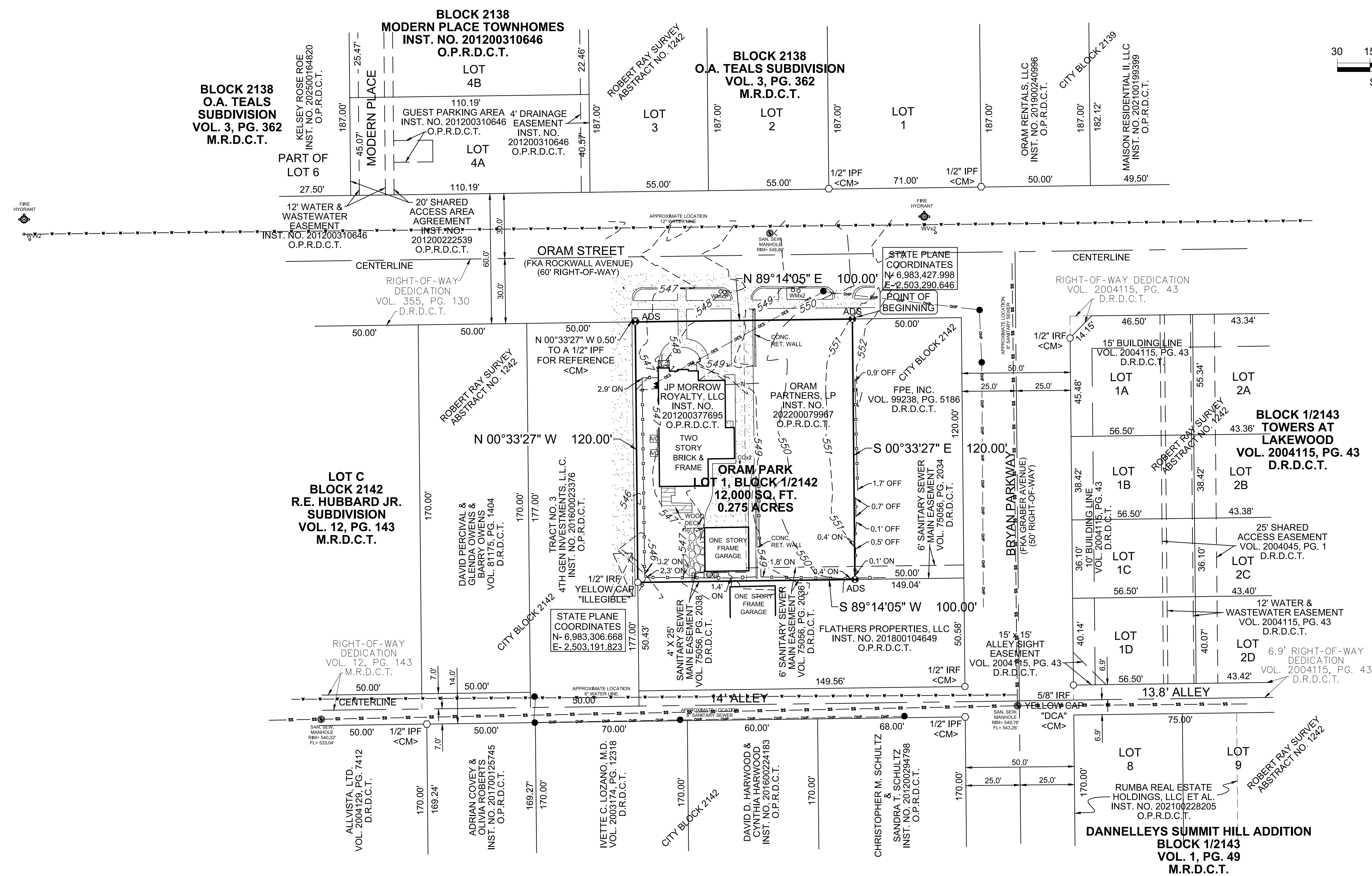
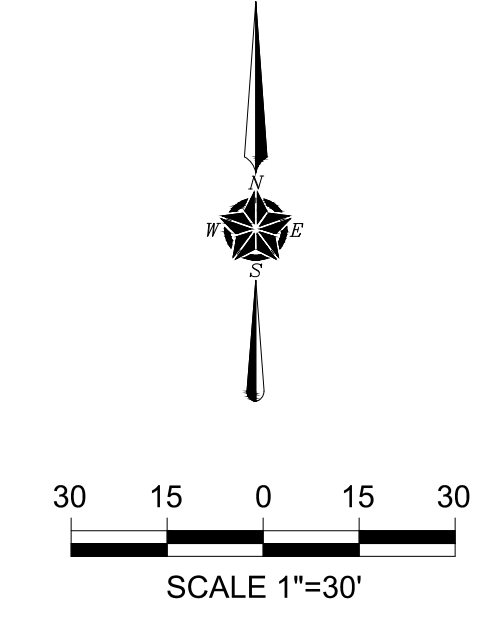
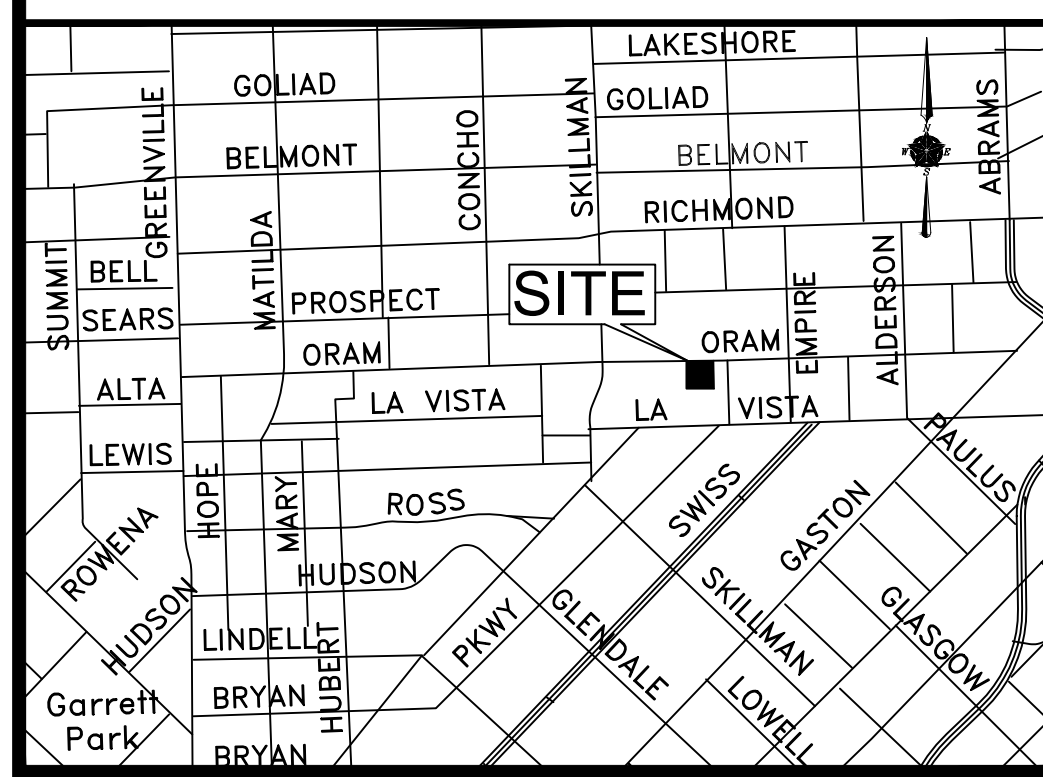


VICINITY MAP (NOT TO SCALE)



**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	IRON ROD FOUND
IPF	IRON PIPE FOUND
ADS	3-1/4" ALUMINUM DISK STAMPED "ORAM PARK & RPLS 5382" SET ON AN IRON ROD FOR CORNER
FKA	FORMERLY KNOWN AS
<CM>	CONTROL MONUMENT

EASEMENT LINE	---
BUILDING LINE	---
BOUNDARY LINE	---
CENTERLINE	---
SANITARY SEWER LINE	SS
WATER LINE	W
OVERHEAD SERVICE LINE	OES
OVERHEAD POWER LINE	OHP
WOOD FENCE	□
CHAINLINK FENCE	○
WROUGHT IRON FENCE	⌈

GENERAL NOTES:

- The purpose of this plat is to create 1 lot out of 2 tracts of land.
- The maximum number of lots permitted by this plat is 1.
- Bearings are based upon the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, (2011).
- Coordinates shown hereon are based on Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983 on Grid Coordinate values, No Scale and No Projection.
- Lot to lot drainage will not be allowed without proper City of Dallas Engineering Division approval.
- Dallas Department of Water Benchmarks used:
  - #981 A Standard Water Department benchmark set on concrete curb of storm sewer drop inlet northeast corner of the intersection of Skillman Street & Oram Street. Northing- 6,983,496.798 Easting- 2,502,565.115 Elevation= 531.49'
  - #983 A Standard Water Department benchmark set on concrete curb of storm sewer drop inlet southeast corner of the intersection of Live Oak Street & Skillman Street. Northing- 6,982,667.545 Easting- 2,502,493.494 Elevation= 524.11'

7) Subject property is located within an area having a Zone Designation "X" by the Federal Emergency Management Agency, on Flood Insurance Rate Map No. 48113C0335K, with a date of identification of 02/13/2026, for Community Number 480171, in Dallas County, State of Texas, which is the current Flood Insurance Rate Map for the community in which said property is situated.

8) Structures to be removed from subject property.

OWNER  
 ORAM PARTNERS, LP  
 3602 BRYN MAWR DRIVE  
 DALLAS, TEXAS 75225-7214

OWNER  
 JP MORROW ROYALTY, LLC  
 10418 TRAILCLIFF DRIVE  
 DALLAS, TEXAS 75238-1558

**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**  
**ORAM PARK**  
**LOT 1, BLOCK 1/2142**  
 BEING PART OF CITY BLOCK 2142  
 ROBERT RAY SURVEY,  
 ABSTRACT NO. 1242  
 DALLAS, DALLAS COUNTY, TEXAS  
 PLAT-26-000113  
 ENGINEERING PLAN NO. DP \_\_\_\_\_

OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, JP MORROW ROYALTY, LLC, a Texas limited liability company along with ORAM PARTNERS, LP, a Texas limited partnership, are the owners of a tract of land in City Block 2142 situated in the Robert Ray Survey, Abstract No. 1242, City of Dallas, Dallas County, Texas, being that same tract of land as described in Special Warranty Deed to JP MORROW ROYALTY, LLC, a Texas limited liability company, recorded in Instrument Number 202200079967, Official Public Records, Dallas County, Texas, along with that tract of land as described in Warranty Deed to ORAM PARTNERS, LP, a Texas limited partnership, recorded in Instrument Number 201200377695, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 3 1/4 inch aluminum disk set stamped "ORAM PARK & RPLS 5382" on an iron rod for the northwest corner of that tract of land described in Warranty Deed with Vendor's Lien to FPE, Inc., a corporation as recorded in Volume 99238, Page 5186, Deed Records, Dallas County, Texas, same lying in the south right-of-way line of Oram Street (FKA Rockwall Avenue)(60 foot right-of-way), from which the intersection of said Oram Street and the west right-of-way line of Bryan Parkway (AKA Graber Avenue)(50' right-of-way) bears North 89 degrees 14 minutes 05 seconds East 50.00 feet;

THENCE South 00 degrees 33 minutes 27 seconds East, along the west line of said FPE Inc. tract, a distance of 120.00 feet to a 3 1/4 inch aluminum disk set stamped "ORAM PARK & RPLS 5382" on an iron rod for the southwest corner of said FPE Inc. tract, same lying in the north line of that tract of land described in General Warranty Deed to Flathers Properties, LLC as recorded in Instrument Number 201800104649, Official Public Records, Dallas County, Texas;

THENCE South 89 degrees 14 minutes 05 seconds West, along the north line of said Flathers Properties, LLC tract, a distance of 100.00 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "illegible" for the northwest corner of said Flathers Properties, LLC tract, same lying in the east line of that tract of land described as Tract No. 3 in Special Warranty Deed to 4th Gen Investments, L.L.C., a Texas limited liability company as recorded in Instrument Number 201600023376, Official Public Records, Dallas County, Texas;

THENCE North 00 degrees 33 minutes 27 seconds West, along the east line of said 4th Gen Investments, L.L.C. tract, a distance of 120.00 feet to a 3 1/4 inch aluminum disk set stamped "ORAM PARK & RPLS 5382" on an iron rod for the northeast corner of said 4th Gen Investments, L.L.C. tract, same lying in the south right-of-way line of said Oram Street, from which a 1/2 inch iron pipe found bears North 00 degrees 33 minutes 27 seconds West 0.50 feet for witness;

THENCE North 89 degrees 14 minutes 05 seconds East, along the south right-of-way line of said Oram Street, a distance of 100.00 feet to the POINT OF BEGINNING and containing 12,000 square feet or 0.275 acres of land more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That JP MORROW ROYALTY, LLC, a Texas limited liability company along with ORAM PARTNERS, LP, a Texas limited partnership, acting by and through its duly authorized agent, do hereby adopt this plat, designating the herein described property as ORAM PARK 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, Texas.

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.  
JP MORROW ROYALTY, LLC

By: \_\_\_\_\_  
JULIE H. MORROW - MANAGER

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 JULIE H. MORROW, 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Notary Public in and for the State of Texas

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.  
ORAM PARTNERS, LP

By: \_\_\_\_\_  
JOHN P. MORROW - MANAGER

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 JOHN P. MORROW, 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Notary Public in and for the State of Texas

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 \_\_\_\_\_, 2026.

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. (04/10/2026)

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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Notary Public in and for the State of Texas

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  
ORAM PARTNERS, LP  
3602 BRYN MAWR DRIVE  
DALLAS, TEXAS 75225-7214

OWNER  
JP MORROW ROYALTY, LLC  
10418 TRAILCLIFF DRIVE  
DALLAS, TEXAS 75238-1558



**PRELIMINARY PLAT**  
**ORAM PARK**  
**LOT 1, BLOCK 1/2142**  
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ROBERT RAY SURVEY,  
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