



OWNER'S CERTIFICATION

WHEREAS, Perot Museum of Nature and Science (formerly known as Dallas Museum of Natural History Association and Museum of Nature and Science) and Skyhouse Dallas, LLC are the owners of a tract of land situated in the J. Grigsby Survey, Abstract No. 495, Dallas County, Texas, and being all of Lot 1A, Block A/390, Skyhouse Addition, an addition to the City of Dallas, according to the plat recorded in Instrument No. 201500117837, Official Public Records, Dallas County, Texas, and being all Lot 1B, Block D/386, Museum of Nature and Science Addition, an addition to the City of Dallas, according to the plat recorded in Instrument No. 201100289106 of said Official Public Records, and being all of the remainder of Lot 1A, Block D/386, Victory Marketing Center, an addition to the City of Dallas, according to the plat recorded in Volume 2004082,Page 91 of said Official Public Records, and being all of Lots 1-7, Block C/388, Lots 8-14, Block D/386, Lot 1, Block F/389, Lots 12-16, Block G/385, and a portion of Lots 2-5, Block F/389, Lots 9-11, Block G/385, Cedar Grove Addition, an addition to the City of Dallas, according to the plat recorded in Volume 66, Page 271 of said Deed Records, and being all of two tracts of land described as "East Tract" and "Tract C" in Special Warranty Deed to the Museum of Nature and Science, recorded in Instrument No. 201200185511 of said Official Public Records, and being all of a called 0.5682 acre tract of land described in Special Warranty Deed to the Perot Museum of Nature and Science recorded in Instrument No. 202400045228 of said Official Public Records, and being all of a called 4.6552 acre tract of land described in Special Warranty Deed to the Dallas Museum of Natural History Association, recorded in Volume 2005032, Page 157 of said Official Public Records, and being all of a called 0.0040 acre tract of land described in Special Warranty Deed to Perot Museum of Nature and Science, recorded in Instrument No. 202400256649 of said Official Public Records, and being all of a tract of land described as "TRACT 1" in Special Warranty Deed to Skyhouse Dallas, LLC, as recorded in Instrument No. 201300249997 of said Official Public Records, and being more particularly described as follows:

BEGINNING at an 5/8-inch iron rod with plastic cap stamped "KHA" found for a northeast corner of said east tract, and the westerly corner of Lot 1C, Block B/370, North End Addition-2, an addition to the City of Dallas, according to the plat recorded in Instrument No. 202500159663 of said Official Public Records, in the east right-of-way line of Houston Street, formerly Wichita Street (a variable width right-of-way) as dedicated in Volume 85103, Page 4334 of said Deed Records;

THENCE South 42°52'54" East, with the northeast line of said east tract and the southwest line of said Lot 1C, Block B/370, a distance of 368.31 feet, to a 3-1/4" aluminum disk stamped "ELIZA, KHA" set for the south corner of said Lot 1C, Block B/370;

THENCE North 43°56'31" East, with the southeast line of said Lot 1C, Block B/370, and with the northwest line of said Lot 1B, Block D/386, a distance of 559.42 feet to a 3-1/4" aluminum disk stamped "ELIZA, KHA" set for the southeast corner of said Lot 1C, Block B/370, and the north corner of said Lot 1B, Block D/386, in the west right-of-way line of Field Street, formerly Orange Street (a variable width public right-of-way) as dedicated in Volume 64, Page 403, of said Deed Records;

THENCE with said west right-of-way line of Field Street, and with the east lines of said Lot 1B, Block B/386, the following courses and distances:

South 24°35'29" East, a distance of 42.71 feet to a 3-1/4" aluminum disk stamped "ELIZA, KHA" set;
South 44°00'26" West, a distance of 13.82 feet to a 3-3/4" aluminum disk stamped "MUSEUM OF SCIENCE AND NATURE LOT 1B BLOCK B/386" found at the beginning of a non-tangent curve to the right with a radius of 10.44 feet, a central angle of 91°12'51", and a chord bearing and distance of South 72°07'12" East, 14.92 feet;
In a southeasterly direction, with said non-tangent curve to the right, an arc distance of 16.62 feet to a 3-1/4" aluminum disk stamped "ELIZA, KHA" set at the beginning of a non-tangent curve to the right with a radius of 143.10 feet, a central angle of 12°53'16", and a chord bearing and distance of South 26°23'53" East, 32.12 feet;
In a southeasterly direction, with said non-tangent curve to the right, an arc distance of 32.19 feet to a 3-1/4" aluminum disk stamped "ELIZA, KHA" set at the beginning of a reverse curve to the left with a radius of 161.00 feet, a central angle of 07°45'25", and a chord bearing and distance of South 23°49'56" East, 21.78 feet;
In a southeasterly direction, with said reverse curve to the left, an arc distance of 21.80 feet to a 3-1/4" aluminum disk stamped "ELIZA, KHA" set for corner;
South 32°43'17" East, a distance of 30.14 feet to a 3-1/4" aluminum disk stamped "ELIZA, KHA" set for corner;
South 41°16'16" East, a distance of 139.51 feet to a 3-1/4" aluminum disk stamped "ELIZA, KHA" set for corner;
South 40°15'49" East, a distance of 97.90 feet to a 3-1/4" aluminum disk stamped "ELIZA, KHA"set at the beginning of a non-tangent curve to the right with a radius of 65.51 feet, a central angle of 39°05'08", and a chord bearing and distance of South 17°41'40" West, 43.83 feet, and being the north end of a radial corner clip at the intersection of said west right-of-way line of Field Street and the north right-of-way line of Broom Street (a variable width right-of-way, formerly Ardrey Street) as dedicated by said Cedar Grove Addition;

THENCE in a southwesterly direction along said radial corner clip with said non-tangent curve to the right, an arc distance of 44.69 feet to a 3-1/4" aluminum disk stamped "ELIZA, KHA" set for the southwest end of said radial corner clip and a southeast corner of said Lot 1B, Block D/386, in the northwest right-of-way line of Broom Street;

THENCE with said northwest right-of-way line of Broom Street, the following courses and distances:

South 43°15'54" East, a distance of 0.95 feet to a 3-1/4" aluminum disk stamped "ELIZA, KHA" set for corner;
South 43°54'37" West, a distance of 721.10 feet to a 3-1/4" aluminum disk stamped "ELIZA, KHA" set for the beginning of a tangent curve to the right with a radius of 98.17 feet, a central angle of 02°01'52", and a chord bearing and distance of South 44°55'35" West, 3.48 feet;
In a southwesterly direction, with said tangent curve to the right, an arc distance of 3.48 feet to a 3-1/4" aluminum disk stamped "ELIZA, KHA" set for the southwest corner of said Tract C and the southeast corner of Lot 1A, Block A/390;
South 43°55'55" West, a distance of 112.16 feet to a mag nail with washer found for the common corner of said Lot 1A, Block A/390 and Lot 1B, Block A/390 of said Skyhouse Addition;

THENCE departing said northwest right-of-way line of Broom Street, with the common line of said Lots 1A and 1B, Block A/390, the following courses and distances:

North 42°148'36" West, a distance of 96.27 feet to a 5/8" iron rod with cap stamped "KHA" found for corner;
South 47°11'32" West, a distance of 56.58 feet to a 5/8" iron rod with cap stamped "KHA" found for corner;
North 42°48'28" West, a distance of 169.33 feet to a 5/8" iron rod with cap stamped "KHA" found for corner;
South 47°11'32" West, a distance of 31.63 feet to a PK nail found for corner;
North 42°48'28" West, a distance of 64.64 feet to a 5/8" iron rod with cap stamped "KHA" found for corner;
North 86°11'09" West, a distance of 15.32 feet to a 1/2" iron rod with cap stamped "HALFF" found for corner;
North 42°51'40" West, a distance of 20.87 feet to an X-cut in concrete found for corner in said east right-of-way line of Houston Street;

THENCE with said east right-of-way lines of Houston Street the following courses and distances:

North 09°25'17" East, a distance of 183.06 feet to a mag nail with washer found for the beginning of a non-tangent curve to the right with a radius of 264.50 feet, a central angle of 09°00'23", and a chord bearing and distance of South 62°04'44" East, 41.53 feet;
In a southeasterly direction, with said non-tangent curve to the right, an arc distance of 41.58 feet to a 5/8" iron rod with cap stamped "KHA" found for corner;
North 17°40'28" East, a distance of 61.14 feet to a 3-1/4" aluminum disk stamped "ELIZA, KHA" set for corner;
North 17°33'02" East, a distance of 23.83 to a 1/2" iron rod with yellow cap stamped "HALFF ASSOC INC" found for corner;
North 05°33'23" West, a distance of 0.15 feet to a point for the beginning of a non-tangent curve to the left with a radius of 346.74 feet, a central angle of 08°04'37", and a chord bearing and distance of North 65°42'53" West, 48.84 feet;
In a northwesterly direction, with said non-tangent curve to the left, an arc distance of 48.88 feet to a 1/2-inch iron rod with yellow cap stamped "HALFF ASSOC INC" found for corner;
North 29°50'39" West, a distance of 6.87 feet to 1/2-inch iron rod with yellow cap stamped "HALFF ASSOC INC" found for corner;
North 09°23'54" East, a distance of 88.43 feet to a 1/2-inch iron rod with yellow cap stamped "HALFF ASSOC INC" found for the beginning of a tangent curve to the left with a radius of 660.54 feet, a central angle of 13°40'31", and a chord bearing and distance of North 02°33'38" East, 157.28 feet;
In a northeasterly direction, with said tangent curve to the left, an arc distance of 157.66 feet to "X" cut in concrete found for the beginning of a non-tangent curve to the right with a radius of 526.42 feet, a central angle of 00°04'09", and a chord bearing and distance of South 58°34'56" East, 0.64 feet;
In a southeasterly direction, with said non-tangent curve to the right, an arc distance of 0.64 feet to a mag nail with washer stamped "ELIZA, KHA" set for corner;
North 05°38'04" West, a distance of 108.75 feet to the POINT OF BEGINNING and containing 432,297 square feet or 9.9242 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Perot Museum of Nature and Science (formerly known as Dallas Museum of Natural History Association, Museum of Nature and Science), and Skyhouse Dallas, LLC, do hereby adopt this plat, designating the herein described property as **ELIZA 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 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, _____, 20__.

By: Perot Museum of Nature and Science

Name: David Humphries

Title: _____

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared, _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same on behalf of said limited liability companies and limited partnership, for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20__.

Notary Public in and for the State of _____

WITNESS, my hand at Dallas, Texas, this the __ day of, _____, 20__.

By: Skyhouse Dallas, LLC, a Gerorgia limited liability company

Name: _____

Title: _____

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared, _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same on behalf of said limited liability companies and limited partnership, for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20__.

Notary Public in and for the State of _____

SURVEYOR'S STATEMENT:

I, J. Andy Dobbs, 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 _____, 20__.

J. Andy Dobbs
Registered Professional Land Surveyor No. 6196
KIMLEY-HORN AND ASSOC., INC.
2500 PACIFIC AVENUE, SUITE 1100,
DALLAS, TEXAS 75226
972-770-1300
andy.dobbs@kimley-horn.com

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared J. Andy Dobbs 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 _____, 20__.

Notary Public in and for the State of Texas

PRELIMINARY
THIS DOCUMENT SHALL
NOT BE RECORDED FOR
ANY PURPOSE AND
SHALL NOT BE USED OR
VIEWED OR RELIED
UPON AS A FINAL
SURVEY DOCUMENT

PLACE COUNTY
RECORDING LABEL HERE

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
LOT 1C AND 2, BLOCK D/386
ELIZA ADDITION
BEING A REPLAT OF LOT 1B, BLOCK D/386 DALLAS
MUSEUM OF NATURE AND SCIENCE ADDITION, LOT
1A, BLOCK A/390, SKYHOUSE ADDITION,
LOT 1A, BLOCK D/386, VICTORY MARKETING CENTER
ADDITION, LOTS 1-7, BLOCK C/388, LOTS 8-14, BLOCK
D/386, LOTS 1-5, BLOCK F/389, LOTS 9-16, BLOCK
G/385, CEDAR GROVE ADDITION
AND BEING 9.9242 ACRES OUT OF THE
J. GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS,DALLAS COUNTY, TEXAS
CITY FILE NO. PLAT-25-000123

Kimley»Horn

2500 Pacific Avenue, Suite 1100
Dallas, Texas 75226
FIRM # 10115500
Tel. No. (469) 718-8849
Scale NA
Drawn by DMW/JDF
Checked by JAD
Date Oct. 2025
Project No. 064620001
Sheet No. 3 OF 3

OWNER:
SKYHOUSE DALLAS, LLC
7601 E. TECHNOLOGY WAY, SUITE 600
DENVER, CO 80237
CONTACT: MARK PEPPER CORN
PHONE: 4303-717-3578
EMAIL: mark.peppercom@simpsonhousing.com

OWNER:
PEROT MUSEUM OF NATURE AND SCIENCE
2201 N. FIELD STREET
DALLAS, TX 75202
CONTACT: ANNE WOODS
PHONE: 214-428-5555
EMAIL: anne.woods@perotmuseum.org

ENGINEER:
KIMLEY-HORN AND ASSOC., INC.
13455 NOEL ROAD, TWO GALLERIA
OFFICE TOWER, SUITE 700, DALLAS, TEXAS 75240
CONTACT: ALEX RATHBUN P.E.
PHONE: 972-770-1300
EMAIL: alex.rathbun@kimley-horn.com

SURVEYOR:
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CONTACT: J. ANDY DOBBS, R.P.L.S.
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