

**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR
A SIGN IN A SPECIAL PROVISION SIGN DISTRICT (SPSD)**

UPTOWN SIGN DISTRICT

CASE NUMBER: SIGN-26-000804
LOCATION: 2508 MAPLE AVE
(SOUTHEAST CORNER)

DATE FILED: Apr. 23rd, 2026
SIZE OF REQUEST: 92 sq. ft.

COUNCIL DISTRICT: 14

ZONING: PD-193, HC

APPLICANT: Curt Horak of Priority Signs

OWNER: Pasha & Sina Inc

TENANT: Joey Restaurant (Dallas) Inc

REQUEST: An application for a Certificate of Appropriateness by Curt Horak of Priority Signs, for a 92-square-foot LED illuminated detached sign at 2508 MAPLE AVE (SOUTHEAST CORNER).

SUMMARY: The applicant proposes to install a 92-square-foot LED illuminated detached sign with a seven-foot radius, composed of routed out aluminum panels, painted to match corten steel with back-lit push-thru acrylic letters. Sign will read 'JOEY MAPLE' with logo.

STAFF RECOMMENDATION: Approval.

SSDAC RECOMMENDATION: Approval.

BACKGROUND:

- The subject site is located in Uptown Sign District and is zoned PD-193, HC, Oak Lawn Special Purpose District, a business zoning district.
These regulations are established in: [Sec. 51A-7.1100](#) (Specific details included below).
- The applicant proposes to install a 92-square-foot LED illuminated detached sign with a seven-foot radius, composed of routed out aluminum panels, painted to match corten steel with back-lit push-thru acrylic letters. Sign will read 'JOEY MAPLE' with logo.
 - The sign is composed of a four-foot tall, six-inch deep, monument style aluminum cabinet, painted with push thru acrylic faces, back-lit by warm white LED. Sign elements are constructed entirely of metal, acrylic, and LED.
- This sign is to be installed on the southeast corner of the property facing Maple Avenue.
- Construction of the proposed sign is in accordance with SPSD regulations and meets the requirements of the Dallas City Code per Sec. 51A-7.1100.

51A-7.1102 PURPOSE.

The purpose of this division is to regulate both the construction of new signs and the alterations of existing signs with a view towards enhancing, preserving and developing the unique character of this district. The general objectives of this division include those listed in Section 51A-7.101 as well as aesthetic considerations to insure that signs are appropriate to the architecture of the district, do not obscure significant architectural features of its buildings, and lend themselves to the developing character of the area. (Ord. Nos. 19649; 20037)

51A-7.1104 SPECIAL PROVISIONS FOR ALL SIGNS.

(a) Pursuant to the authority of Section 51A-7.503 of this article, the rules relating to the erection of all signs in the Uptown Sign District are expressly modified as follows:

(1) No illuminated sign may contain flashing or moving elements or change its brightness, except as otherwise provided in this division.

(2) Except as provided in this paragraph, signs may be illuminated by fluorescent back lighting or indirect lighting. Signs in the 23 Springs subdistrict may also be illuminated by LED.

(3) The use of neon or single incandescent bulbs is allowed.

(4) The use of fiberglass as a sign material is allowed.

(5) Except as provided in this subsection, the use of plastic as an exterior face of a sign is prohibited. Plastic may be used as a backing for routed letters in a sign can or as decorative ornaments.

(6) For signs located within the 23 Springs subdistrict, plastic may be used for faces of individual channel letters. Channel letters must be either visually trim capless or use metal fabricated trim caps. No plastic trim caps are allowed.

(7) The use of fluorescent color on a sign is prohibited.

(8) No sign or part of a sign may move or rotate, with the exception of a wind device, the motion of which is not restricted.

(b) The following typestyles are suggested, but not required, for signs in this district: Americana Extra Bold, Aster Bold, Avante Garde, Baskerville Bold, Bookman Bold, Caslon No. 3, Century Bold Condensed, Cheltenham Bold, Univers 67. (Ord. Nos. 19649; 20037; 33060)

This use of push-thru acrylic letters complies with this article.

51A-7.1106 SPECIAL PROVISIONS FOR ATTACHED SIGNS.

Pursuant to the authority of Section 51A-7.503 of this article, the rules relating to the erection of detached signs in the Uptown Sign District are expressly modified as follows:

(a) No detached sign may:

(1) have an effective area greater than 120 square feet;

(2) have a total height greater than 15 feet; or

(3) be located less than five feet from a public right-of-way.

(b) The maximum number of signs permitted shall be one for every 220 linear feet of frontage on the public right-of-way, or fraction thereof. (Ord. Nos. 19649; 20037)

This is the only detached sign proposed for this site. The setback is five-feet, height does not exceed four-feet and the effective area does not exceed 92-square-feet.

51A-7.505 PERMIT PROCEDURES FOR SPECIAL PROVISION SIGN DISTRICTS.

(B) **Factors the committee shall consider.** In reviewing an application, the committee shall first consider whether the applicant has submitted sufficient information for the committee to make an informed decision. If the committee finds the proposed sign to be consistent with the special character of the special provision sign district, the committee shall make a recommendation of approval to the city plan commission. **The committee shall consider the proposed sign in terms of its appropriateness to the special provision sign district with particular attention to the effect of the proposed sign upon the economic structure of the special provision sign district and the effect of the sign upon adjacent and surrounding premises without regard to any consideration of the message conveyed by the sign.** After consideration of these factors, the committee shall recommend approval or denial of the application and forward that recommendation to the city plan commission.

(6) Decision by the commission. Upon receipt of a recommendation by the committee, the commission shall hold a public hearing to consider the application. At least 10 days before the hearing, notice of the date, time, and place of the hearing, the name of the applicant, and the location of the proposed sign must be published in the official newspaper of the city and the building official shall serve, by hand-delivery or mail, a written notice to the applicant that contains a reference to this section, and the date, time, and location of this hearing. A notice sent by mail is served by depositing it properly addressed and postage paid in the United States mail. In addition, if the application is for a detached sign or for an attached sign that has more than 100 square feet of effective area, the applicant must post the required number of notification signs in accordance with Section 51A-1.106. **In making its decision, the commission shall consider the same factors that were required to be considered by the committee in making its recommendation.** If the commission approves the application, it shall forward a certificate of appropriateness to the building official within 15 days after its approval. If the commission denies the application, it shall so inform the building official in writing. Upon receipt of the written denial, the building official shall so advise the applicant within five working days of the date of receipt of the written notice.

Property Ownership

Pasha & Sina Inc
2724 Routh St
Dallas, TX 75201

Officer names: Mohsen Heidari - Manager

Tenant Ownership

Joey Restaurant (Dallas) Inc
Joey Restaurant Group, 1177 W Hastings St #2400
Vancouver, BC V6E 2K3

Officer names: Alex Fawcett - Project Manager

SSDAC Action:

May 12, 2026

MOTION: It was moved to approve subject to conditions:

An application for a Certificate of Appropriateness by Curt Horak of Priority Signs, for a 92-square-foot LED illuminated detached sign at 2508 MAPLE AVE (SOUTHEAST CORNER)

Maker: Hardin
Second: Dumas
Result: Carried: 5 to 0

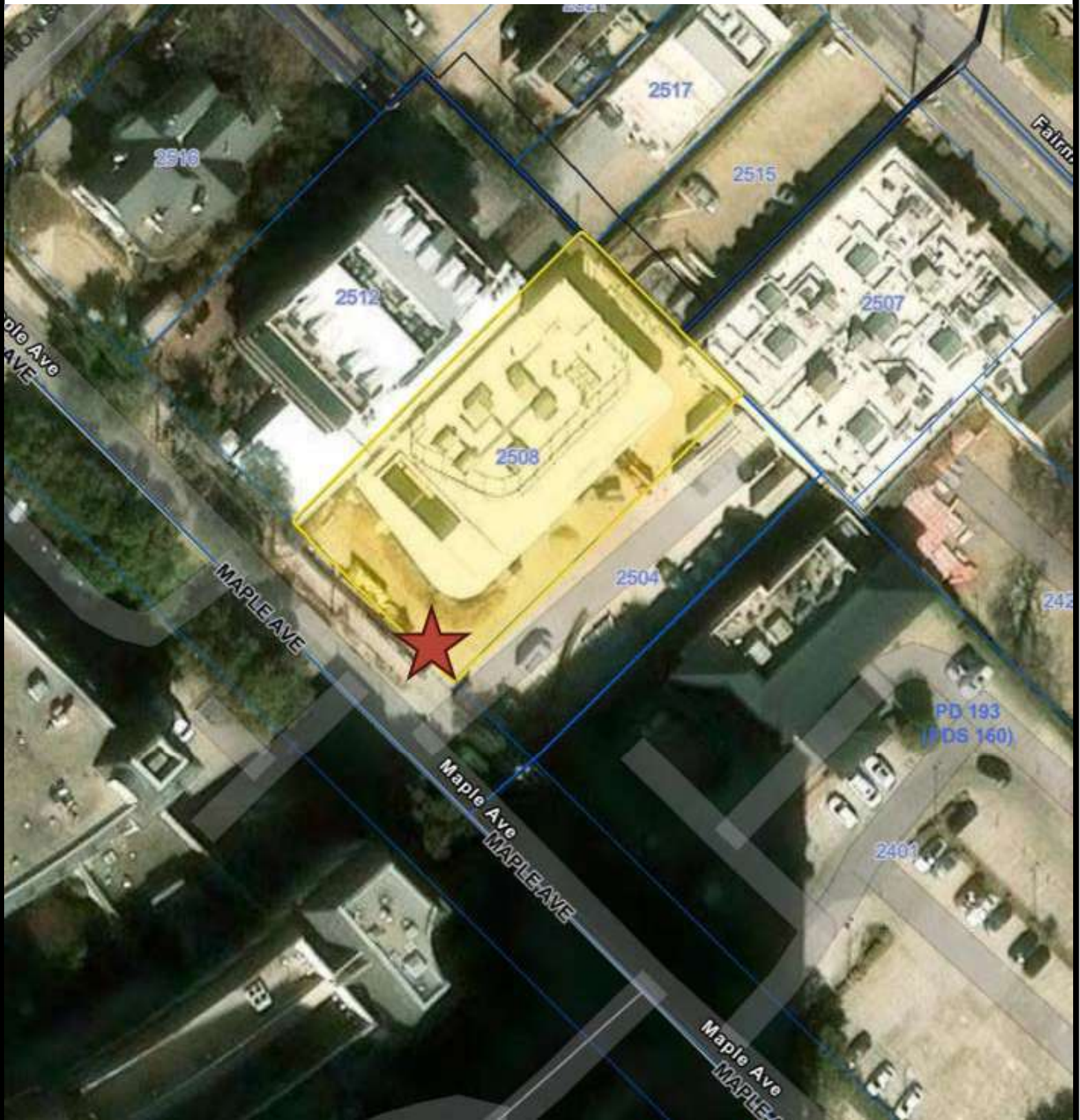
For: 5 - Peadon, Coffman, Dumas, Hardin and
Webster

Against: 0 - none

Absent: 0 - none

Conflict: 0 - none

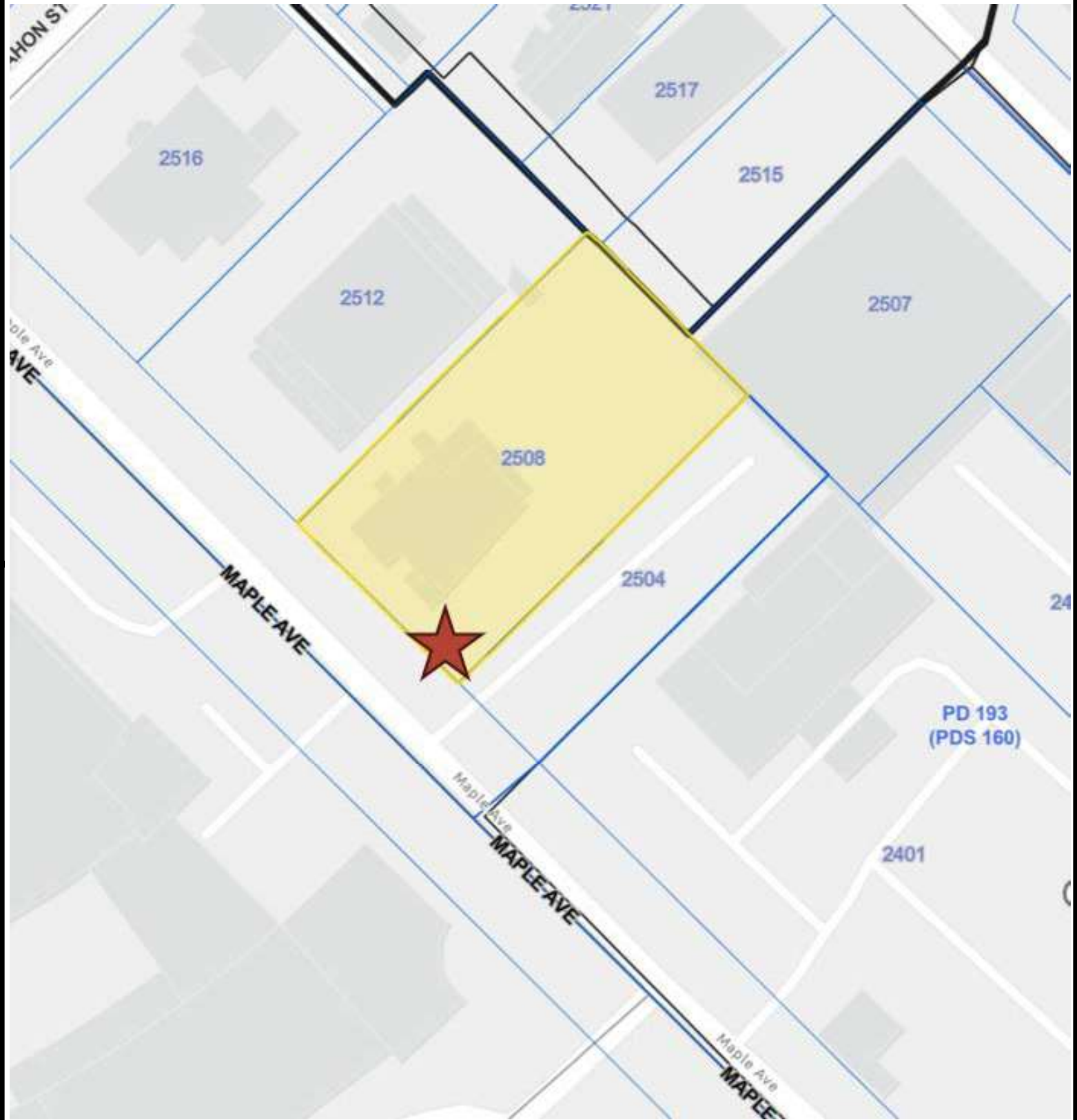
Speakers: Mike Prezioso



Printed Date: 5/6/2026



Aerial Map - 2508 Maple Ave



Printed Date: 5/6/2026



Zoning Map - 2508 Maple Ave

Location:

JOEY MAPLE AVE
2308 MAPLE AVE
DALLAS, TX 75201

Revisions:

- 27/04/09 9.24: Remove SH-01, option 2, update mtg, add cap to mon
- 08/06/09 13.24: Remove steel notes for SH-01
- 09/09/12 23.25: Remove SH-01, add hlg section
- 10/03/16 01.02.26: Add set detail for SH-03
- 11/05/16 02.02.26: Rev hlg for SH-02 to be 125' strike with hly
- 12/16/02.19.26: Update w/ new SH-01 concept, add SH-02 back, remove SH-03
- 13/10/02.26.26: Update SH-03 options per JK
- 14/09/03.10.26: Remove options 1 and 3
- 15/10/03.23.26: Update with enlg.

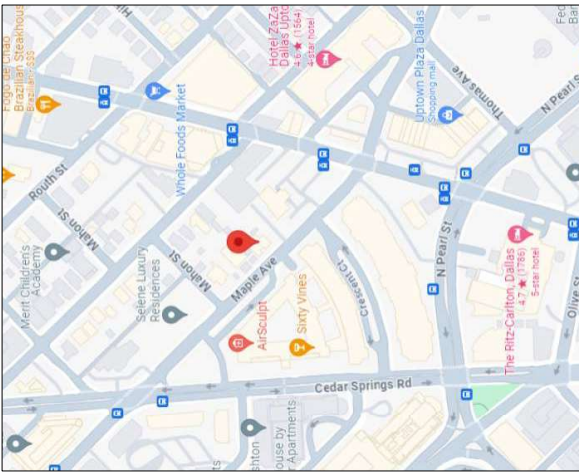
- Approved
- Approved as Noted
- Revis & Resubmit

Drawing No: 24-2813-R14(SH-03)

Date: 03.04.2024

Page No: SPT.00

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VICINITY MAP

SCALE: NTS

35-91

PROJECT LOCATION



2 AERIAL VIEW

SCALE: NTS



Location:

JOEY MAPLE AVE
2308 MAPLE AVE
DALLAS, TX 75201

Revisions:

- 27/PA/09.9.24: Remove SH-01, option 2, update mfg, add cap to main
- 8/NA/09.13.24: Remove steel notes for SH-01
- 9/PS/PA/12.23.25: Remove SH-01, add mfg section
- 10/PS/NA/01.02.26: Add set detail for SH-03
- 11/PS/NA/02.02.26: Rev loop for SH-02 to be 1.25" stroke width (mfg)
- 12/PA/02.19.26: Update w/ new SH-01 concept, add SH-02 back, remove SH-03
- 13/PA/02.26.26: Update SH-03 options per JK
- 14/PA/03.10.26: Remove options 1 and 3
- 15/PA/03.23.26: Update with enq.

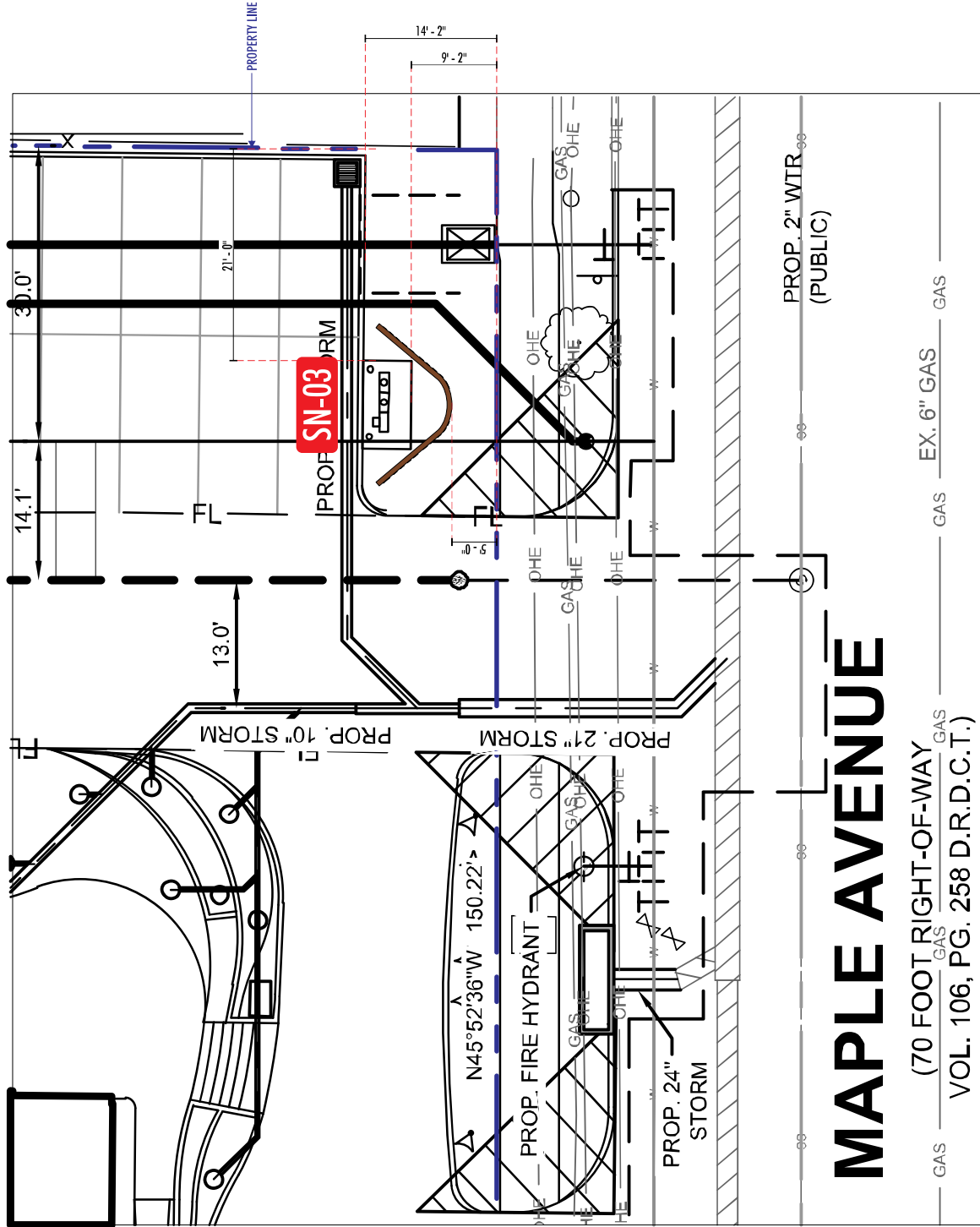
- Approved
- Approved as Noted
- Revis & Resubmit

Drawing No: 24-2813-R14(SN-03)

Date: 03.04.2024

Page No: SPT.02

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MAPLE AVENUE

(70 FOOT RIGHT-OF-WAY)
VOL. 106, PG. 258 D.R.D.C.T.)

PROP. 2" WTR
(PUBLIC)

EX. 6" GAS

GAS

GAS

GAS

ENLARGED SITE PLAN

SCALE: 3/32" = 1'-0"

1

Location:

JOEY MAPLE AVE
2508 MAPLE AVE
DALLAS, TX 75201

Revisions:

- 27/PA/09.9.24: Remove SH-01, option 2, update mfg, add copy to mon
- 8/PA/09.13.24: Remove steel notes for SH-01
- 9/PA/12.23.25: Remove SH-01, add hdg section
- 10/PS/ME/01.02.26: Add set detail for SH-03
- 11/PS/ME/02.02.26: Rev loop for SH-02 to be 1.25" stroke width only
- 12/PA/02.19.26: Update w/ new SH-01 concept, add SH-02 back, remove SH-03
- 13/PA/02.26.26: Update SH-03 options per JK
- 14/PA/03.10.26: Remove options 1 and 3
- 15/PA/03.23.26: Update with enq.

- Approved
- Approved as Noted
- Revis & Resubmit

Drawing No: **24-2813-R14(SN-03)**

Date: **03.04.2024** PM

Page No: **1.00**

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35-12

1 MONUMENT RENDERING
SCALE: NTS

SN-03

FIRST & MAIN
SIGNAGE FOR MODERN BEARDS
2340 Shepler Church Ave SW
Canton, OH 44706
234.458.0990
OHIO • CALIFORNIA
COLORADO • INDIANA
OKLAHOMA

Location:
JOEY MAPLE AVE
2308 MAPLE AVE
DALLAS, TX 75201

Revisions:

- 27PM09.9.24: Remove SH-01, option 2, update mtg, add cap to mon
- 8UNIG09.13.24: Remove steel notes for SH-01
- 9PSYPM12.23.25: Remove SH-01, add mtg section
- 10PSYME01.02.26: Add set detail for SH-03
- 11PSYME02.02.26: Rev loop for SH-02 to be 1.25" stroke width only
- 12PM02.19.26: Update w/ new SH-01 concept, add SH-02 back, remove SH-03
- 13PM02.26.26: Update SH-03 options per JK
- 14PM03.10.26: Remove options 1 and 3
- 15PM03.23.26: Update with mtg.

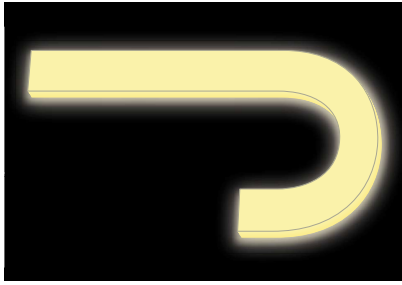
- Approved
- Approved as Noted
- Revis & Resubmit

Drawing No. 24-2813-R14(SN-03)

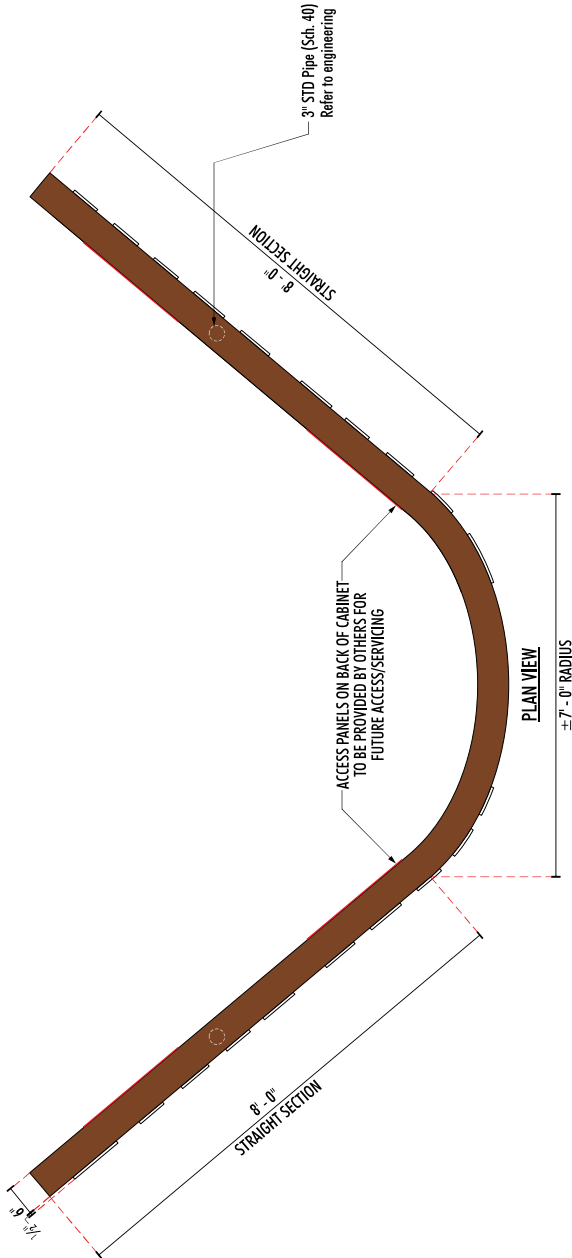
Date: 03.04.2024

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ILLUMINATION VIEW

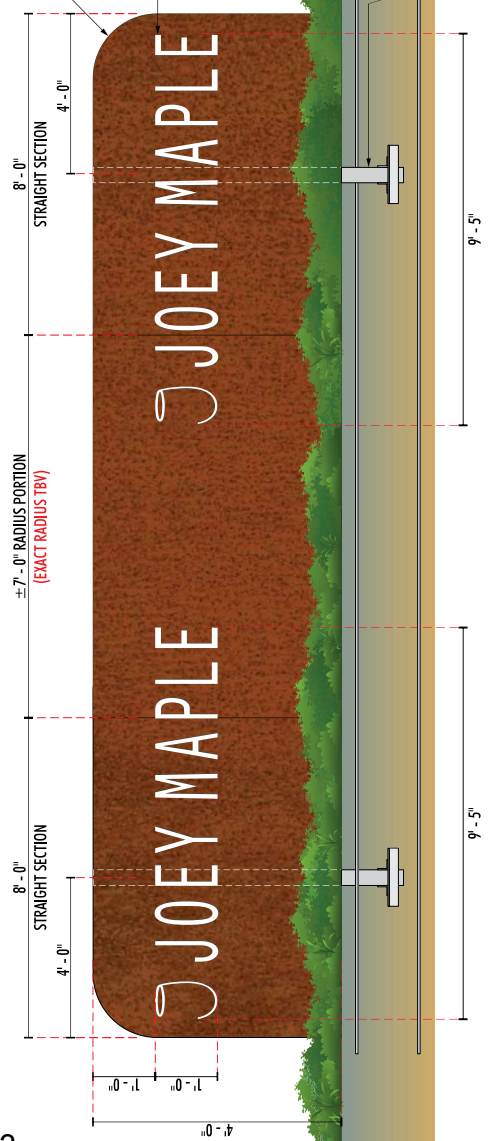


PLAN VIEW
±7'-0" RADIUS

35-13



- 6" deep fabricated aluminum wall (welded construction) w/ routed faces. Wall painted to match cabinet steel (Sculpt Nouveau or similar). All hardware used to be non-corrosive (typ)
- Letters are 3/4" thick (1/2" proof) White (7328) routed-out pushed-thru acrylic illuminated w/ 3200k warm white LEDs
- 12v LED power supply to be self-contained inside of cabinet w/ access panels on back of cabinet by G.C.
- Primary power (120v) to be supplied by G.C. w/ 8" whips



FRONT VIEW
SCALE: 1/2" = 1'-0"

Area: 92.00 Sq Ft

ONE (1) REQUIRED - MANUFACTURE AND INSTALL
NOTE: DETAILED SURVEY OF PLANTER
AREA REQUIRED PRIOR TO MANUFACTURE

REVERENCE ENGINEERING

STRUCTURAL CALCULATIONS

for

Joey Maple Monument Sign

at

2508 Maple Ave

Dallas, TX 75201

Prepared for:

First & Main

Package Type:

Revised Package

Project #:

2603122

DESIGN SPECIFICATIONS

- 1 2021 International Building Code (IBC) with Dallas Amendments
- 2 ASCE 7-16: Minimum Design Loads for Buildings and Other Structures
- 3 ACI 318-19: Building Code Requirements for Structural Concrete
- 4 ANSI/AISC 360-16: Specification for Structural Steel Buildings
- 5 Aluminum Design Manual (ADM-1) 2020

DESIGN CRITERIA

::Wind:: $V_{ult} = 115$ mph
Exposure: C
::Ground Snow Load:: $p_g = 5$ psf
::Soils::
Per Building Code Presumptive Class 4
Allowable Lateral Bearing: 150 psf/ft
Allowable Vertical Bearing: 2000 psf

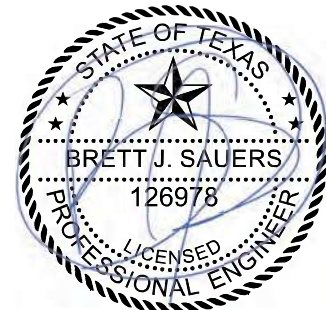
Reverence Engineering

501 W Broadway, STE 425

San Diego, CA 92101

(o) 619-354-1152

projects@reverenceengineering.com



Date Signed: 30/03/2026

TEXAS REGISTRATION #F-21966

Wind Pressure Analysis

Design Wind Loads on Solid Signs

Notes & Assumptions:

1. Wind Loads on other structures and building appurtenances per Chapter 29, Section 29.5 (Solid Signs).

V_{ult} =	115	mph	Basic Wind Speed	z_g =	900	ft	Terrain Exposure Constant [Table 26.9-1]
Exp:	C	-	Exposure Category	α =	9.5	-	Terrain Exposure Constant [Table 26.9-1]
ϵ =	100%	-	Solid to Gross Area Ratio (porosity)	K_d =	0.85	-	Directionality Factor [Table 26.6-1]
Add'l =	0%	-	Add'l. capacity applied to p_z	K_{zt} =	1	-	Topographic Factor [26.8.2]
b =	12.25	ft	2-pole spacing ('0' for one pole)	G =	0.85	-	Gust Effect Factor [26.9.1]

s/h = 1 ? Yes - Does S/h = 1 for the ENTIRE sign structure?

Cab. #	h (ft)	s (ft)	B (ft)	Encl. ¹	t ² (ft)	s/h	B/s	R _{min}	R _{max}	~~~~~ Cases A & B C _f Interpolation ~~~~~						C _f	0.2B	Case B Distrib.
										1.35	1.30	1.45	1.40	1.34	1.44			
1	4	4	23	Yes	0.5	1.00	5.75	0.13	0.02	1.35	1.30	1.45	1.40	1.34	1.44	1.32	4.48	0.87
2																		
3																		
4																		
5																		
6																		
7																		
8																		

NOTE: The table above establishes proportionality and criteria for coefficient C_f, and also the offset and distribution for "Case B" wind. The above table may or may not represent the actual cabinets. One entry in the table above may be broken down into multiple entries in the sign build on the next sheet.

¹For double-faced signs with all sides enclosed select "Yes" for C_f reduction per code. ("No" or blank is conservative if unknown)

²Cabinet Thickness (Use 0 or leave blank for unknown)

Figure 29.4-1 C_f Cases A & B

s/h	Aspect Ratio B/s													
	0	0.05	0.1	0.2	0.5	1	2	4	5	10	20	30	45	100
1.00	1.80	1.80	1.70	1.65	1.55	1.45	1.40	1.35	1.35	1.30	1.30	1.30	1.30	1.30
0.90	1.85	1.85	1.75	1.70	1.60	1.55	1.50	1.45	1.45	1.40	1.40	1.40	1.40	1.40
0.70	1.90	1.90	1.85	1.75	1.70	1.65	1.60	1.60	1.55	1.55	1.55	1.55	1.55	1.55
0.50	1.95	1.95	1.85	1.80	1.75	1.75	1.70	1.70	1.70	1.70	1.70	1.70	1.75	1.75
0.30	1.95	1.95	1.90	1.85	1.80	1.80	1.80	1.80	1.80	1.80	1.85	1.85	1.85	1.85
0.20	1.95	1.95	1.90	1.85	1.80	1.80	1.80	1.80	1.80	1.85	1.90	1.90	1.95	1.95
0.16	1.95	1.95	1.90	1.85	1.85	1.80	1.80	1.85	1.85	1.85	1.90	1.90	1.95	1.95
0.00	1.95	1.95	1.90	1.85	1.85	1.80	1.80	1.85	1.85	1.85	1.90	1.90	1.95	1.95

h = Average Height (ft) at top of section/element

s = Vertical sign dimension (ft)

B = Horizontal sign dimension (ft)

z = Centroid of Section Height

K_z = Velocity Pressure Exposure Coefficient

q_h = Velocity Pressure (psf)

p = Design Wind Pressure (psf)

s/h = Cabinet to Average Height Ratio

B/s = Cabinet Width to Cabinet Height Ratio

$$q_z = 0.00256 * K_d * K_z * K_{zt} * V^2$$

$$p = q_h * G * C_f$$

Wind Load Analysis

SIGN BUILD

FORCE is PER POLE and reflects distribution per Case B to applicable components

Entry #	Δh (ft)	Width (ft)	Type	Cant.	Cab. #	h (ft)	z (ft)	C _f	K _z	q _z (psf)	p _z (psf)	A _F (sqft)	F _u (kip)	M _u (k-ft)	T _u (k-ft)	M _{u1}	
0	0	0				0.0	0										
1	4	23	Cabinet		1	4.0	2	1.3202	0.8489	24.429	27.413	92.0	2.18	4.80	0.0		
2																	
3																	
4																	
5																	
6																	
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21																	
22																	
23																	
24																	
H = 4 ft ← Overall height check ¹						"Base Reactions" (Intermediate) ² →						2.2 kip	4.8 kip-ft	0.0 kip-ft	0.0 kip-ft		

¹For evaluation, may not be equivalent to the actual structure height above grade

²The physical "base" is an arbitrary point of reference that may be at, above, or below grade. Intermediate Base reactions include an additional 10% if s/h=1.

Node or Splice Reactions

Notes & Assumptions:

- Moments this section include the additional 10% per 29.4-1 s/h=1 applies to the entire structure OR to for any cabinet.
- Moments and Shears include either 50% split or Distribution Factor in the case of 2 poles (torsion is zero).
- Reaction points may be a physical splice in the system or any other point of interest

RXN Point	h (ft)	Entry #	w (ft)	h+ (ft)	p (psf)	A _F (sqft)	F _u (kip)	z (ft)	V _u (kip)	M _u (k-ft)	T _u (k-ft)
1											
2											
3											
4											
5											
6											
7											
8											
9											
10											

	V _u (kip)	M _u (k-ft)	T _u (k-ft)
BASE REACTIONS →	2.2	4.8	0.0

Add. dist. below base
RXN to top of foundation: ft

Top of Foundation →	2.2	4.8	0.0
---------------------	-----	-----	-----

*Base Reactions are not necessarily at physical grade, but represent the reactions at the lowest elevation (Elev. = 0'-0") calculated from the above "Sign Build" table.

Pier & Pole Design

Unconstrained Cast-in-Place Pier Design

Class:	<input type="text" value="4"/>	-	Soil Class	P =	1309.4 lb	Lateral Wind Force	s =	150 psf/ft	Lateral Bearing per IBC Table 1806.2
b =	<input type="text" value="2"/>	ft	Footing diameter*	h =	2.20 ft	Equivalent Centroid	s' =	300 psf/ft	Increased per IBC 1806.3.4
+ Depth:	<input type="text" value=""/>	ft	Additional depth to top of effective pier <u>not</u> previously accounted for.						
M _u =	<input type="text" value="4.80"/>	k-ft	Moment at grade	M _s =	2.8806 k-ft	Service M (0.6*M _u)			
V _u =	<input type="text" value="2.18"/>	k	Shear at grade	V _s =	1.3094 k	Service V (0.6*V _u)			

ITERATION PER IBC 1807.3.2.1

RUN

S1 = 479.41 psf
d = 4.794 ft
A = 3.1956 ft

DESIGN RESULTS			
MIN. PIER DEPTH:	4	ft and	10 in
PIER DIAMETER*:	2	ft and	0 in

Ratio: 2.4167
Vol: 15.061 cf

*Also refers to diagonal of a square or rectangle

INITIAL MEMBER SELECTION		STAGE: 1 from	BASE REACTIONS						LRFD DESIGN					
Section Type: PipeA53		M _u =	<input type="text" value="4.80"/>	k-ft	T _u =	<input type="text" value="0.00"/>	k-ft	φ =	<input type="text" value="0.9"/>	F _y =	<input type="text" value="35"/>	ksi		
		V _u =	<input type="text" value="2.18"/>	kip	L =	<input type="text" value="4"/>	ft	=	<input type="text" value="48"/>	Z _{req} =	<input type="text" value="1.829"/>	in ³		
()	LEAST Z (Flexure Only)	Section Name	Z (in ³)	φM _n (k-ft)	D/C	Check	φV _n (kip)	D/C	Check	φT _n (k-ft)	D/C	Check	Combined D/C	Check
		3" Std. Pipe	2.19	5.7488	0.8351	OK!	19.562	0.1116	OK!	5.412	0	OK!	0.8351	OK!
(X)	MANUAL SELECTION	Section Name	Z (in ³)	φM _n (k-ft)	D/C	Check	φV _n (kip)	D/C	Check	φT _n (k-ft)	D/C	Check	Combined D/C	Check
		3" Std. Pipe	2.19	5.7488	0.8351	OK!	19.562	0.1116	OK!	5.412	0	OK!	0.8351	OK!



City of Dallas

SIGN PREMISE WARRANTY

In compliance with the provisions of the Dallas Building Code, Sub-chapter 61, and as defined in section 6101 (b) of said Code, the following information is submitted as an integral part of an application for a sign permit.

A. Upon the premise* on which the proposed sign is to be erected, there presently exists 0 detached premise signs and 0 detached non-premise signs, as defined in Chapter 51A, Dallas City Code.

This premise can be described as follows, Lot(s), Block(s), Tract(s) _____
And/or Address(es) 2508 Maple Ave Dallas TX 75201

*"Premise means a lot or unplatted tract that is reflected in the plat books of the Building Inspection Division of the City of Dallas"

NOTE: Section 51A-7.208 requires that a lot or tract is part of a plat which is approved by the City Plan Commission and filed in the plat records of Dallas County, Texas and the lot or tract has contact, through fee simple ownership, with a dedicated street.

B. This application is for the erection of one monument sign Sign(s). I am the owner of the property named above, or am duly authorized to sign for the owner. **(The sign contractor is not authorized to sign for the owner).** I understand that if any permit is issued as a result of the information supplied herein being in error, it shall be revoked in accordance with Section 6101(f). No refund of fee shall be made and any sign erected shall be removed at my expense.

I hereby affirm that the above statements are true and correct and, hereby agree that if an authorization is issued, all provisions of City Ordinances and State laws will be complied with.

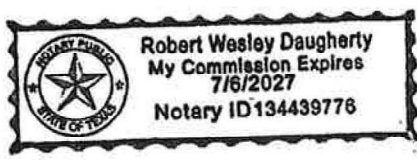
Name (Type or Print) Pasha & Sina Inc., Mohsen Heidari

Street address 2724 Routh St City Dallas State TX Zip 75201

SIGNED: [Signature] Date: 3/23/2026
(Property Owner)

Subscribed and sworn to before me, this 23rd day of March 2026.

SEAL



[Signature]
NOTARY PUBLIC