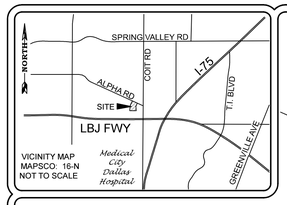

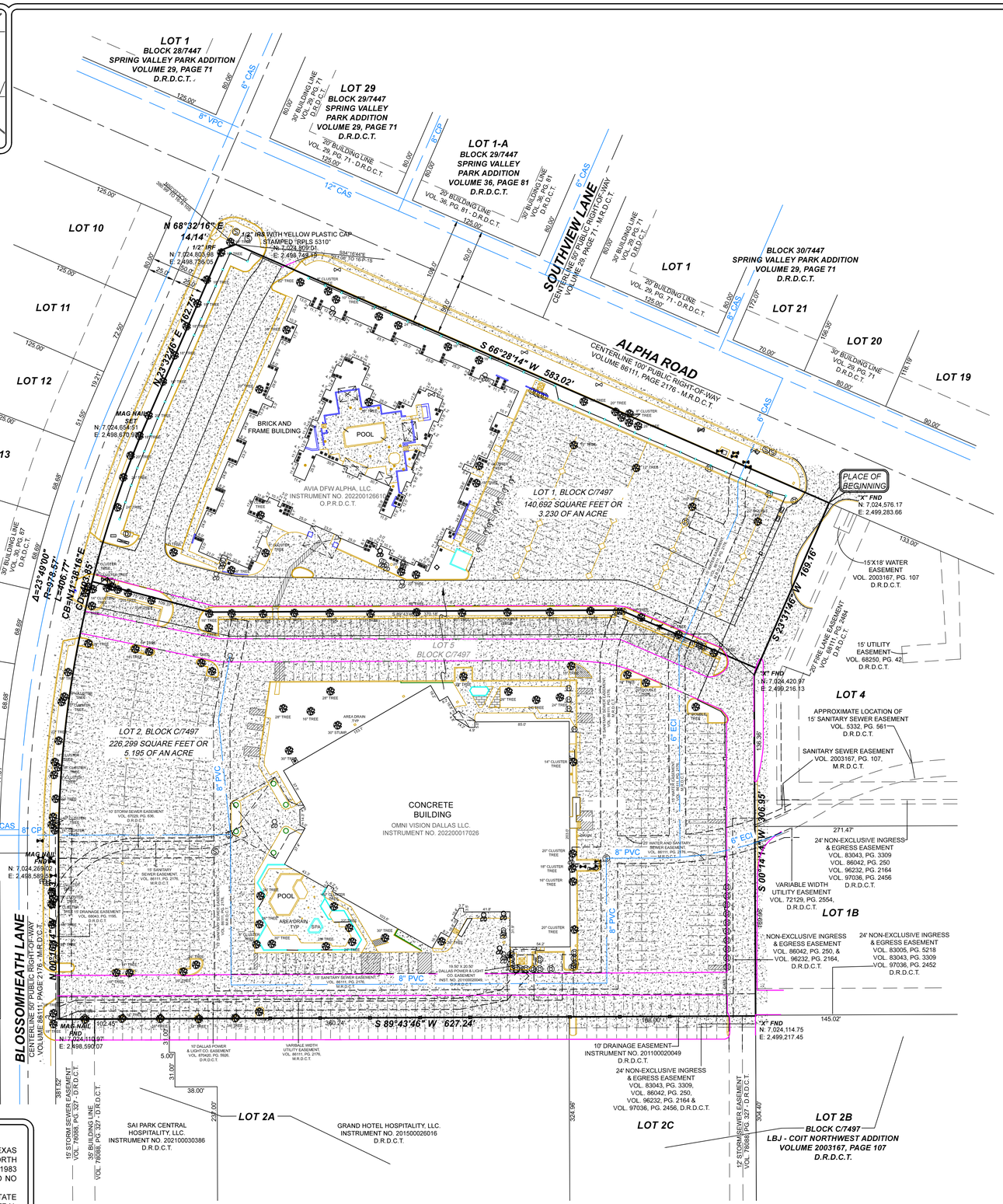

GENERAL NOTES

1. ALL COORDINATES SHOWN ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
2. ALL BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. (2011)
3. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING AND DRAINAGE ENGINEERING SECTION APPROVAL.
4. THE PURPOSE OF THIS PLAT IS TO CREATE TWO PLATTED LOTS FROM ONE PLATTED LOT.
5. EXISTING STRUCTURES ON PROPERTY TO REMAIN.

LEGEND

1/2" IR FOUND	X-FOUND	TELE. BOX	BOLLARD POST	UTILITY POLE	OVERHEAD UTILITY LINE	COVERED AREA	CONCRETE	BUILDING LINE
1/2" IR SET	X-SET	CABLE BOX	LIGHT POLE	WATER METER	GUY WIRE ANCHOR	ASPHALT	GRAVEL	EASEMENT
5/8" IR FOUND	1" IR FOUND	ELECTRIC BOX	SAN. SEW. MH.	GAS METER	BARBED WIRE FENCE	FIRE LANE STRIPE	BRICK	BOUNDARY
3/8" IR FOUND	1" IP FOUND	BRICK COLUMN	IRRIGATION VALVE	A.C. PAD	IRON FENCE	BRICK RET. WALL	STONE	HIGHBANK LINE
60-D NAIL FOUND	POINT FOR CORNER	STONE COLUMN	WATER VALVE	TRANS. BOX	CHAINLINK FENCE	STONE RET. WALL	WOOD DECK	PARKING STRIPE
PK NAIL SET	CON. MONUMENT	STORM DRAIN MH.	FIRE HYDRANT		WOOD FENCE	CON. RET. WALL	BUILDING WALL	HANDICAP SPACE
1/2" IP FOUND	3/4" IP FOUND	SAN. SEW. CO.	IR. VALVE	POOL EQUIP.	PIPE RAIL FENCE	NO PARKING	TILE	

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Avia DFW Alpha, LLC., and Omni Vision Dallas, LLC., are the sole owners of all of Lot 5, Block C/7497 of the HSH Addition, an addition to the City of Dallas, Dallas County, Texas, as recorded in Volume 86111, Page 2176 of the Deed Records of Dallas County, Texas, located in the John Young Survey, Abstract No. 1614, City of Dallas, Dallas County, Texas, a portion of said tract of land is described in deed to Avia DFW Alpha, LLC., as recorded in Instrument No. 202200126610, Official Public Records of Dallas County, Texas, and a portion being described in deed to Omni Vision Dallas, LLC., as recorded in Instrument No. 202200017026, Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at an "X" found on the Southwest right-of-way line of Alpha Road, being the Northwest corner of Lot 4, Block C/7497, LBJ-Coit Northwest Addition, an addition to the City of Dallas, Dallas County, Texas, as recorded in Volume 2003167, Page 107, Deed Records of Dallas County, Texas, and being the Northeast corner of said tract described herein;

THENCE South 23 degrees 31 minutes 46 seconds West, along the Northwest line of said Lot 4, a distance of 169.16 feet to an "X" found for corner;

THENCE South 00 degrees 14 minutes 14 seconds West, a distance of 306.95 feet to an "X" found for corner being the Southwest corner of Lot 1B, Northwest corner of Lot 2B, and the Northeast corner of Lot 2C of said LBJ-Coit Northwest Addition;

THENCE South 89 degrees 43 minutes 46 seconds West, a distance of 627.24 feet to a mag nail found for corner on the East right-of-way line of Blossomheath Lane, said point being the Northwest corner of a tract of land described in deed to Sai Park Central Hospitality, LLC., as recorded in Instrument No. 202100030386, Deed Records of Dallas County, Texas;

THENCE North 00 degrees 16 minutes 14 seconds West, along said East right-of-way line, a distance of 147.83 feet to a mag nail found;

THENCE along a non tangent curve to the right having a radius of 978.57 feet, a delta of 23 degrees 49 minutes 00 seconds, a chord bearing and distance of North 11 degrees 38 minutes 16 seconds East, 403.85 feet, and continuing for a total distance of 406.77 feet to a mag nail found for corner;

THENCE North 23 degrees 32 minutes 46 seconds East, a distance of 162.75 feet to a 1/2 inch iron rod found for corner;

THENCE North 68 degrees 32 minutes 16 seconds East, a distance of 14.14 feet to a 1/2 inch iron rod set with a yellow plastic-cap stamped "RPLS 5310", said point being at the intersection of the East right-of-way line of said Blossomheath Lane and the Southwest right-of-way line of said Alpha Road;

THENCE South 66 degrees 28 minutes 14 seconds West, along said South right-of-way line, a distance of 583.02 feet to the PLACE OF BEGINNING and containing 366,991 square feet or 8.425 acres of land.

SURVEYOR'S CERTIFICATE

I, John S. Turner, 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.

Witness my hand at Mesquite, Texas,
This _____ day of _____, 2026.

PRELIMINARY, RELEASED FOR REVIEW 06-01-2026
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.
John S. Turner
Registered Professional Land Surveyor #5310

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 John S. Turner, R.P.L.S. NO. 5310, State of Texas, 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 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

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Avia DFW Alpha, LLC. and Omni Vision Dallas, LLC., do hereby adopt this plat, designating the herein described property as ***HSH ADDITION REVISED,*** 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 flood way 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_____, 2026.

By: _____
Avia DFW Alpha, LLC. Owner

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, Avia DFW Alpha, LLC. 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
this the _____ day of _____, 2026.

_____
Notary Public in and for The State of Texas

WITNESS, my hand at Dallas, Texas, this the____ day of_____, 2026.

By: _____
Omni Vision Dallas, LLC. Owner

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, Omni Vision Dallas, LLC., 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
this the _____ day of _____, 2026.

_____
Notary Public in and for The State of Texas

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

A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

~ PROPERTY ADDRESS: 7800 & 7880 Alpha Rd, Dallas, TX 75240 ~

Owner: Avia DFW Alpha, LLC.	Owner: Omni Vision Dallas, LLC.
~ 180 N. University Ave, Ste. 200 ~	~ 9420 Wilshire Blvd, Ste 400 ~
~ Provo, UT 84601 ~	~ Beverly Hills, CA 90212 ~

Job No. 26-0183	Drawn by: KW	Date: 6-2-2026	Revised

"A professional company operating in your best interest"

PRELIMINARY PLAT

HSH ADDITION REVISED
LOTS 5A & 5B, BLOCK C/7497

BEING A 366,991 SQUARE FEET OR 8.425 ACRES
IN CITY BLOCK C/7497
LOCATED IN THE
JOHN YOUNG SURVEY, ABSTRACT NO. 1614
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. PLAT-26-000167