Sight Alley Easement
 Instr. No. 202100334211
 O.P.R.D.C.T.
 (P=172.50')

Block 104/3087
 DALLAS COUNTY
 ADMINISTRATION BUILDING TWO
 Instr. No. 202300144390
 O.P.R.D.C.T.
 Lot 23A
 EAST JEFFERSON PARTNERS, INC.
 Instr. No. 201900170579
 O.P.R.D.C.T.

Lot 8
 (No Distance On Plat)
 Block A/3124
 DIAMOND'S EWING
 AVENUE ADDITION, OAK CLIFF
 Vol. 203, Pg. 275
 D.R.D.C.T.
 Lot 9
 (TRACT 8)
 BMH OAK CLIFF LLC
 Instr. No. 201800329699
 O.P.R.D.C.T.
 (No Distance On Plat)

STATE OF TEXAS)
 COUNTY OF DALLAS)
 OWNER'S CERTIFICATE
 WHEREAS, BMH OAK CLIFF LLC, is the owner of a 27,375 square foot (0.6284 acres) tract of land situated in the W. H. HORD SURVEY, ABSTRACT NO. 560, City of Dallas, Dallas County, Texas, same being all of Lot 7, and a part of Lot 8, Block 116/3099, of OAK CLIFF, an Addition to the City of Dallas, Dallas County, Texas, recorded in Volume 89, Page 1, and transcribed to Volume 3, Page 516, Map Records, Dallas County, Texas, further being a certain tract of land conveyed to BMH OAK CLIFF LLC by Special Warranty Deed with Vendor's Lien, recorded in Instrument Number 201800329699, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" capped iron rod with Yellow plastic cap stamped "TXHS" found for the northwest corner of said Lot 7, same being in the intersection of the south right-of-way line of Eleventh Street and the east line of a 20 foot alley;
 THENCE North 88 degrees 59 minutes 10 seconds East, departing said alley and along said south right-of-way line, for a distance of 182.50 feet to a MAG nail found, for the northeast corner of said Lot 7, same being at the intersection of said south right-of-way line and the west right-of-way line of Ewing Avenue (62' R.O.W.);
 THENCE South 01 degrees 00 minutes 50 seconds East, departing said south right-of-way line, and along said west right-of-way line, for a distance of 150 feet to a 5/8" iron rod with Yellow plastic cap stamped "ARS ENGINEERS #319101-00" set, in said west right-of-way line;
 THENCE South 88 degrees 59 minutes 10 seconds West, departing said west right-of-way line, over and across the aforementioned Lot 8, for a distance of 182.50 feet to a 1/2" capped iron rod with Yellow plastic cap stamped "TXHS" found in the east line of the aforementioned 20 foot alley, same being in the east line of said Lot 8;
 THENCE North 01 degrees 00 minutes 50 seconds West, along said east line of alley, for a distance of 150 feet to the POINT OF BEGINNING and containing 27,375 square feet or 0.6284 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
 That BMH OAK CLIFF LLC, acting by and through its duly authorized agent, Hudson Henley does hereby adopt this plat, designating the herein described property as ELEVENTH/EWING ADDITION 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 roadway 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).

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 _____ 2026.

By: Hudson Henley

Owner

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 Hudson Henley known to be the persons whose names are 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 _____ 2026.

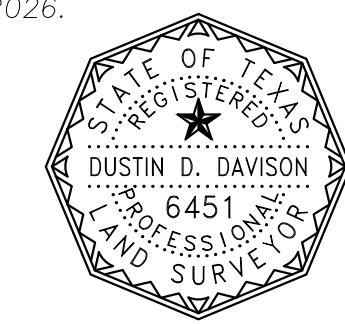
NOTARY PUBLIC in and for the State of Texas

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 _____ 2026.

PRELIMINARY
 RELEASED 04/10/26 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 _____ 2026.

NOTARY PUBLIC in and for the State of Texas

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:

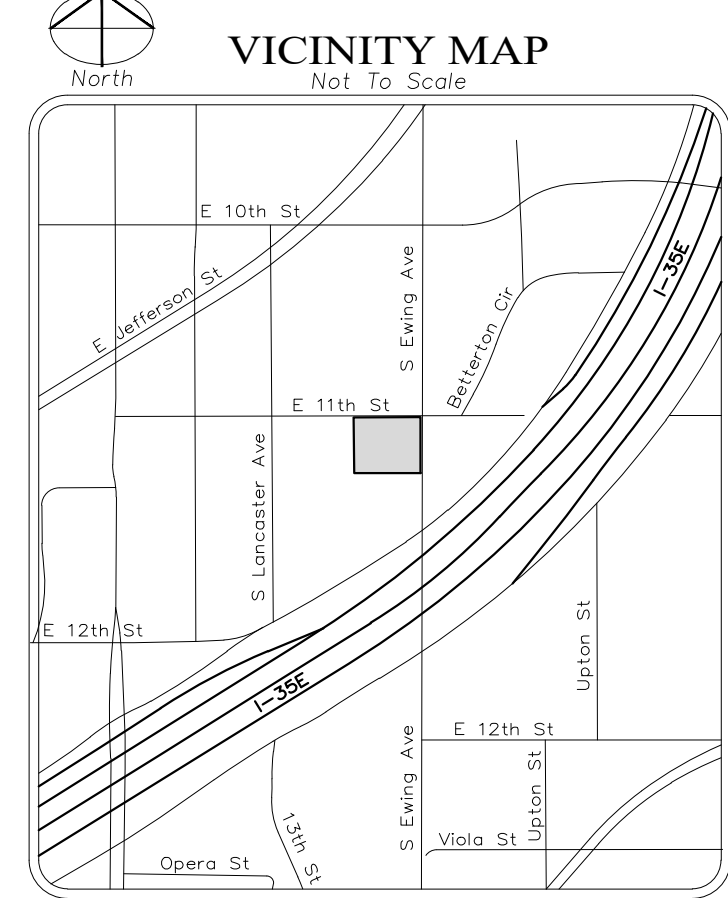
Secretary

PRELIMINARY PLAT
 ELEVENTH/EWING ADDITION
 LOTS 7A BLOCK 116/3099

Being a Replat of
 Lot 7, & part of 8, Block 116/3099,
 of OAK CLIFF
 as recorded in Volume 3, Page 516
 Map Records, Dallas County, Texas
 AND BEING OUT OF THE
 W. H. HORD SURVEY, ABSTRACT NO. 560
 City of Dallas, Dallas County, Texas
 City Plan File No. PLAT-26-000087

April 10, 2026

SHEET 1 OF 1



W. H. HORD SURVEY
 ABSTRACT NO. 560

- LEGEND
- property corner
 - gas valve
 - water meter
 - sign
 - gas meter
 - power pole
 - light pole
 - electric meter
 - wastewater manhole
 - irrigation control valve
 - telephone manhole
 - gas manhole
 - metal post
 - electric pullbox
 - water valve
 - tree
 - guy wire
 - chainlink fence
 - metal fence
 - wood fence
 - overhead electric line

- LEGEND:
- P.O.B. = Point of Beginning
 - CIRF = Capped Iron Found
 - MAGF = Mag Nail Found
 - ADS = 3-1/4" domed aluminum disk stamped, "ELEVENTH/EWING ADDITION RPLS 6451" on a 5/8" iron rod 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
 - (C.M.) = Controlling Monument

- GENERAL PLAT NOTES:
- The purpose of this plat is to create one (1) Lot from one (1) Existing Lot and part of an Existing Lot.
 - No structures observed during survey, site under construction.
 - 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.
 - No portion of the subject property lies within any area of 100-year flood according to FEMA's Flood Insurance Rate Map No. 48113C0480 K, dated July 07, 2014. Property is in Zone X.

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OWNER
 BMH OAK CLIFF LLC
 2520 Fairmount Street, Suite 200
 Dallas, Texas, 75201
 Contact: Hudson Henley
 Phone: (214) 821-0222
 Email: hhenley@henleyawpc.com

ENGINEER
 Jacob & Hefner Associates, Inc.
 15110 Dallas Parkway, Suite 530
 Dallas, Texas 75248
 Contact: Stephanie Laughlin, P.E.
 Phone: 214-317-0685
 Email: sloughlin@hainc.com

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