

GENERAL NOTES:

- I. The purpose of this plat is to create combine existing lots into two lots from existing lots and abandoned rights-of-way.
- 2. The basis of bearings is based on State Plane Coordinate System, Texas North Central Zone 4202, North American datum of 1983 (Adjustment Realization - 2011).
- . The grid coordinates shown are based upon the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983, U.S. Survey Feet (sFT), on grid coordinate values, no scale and no projection.
- . Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering
- All plat corners are standard 3 1/4" aluminum disks stamped "ELIZA, KHA" set unless otherwise
- TXDOT approval may be required for any driveway modification or new access point(s).
- 14' Alley, Volume 66, Page 271, of said Deed Records, Abandonment Authorized by Ordinance No. 18615, Tract 7, recorded as Volume 85103, Page 4218 of said Deed Records, Quit Claim Deed recorded as Volume 85103, Page 4257 of said Deed Records. Utility Easements retained affected per Affidavit recorded in Instrument No. 202300127894 of the Official Public Records of Dallas County Texas, which attests that there are no public or private utilities located in the abandoned right of way.
- Griffin Street (A 36' wide Right-of-Way), Volume 66, Page 271, of said Deed Records, Abandonment Authorized by Ordinance No. 18615, Tract 8, recorded as Volume 85103, Page 4218 of said Deed Records, Quit Claim Deed recorded as Volume 85103, Page 4257 of said Deed Records. Utility Easements retained affected per Affidavit recorded in Instrument No. of the Official Public Records of Dallas County Texas, which attests that there are no public or private utilities located in the abandoned right of way.
- Griffin Street (A 36' wide Right-of-Way), Volume 66, Page 271, of said Deed Records, Abandonment Authorized by Ordinance No. 18615, Tract 12, recorded as Volume 85103, Page 4218 of said Deed Records, Quit Claim Deed recorded as Volume 85103, Page 4257 of said Deed Records. Utility Easements retained affected per Affidavit recorded in Instrument No. of the Official Public Records of Dallas County Texas, which attests that there are no public or private utilities located in the abandoned right of way.

GENERAL NOTES (CONTINUED):

- 10. River Street (A 40' wide Right-of-Way), Volume 66, Page 271, of said Deed Records, Abandonment Authorized by Ordinance No. 18615, Tract 11, recorded as Volume 85103, Page 4218 of said Deed Records, Quit Claim Deed recorded as Volume 85103, Page 4257 of said Deed Records. Utility Easements retained affected per Affidavit recorded in Instrument No. of the Official Public Records of Dallas County Texas, which attests that there are no public or private utilities located in the abandoned right of way.
- Laws Street (A 40' wide Right-of-Way), Volume 66, Page 271, of said Deed Records, Abandonment Authorized by Ordinance No. 18615, Tract 9, recorded as Volume 85103, Page 4218 of said Deed Records, Quit Claim Deed recorded as Volume 85103, Page 4257 of said Deed Records. Utility Easements retained affected per Affidavit recorded in Instrument No. of the Official Public Records of Dallas County Texas, which attests that there are no public or private utilities located in the abandoned right of way.
- Whichita Street (A variable width Right-of-Way), Volume 85103, Page 4334, of said Deed Records, Abandonment Authorized by Ordinance No. 25915, Tract 1, recorded as Volume 2005091, Page 52 of said Deed Records, Quit Claim Deed, recorded as Volume 2005091, Page 72 of said Deed Records. Utility Easements retained affected per Affidavit recorded in of the Official Public Records of Dallas County Texas, which Instrument No. attests that there are no public or private utilities located in the abandoned right of way.
- 14. Existing improvements besides buildings have been shaded for clarity.

PLAT TABLE		
PLAT NO.	PLAT NAME	RECORDING INFORMATION
P1	SKYHOUSE ADDITION	INST. NO. 201500117837, O.P.R.D.C.T.
P2	VICTORY SOUTH ADDITION, PHASE 2	INST. NO. 200600179521, O.P.R.D.C.T.
Р3	REMAINDER OF LOT 1A, BLOCK D/386 VICTORY MARKETING CENTER	VOL. 2004082, PG. 91, O.P.R.D.C.T.
P4	CEDAR GROVE ADDITION	VOL. 66, PG. 271, D.R.D.C.T.
P5	MUSEUM OF NATURE AND SCIENCE ADDITION	INST. NO. 201100289106, O.P.R.D.C.T.
P6	WEST END PLAZA ADDITION	VOL. 2001045, PG. 54, D.R.D.C.T.
P7	NORTH END ADDITION-2	INST. NO. 202500159663, O.P.R.D.C.T.
P8	EL FENIX	VOL. 77177, PG. 1162, D.R.D.C.T.

DEED TABLE		
DEED NO.	OWNER	RECORDING INFO
D1	CALLED TRACT C MUSEUM OF NATURE AND SCIENCE	INST. NO. 201200185511, O.P.R.D.C.T.
D2	PEROT MUSEUM OF NATURE AND SCIENCE	INST. NO. 202400045228, O.P.R.D.C.T.
D3	CALLED EAST TRACT MUSEUM OF NATURE AND SCIENCE	INST. NO. 201200185511, O.P.R.D.C.T.
D4	PEROT MUSEUM OF NATURE AND SCIENCE	INST. NO. 202400256649, O.P.R.D.C.T.
D5	DALLAS AREA RAPID TRANSIT	VOL. 2003023, PG. 9536, O.P.R.D.C.T.
D6	SKYHOUSE DALLAS, LLC	INST. NO. 201300249997, O.P.R.D.C.T.
D7	DALLAS MUSEUM OF NATURAL HISTORY ASSOCIATION	VOL. 2005032, PG. 157, O.P.R.D.C.T.

X40	
GRAPHIC SCA 40 0 20 1" = 40' (
VICINITY MAP	NOT TO SCALE
SITE	

LEGEND

LINE TYPE LEGEND		
	BOUNDARY LINE	
·	ADJACENT PROPERTY LINE	
	EASEMENT LINE	
·	BUILDING LINE	
——— W———	WATER LINE	
ss	SANITARY SEWER LINE	
SD	STORM SEWER LINE	
——— GAS———	UNDERGROUND GAS LINE	
OHL	OVERHEAD UTILITY LINE	
UGE	UNDERGROUND ELECTRIC LINE	
—— UGT——	UNDERGROUND TELEPHONE LINE	
-x - x - x -	FENCE	
,	CONCRETE PAVEMENT	
4 11 14 11	ASPHALT PAVEMENT	

CUF	RVE TABL	E			
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORE
C1	91°12'51"	10.44'	16.62'	S72°07'12"E	14.92'
C2	12°53'16"	143.10'	32.19'	S26°23'53"E	32.12'
C3	7°45'25"	161.00'	21.80'	S23°49'56"E	21.78'
C4	39°05'08"	65.51'	44.69'	S17°41'40"W	43.83'

LINE	ETABLE	
NO.	BEARING	LENGTH
L1	S24°35'29"E	42.71'
L2	S44°00'26"W	13.82'
L3	S32°43'17"E	30.14'
L4	S41°16'16"E	139.51'
L5	S40°15'49"E	97.90'
L6	S43°15'54"E	0.95'

TV	CABLE TV VAULT	0	SANITARY SEWER CLEAN OUT
С	COMMUNICATIONS BOX	<u>©</u>	SANITARY SEWER HANDHOLE
0	COMMUNICATIONS HANDHOLE	ভ	SANITARY SEWER LIFT STATION
<u>©</u>	COMMUNICATIONS MANHOLE	0	SANITARY SEWER METER
Û	COMMUNICATIONS MARKER FLAG	S	SANITARY SEWER MANHOLE
◬	COMMUNICATIONS MARKER SIGN	<u>\$</u>	SANITARY SEWER MARKER FLAG
С	COMMUNICATIONS VAULT	ß	SANITARY SEWER MARKER SIGN
•	ELEVATION BENCHMARK	ST	SANITARY SEWER SEPTIC TANK
<u> </u>	FLOW DIRECTION	S	SANITARY SEWER VAULT
F	FIBER OPTIC BOX	D	STORM SEWER BOX
(Ē)	FIBER OPTIC HANDHOLE		STORM SEWER DRAIN
(F)	FIBER OPTIC MANHOLE	0	STORM SEWER HANDHOLE
Ô	FIBER OPTIC MARKER FLAG	0	STORM SEWER METER
Ā	FIBER OPTIC MARKER SIGN	Ô	STORM SEWER MANHOLE
	FIBER OPTIC VAULT	6	STORM SEWER MARKER FLAG
\overline{\over	MONITORING WELL	Ā	STORM SEWER MARKER SIGN
Ď	FUEL TANK		STORM SEWER VAULT
G	GAS BOX	1000	TRAFFIC BARRIER
<u> </u>	GAS HANDHOLE	•	TRAFFIC BOLLARD
Ö	GAS METER	TR	TRAFFIC BOX
~	GAS MANHOLE	®	
<u>(G)</u>	GAS MARKER FLAG	®	CROSS WALK SIGNAL TRAFFIC HANDHOLE
<u>©</u>	GAS SIGN	(TR)	TRAFFIC HANDHOLE TRAFFIC MANHOLE
<u>&</u>	GAS TANK	\sim	
<u>©</u>			TRAFFIC MARKER SIGN
<u>G</u>	GAS VALVE		TRAFFIC CAMERA
	GAS VALVE	图	TRAFFIC SENSOR
<u>©</u>	GAS WELL	<u> </u>	- TRAFFIC SIGNAL
	TELEPHONE BOX	IR	TRAFFIC VAULT
<u> </u>	TELEPHONE HANDHOLE	U	UNIDENTIFIED BOX
<u> (T</u>	TELEPHONE MANHOLE	0	UNIDENTIFIED HANDHOLE
<u> </u>	TELEPHONE MARKER FLAG	0	UNIDENTIFIED METER
<u>A</u>	TELEPHONE MARKER SIGN	<u> </u>	UNIDENTIFIED MANHOLE
	TELEPHONE VAULT	Û	UNIDENTIFIED MARKER FLAG
Р	PIPELINE BOX	Δ	UNIDENTIFIED MARKER SIGN
Ð	PIPELINE HANDHOLE	Ø	UNIDENTIFIED POLE
0	PIPELINE METER	Θ	UNIDENTIFIED TANK
P	PIPELINE MANHOLE		UNIDENTIFIED VAULT
®	PIPELINE MARKER FLAG	1 ©1	UNIDENTIFIED VALVE
Ā	PIPELINE MARKER SIGN	Ŏ	TREE
Ē	PIPELINE VAULT	W	WATER BOX
Ø	PIPELINE VALVE	ਰ	FIRE DEPT. CONNECTION
E	ELECTRIC BOX	8	WATER HAND HOLE
374	FLOOD LIGHT	ŏ	FIRE HYDRANT
\rightarrow	GUY ANCHOR	<u> </u>	WATER METER
-	GUY ANCHOR POLE	(W)	WATER MANHOLE
Ö	ELECTRIC MANHOLE	8	WATER MARKER FLAG
$\overline{\bullet}$	LIGHT STANDARD	Ä	WATER MARKER SIGN
ŏ	ELECTRIC METER	<u></u>	WATER TANK
(E)		W	WATER TANK WATER VAULT
$\overline{}$	ELECTRIC MANHOLE		
<u>(E)</u>	ELECTRIC MARKER FLAG	\bowtie	WATER VALVE
<u>A</u>	ELECTRIC MARKER SIGN	IQI	AIR RELEASE VALVE
Ø	UTILITY POLE	W	WATER WELL
(T)	ELECTRIC SWITCH	PFC	POINT FOR CORNER
<u>(T)</u>	ELECTRIC TRANSFORMER	IRFC	IRON ROD WITH CAP FOUND
	ELECTRIC VAULT	PKF	PK NAIL FOUND
<u>مَ</u>	HANDICAPPED PARKING	IRF	IRON ROD FOUND
-	PARKING METER	XF	"X" CUT IN CONCRETE FOUND
RR	RAILROAD BOX	ADF	ALUMINUM DISK FOUND
®	RAILROAD HANDHOLE	MNS	MAG NAIL W/WASHER STAMPED
<u> </u>	RAILROAD SIGNAL		"ELIZA, KHA" SET
8	RAILROAD SIGN	C.M.	CONTROLLING MONUMENT
RR	RAILROAD VAULT	P.O.B.	
0	SIGN	SQ. F	T. SQUARE FEET
Ы	MARQUEE/BILLBOARD	INST.	NO. INSTRUMENT NUMBER
0	A/C UNIT	VOL. F	PG. VOLUME, PAGE
Ā	BASKET BALL GOAL		MAP RECORDS,
ě	BORE LOCATION	M.R.D	.C.T. DALLAS COUNTY, TEXAS
ŏ	FLAG POLE	l	DEED RECORDS,
	GOAL POST	D.R.D	.C.T. DALLAS COUNTY, TEXAS
$\overline{\mathbb{R}}$			
			OFFICIAL PUBLIC RECORDS
)— (i) (ii)	GREASE TRAP IRRIGATION VALVE	O.P.R	D.C.T.C. OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS

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**

Dallas, Texas 75226 Tel. No. (469) 718-8849 FIRM # 10115500 <u>Date</u>

JAD

Oct. 2025

064620001

<u>Scale</u>

1" = 40'

DMW/JDF

<u>OWNER:</u> SKYHOUSE DALLAS, LLC 7601 E. TECHNOLOGY WAY, SUITE 600 DENVER, CO 80237 CONTACT: MARK PEPPERCORN PHONE: 303-717-3578

PEROT MUSEUM OF NATURE AND SCIENCE 2201 N. FIELD STREET DALLAS, TX 75202 CONTACT: ANNE WOOODS

CONTACT: ALEX RATHBUN P.E. PHONE: 972-770-1300 SURVEYOR: KIMLEY-HORN AND ASSOC., INC. 2500 PACIFIC AVUENUE, SUITE 1100

KIMLEY-HORN AND ASSOC., INC.

13455 NOEL ROAD, TWO GALLERIA

OFFICE TOWER, SUITE 700, DALLAS, TEXAS 75240

ENGINEER:

DALLAS, TEXAS 75226 CONTACT: J. ANDY DOBBS, R.P.L.S. PHONE: 972-770-1300 PHONE: 214-428-5555 EMAIL: anne.woods@perotmuseum.org EMAIL: andy.dobbs@kimley-horn.com

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 or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system 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 herein granted shall be determined by their location as installed. 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 This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas 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

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 Notary Public in and for the State of

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°48'36" 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

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

Houston Street;

9.9242 acres of land.

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,

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

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

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 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

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

WITNESS, my hand at Dallas,	Texas, this the	day of,	_, 20

Bv: Perot Museum of Nature and Science

Name: David Humphries	
Title:	
STATE OF	§
COUNTY OF	§

BEFORE ME, the undersigned authority, on this day personally appeared, _____ 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.

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 GIVEN UNDER MY HAND AND SEAL OF OFFICE this ______ day of ______ day of _______, 20___.

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, 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

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

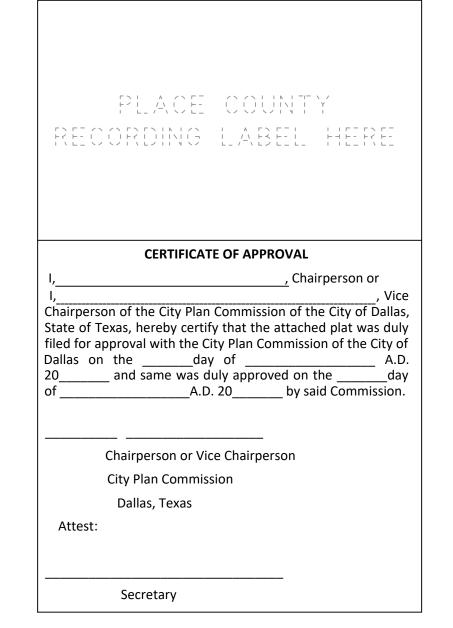
andy.dobbs@kimley-horn.com

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

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

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

<u>Date</u>

Oct. 2025

064620001

<u>Sheet No.</u>

2500 Pacific Avenue. Suite 1100 Dallas, Texas 75226 Tel. No. (469) 718-8849 FIRM # 10115500

Checked by

JAD

<u>Scale</u>

<u>Drawn by</u>

DMW/JDF

SKYHOUSE DALLAS, LLC 7601 E. TECHNOLOGY WAY, SUITE 600 **DENVER, CO 80237** CONTACT: MARK PEPPERCORN PHONE: 4303-717-3578

PEROT MUSEUM OF NATURE AND SCIENCE 2201 N. FIELD STREET DALLAS, TX 75202 **CONTACT: ANNE WOOODS** PHONE: 214-428-5555

KIMLEY-HORN AND ASSOC.. INC. 2500 PACIFIC AVUENUE, SUITE 1100 DALLAS, TEXAS 75226 PHONE: 972-770-1300 EMAIL: anne.woods@perotmuseum.org

ENGINEER:

CONTACT: J. ANDY DOBBS, R.P.L.S. EMAIL: andy.dobbs@kimley-horn.com

KIMLEY-HORN AND ASSOC., INC.

CONTACT: ALEX RATHBUN P.E.

PHONE: 972-770-1300

13455 NOEL ROAD, TWO GALLERIA

OFFICE TOWER, SUITE 700, DALLAS, TEXAS 75240