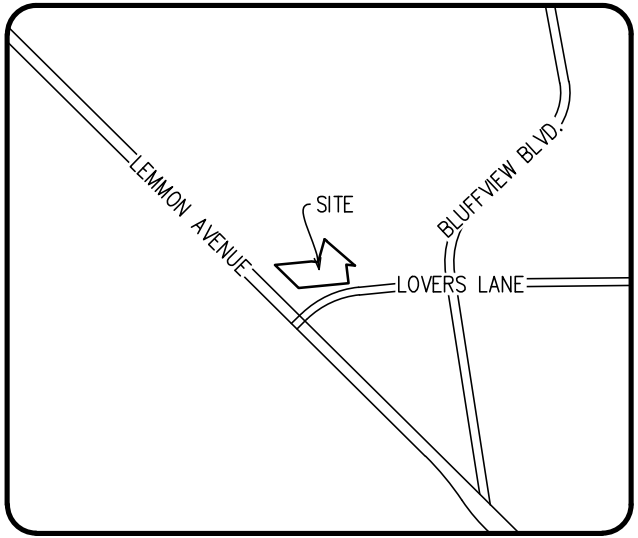
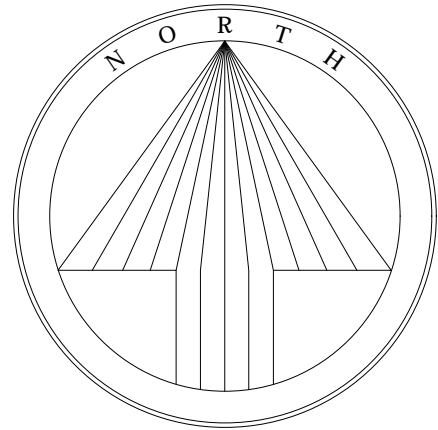


Drawing: C:\2024\JOB5\24-129-JLB Dallas Office\CAD\24-129 Preliminary Plat.dwg, Saved By: J. Johnson, Save Time: 9/11/2025, 4:21:50 PM
Plotted by: J. Johnson, Plot Date: 9/11/2025 4:22 PM



LEGEND	
IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
IPF	IRON PIPE FOUND
AMF	ALUMINUM MONUMENT FOUND
ADS	3-1/4" ALUMINUM DISC STAMPED "JLB OFFICE SPIARSEN RPLS 5252" SET
CM	CONTROL MONUMENT
DRDCT	DEED RECORDS, DALLAS COUNTY, TEXAS
MRDCT	MAP RECORDS, DALLAS COUNTY, TEXAS
OPRDCT	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
W	WATER LINE
SS	WASTEWATER LINE
SD	STORM SEWER LINE

NOTES:

- Basis of bearing derived from the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, (2011).
- Lot to lot drainage will not be allowed without engineering section approval.
- The purpose of this plat is to create one lot from seven lots.
- Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, no scale and no projection.
- All existing buildings onsite are to be removed.

STATE OF TEXAS §
COUNTY OF DALLAS §

OWNER'S CERTIFICATE

WHEREAS LOVERS OFFICE LAND LLC, is the owner of a 50,156 square feet or 1.151 acres tract of land situated in the W. Baker Survey, Abstract No. 54, Dallas City Block D/5060, City of Dallas, Dallas County, Texas, being all of Lot 1, parts of Lots 2, 10, and 11, and all of Lots 12 through 14, Block D, Midway Manor Addition, an addition to the City of Dallas recorded in Volume 5, Page 475, Deed Records, Dallas County, Texas (DRDCT), as conveyed by a special warranty deed to Lovers Office Land LLC, recorded in Instrument Number 202500025467, Official Public Records, Dallas County, Texas (OPRDCT), and by a general warranty deed to same, recorded in Instrument Number 202400141065 OPRDCT, with the subject tract being more particularly described as follows:

BEGINNING at a 3-1/4" aluminum disc stamped "JLB OFFICE SPIARSEN RPLS 5252" set for the intersection of the east line of Lemmon Avenue, a 228-foot-wide right-of-way, by use and occupation (formerly the Dallas-Denton Road) with the north line of Lovers Lane, a variable width right-of-way by use and occupation (formerly the Old Letot and Daniel Road), and being on the south line of Lot 11, and for the southwest corner of said Lovers Office tract;

THENCE N 45°15'55" W, 172.07 feet along the east line of Lemmon Avenue and the west line of said Lovers Office tract to a 3-1/4" aluminum disc stamped "JLB OFFICE SPIARSEN RPLS 5252" set for the most westerly northwest corner thereof, being on the north line of Lot 10 and the south line of Lot 5, conveyed to SBLFT/OF 2016, Ltd., by a special warranty deed recorded in Instrument Number 201600323820 OPRDCT;

THENCE N 84°22'59" E, along the south line of Lots 5, 4, and 3, and same for said SBLFT/OF tract, passing at 44.59 feet the southeast corner thereof, being the southwest corner of a tract conveyed to J. Weldon Evans and wife, Inez Evans, recorded in Volume 3565, Page 360 DRDCT, continuing along the south line thereof, passing at 109.59 feet the southeast corner of said Evans tract and the southwest corner of another tract conveyed to SBLFT/OF 2016, Ltd., in same deed as above, and continuing along the south line thereof a total distance of 189.58 feet to a 5/8" iron rod with plastic cap found for a southerly corner thereof, being the southeast corner of Lot 3, the southwest corner of Lot 2, the northeast corner of Lot 12, and the northwest corner of Lot 13;

THENCE S 84°19'32" E, 35.19 feet continuing along the south line of said SBLFT/OF tract and Lot 2, and along the north line of Lot 13 to a 3-1/4" aluminum disc stamped "JLB OFFICE SPIARSEN RPLS 5252" set for the southeast corner of said SBLFT/OF tract;

THENCE N 15°52'44" E, 121.74 feet through Lot 2 and along the east line of said SBLFT/OF tract to a 3-1/4" aluminum disc stamped "JLB OFFICE SPIARSEN RPLS 5252" set on the south line of Parkside Drive, a 60-foot-wide right-of-way (at this point) created by said plat of Midway Manor;

THENCE along the south line of Parkside Drive, and along the north line of Lots 2 and 1, around a non-tangent curve to the right having a central angle of 07°23'38", a radius of 116.24 feet, a chord of S 52°45'50" E - 14.99 feet, an arc length of 15.00 feet to a 3" aluminum disc stamped "Westwood" found for the northeast corner of Lot 2 and the northwest corner of Lot 1;

THENCE S 49°04'01" E, 193.87 feet continuing along the south line of Parkside Drive, and along the north line of Lot 1, to a 5/8" iron pipe found for the east corner of Lot 1, being the northeast corner of a "Park", depicted as a platted lot on said final plat of Midway Manor;

THENCE N 84°33'23" W, 44.76 feet along the south line of Lot 1 and the north line of said park to another 5/8" iron pipe found for the northeast corner of Lot 14;

THENCE S 06°52'11" E, 96.55 feet along the east line of Lot 14 and the west line of said park to a 1/2" iron rod found for the common corner thereof, being on the north line of Lovers Lane;

THENCE S 84°22'58" W, 261.40 feet along the south line of Lots 14 through 11, and along the north line of Lovers Lane to the POINT OF BEGINNING with the subject tract containing 50,156 square feet or 1.151 acres of land, as noted in the preamble above.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That LOVERS OFFICE LAND LLC, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as JLB OFFICE ADDITION, an addition to the City of Dallas, Dallas County, Texas, and does 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 line 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 line easements is the responsibility of the property owner. No building, 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 plotting ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this the ____ day of _____, 2025.

Lovers Office Land LLC

Name, Title

STATE OF TEXAS §
COUNTY OF DALLAS §

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

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

Notary Public, State of Texas

PLACE COUNTY RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, Tony Shidlo, 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

SURVEYOR'S STATEMENT

I, Darren K. Brown, 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 PURPOSE

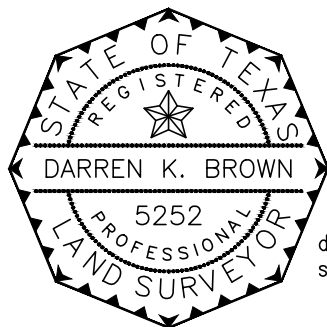
DARREN K. BROWN, R.P.L.S. NO. 5252

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darren K. Brown, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this the ____ day of _____, 2025.

Notary Public, State of Texas



darren.brown@spiarsonengineering.com

PRELIMINARY PLAT

JLB DALLAS OFFICE ADDITION

LOT 1A, BLOCK D/5060
BEING A REPLAT OF PART OF LOTS 1, 2,
AND 11-14, BLOCK D/5060, MIDWAY MANOR
W. BAKER SURVEY, ABSTRACT NUMBER 54
CITY OF DALLAS, DALLAS COUNTY, TEXAS
TOTAL AREA - 1.151 ACRES
CITY FILE NO. S245-240
CITY PLAN FILE NO. PLAT-25-000085

OWNER / APPLICANT
Lovers Office Land LLC
3890 W Northwest Hwy, 7th Floor
Dallas, Texas 75220
Telephone: (214) 271-8480
Contact: Bay Mittenberger

ENGINEER / SURVEYOR
Spars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPELS No. F-2121 and No. F-10043100
Contact: Joe Lehman