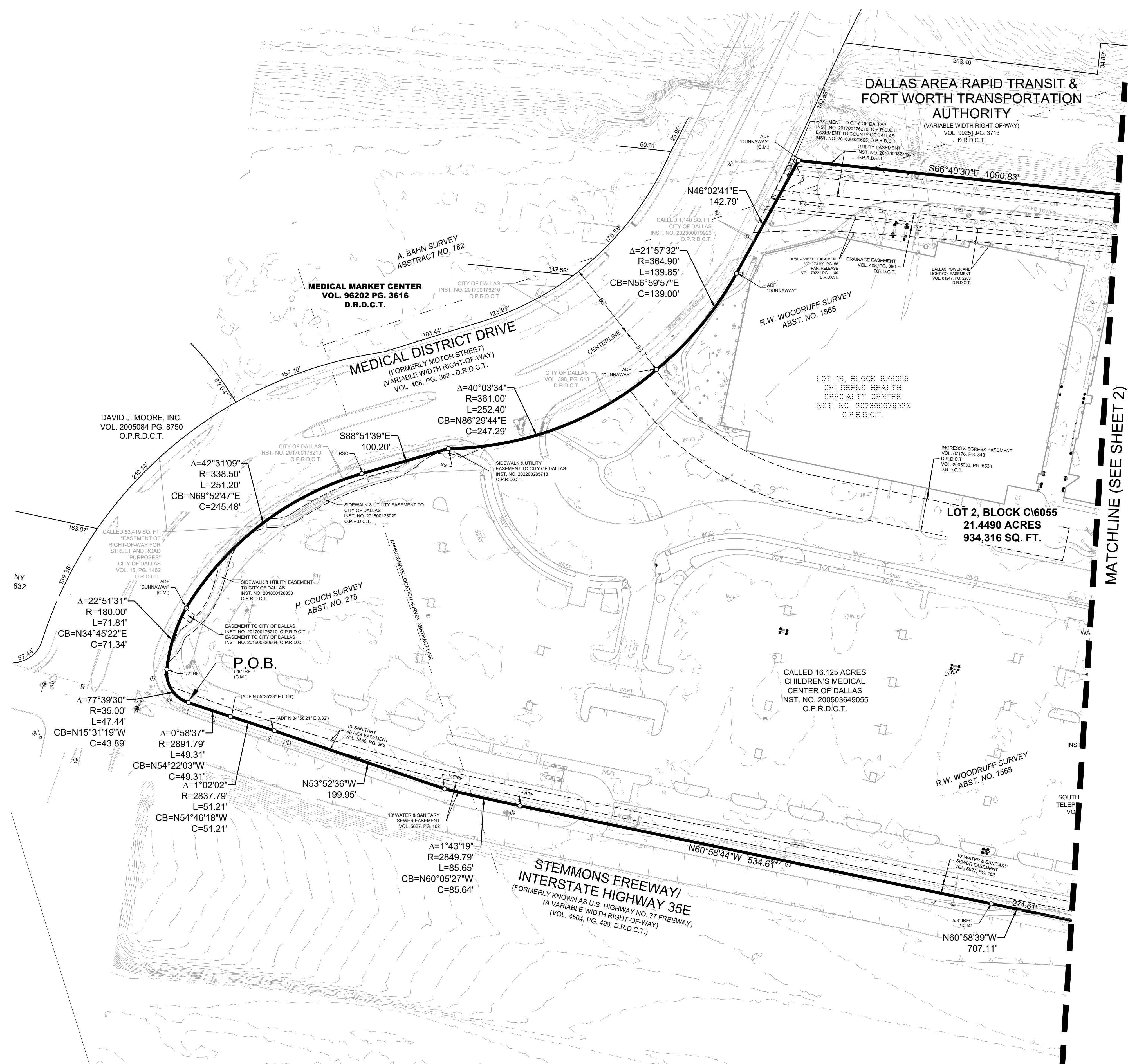


LEGEND

P.O.B. = POINT OF BEGINNING
 XF = "X" CUT IN CONCRETE FOUND
 ADF = 3-1/4" ALUMINUM DISK FOUND
 IRF = IRON ROD FOUND
 IRC = IRON ROD WITH CAP FOUND
 RR SPIKE = RAILROAD SPIKE FOUND
 PKF = PK NAIL FOUND
 C.M. = CONTROLLING MONUMENT
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 VOL. PG. = VOLUME, PAGE
 SQ. FT. = SQUARE FEET
 D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
 O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS



MATCHLINE (SEE SHEET 2)

PRELIMINARY PLAT
MARKET HALL ADDITION
LOTS 2 AND 3, BLOCK C/6055
 BEING A REPLAT OF LOT 1B, BLOCK B/6055,
 CHILDRENS HEALTH SPECIALTY CENTER
 62.9536 ACRES SITUATED IN THE
 ROBERT W. WOODRUFF SURVEY, ABSTRACT NO. 1565
 C.G. COLE SURVEY, ABSTRACT NO. 270
 H. COUCH SURVEY, ABSTRACT NO. 275
 A. BAHN SURVEY, ABSTRACT NO. 182
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NUMBER: PLAT-26-000091

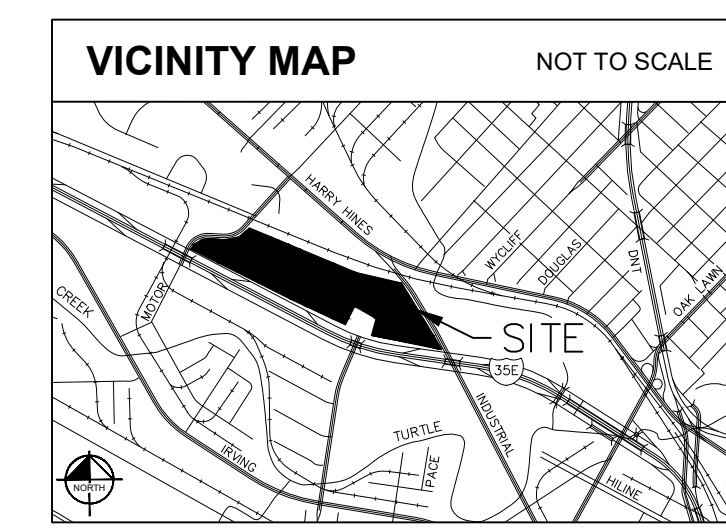
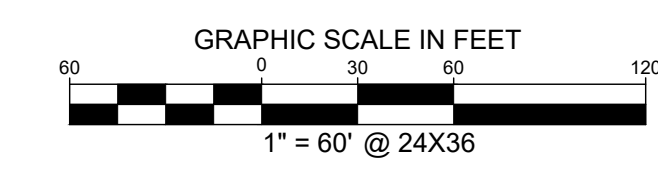
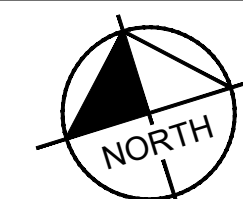
Kimley»Horn

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	LDV	JAD	Mar. 2026	064408606	1 OF 3

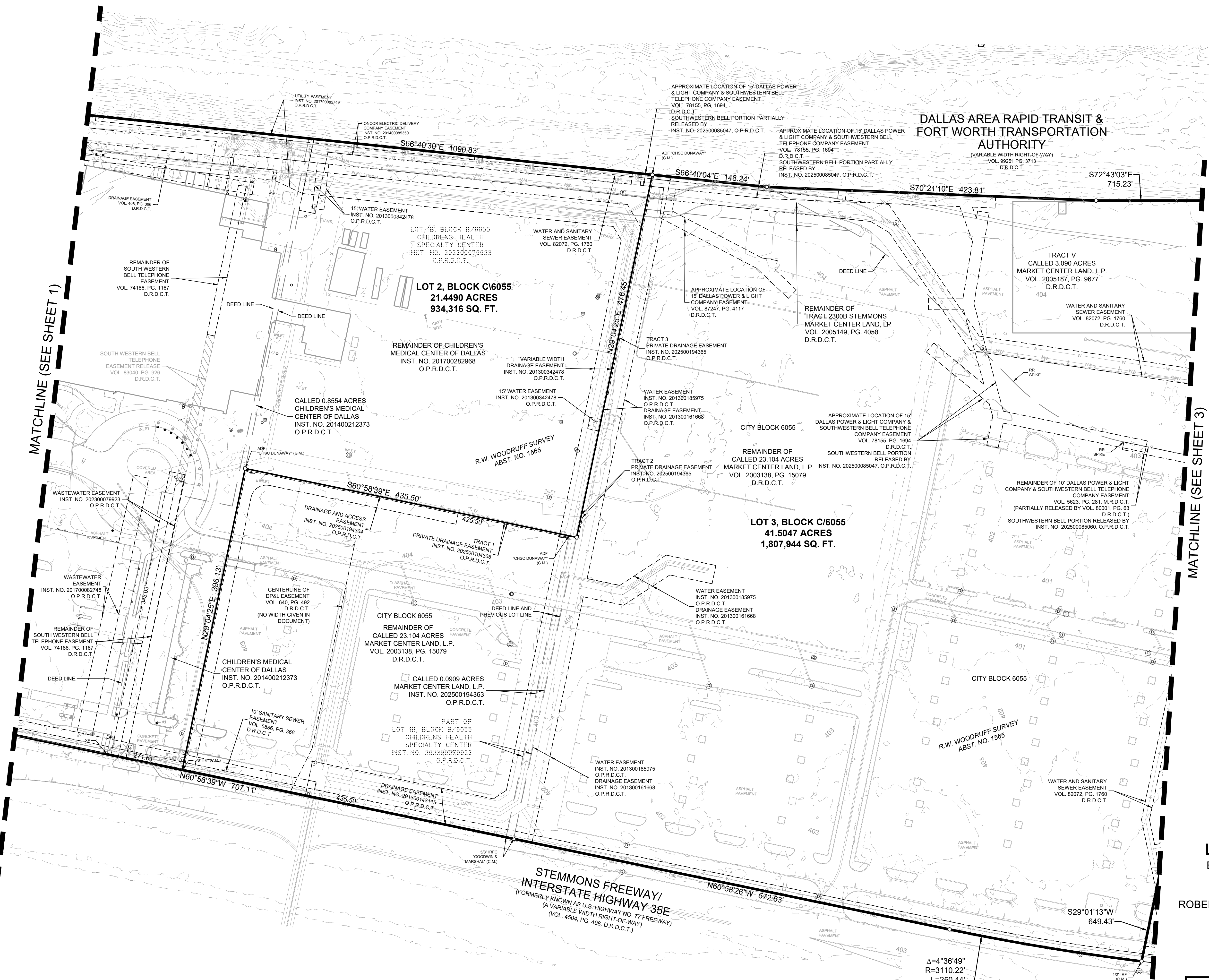
<p>OWNER/APPLICANT: MARKET CENTER LAND, L.P. CONTACT: _____ 3819 MAPLE AVENUE, DALLAS, TEXAS 75219 EMAIL: _____</p>	<p>OWNER/APPLICANT: CHILDRENS MEDICAL CENTER OF DALLAS CONTACT: _____ DALLAS, TEXAS 75219 EMAIL: _____</p>	<p>ENGINEER: KIMLEY-HORN AND ASSOC., INC. 13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700, DALLAS, TX 75240 PHONE: 972-770-1345 CONTACT: ALEX RATHBUN, P.E. EMAIL: ALEX.RATHBUN@KIMLEY-HORN.COM</p>	<p>SURVEYOR KIMLEY-HORN AND ASSOCIATES, INC. 2500 PACIFIC AVENUE, SUITE 1100 DALLAS, TEXAS 75226 PHONE: 469-718-8849 CONTACT: J. ANDY DOBBS, R.P.L.S. ANDY.DOBBS@KIMLEY-HORN.COM</p>
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DWG NAME: FCDAL_SURVEY06468606_CROW DALLAS MARKET HALL - CHILDRENS PP.DWG PLOTTED BY: PATRICK.DAVIS 3/19/2026 11:07:AM LAST SAVED: 3/19/2026 1:44:PM



LEGEND

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MATCHLINE (SEE SHEET 1)

MATCHLINE (SEE SHEET 3)

**PRELIMINARY PLAT
 MARKET HALL ADDITION
 LOTS 2 AND 3, BLOCK C/6055**
 BEING A REPLAT OF LOT 1B, BLOCK B/6055,
 CHILDRENS HEALTH SPECIALTY CENTER
 62.9536 ACRES SITUATED IN THE
 ROBERT W. WOODRUFF SURVEY, ABSTRACT NO. 1565
 C.G. COLE SURVEY, ABSTRACT NO. 270
 H. COUCH SURVEY, ABSTRACT NO. 275
 A. BAHN SURVEY, ABSTRACT NO. 182
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NUMBER: PLAT-26-000091

Kimley»Horn

2500 Pacific Ave., Suite 1100 Dallas, Texas 75226	FIRM # 10115500	Tel. No. (469) 718-8849
Scale 1" = 60'	Drawn by LDV	Checked by JAD
Date Mar. 2026	Project No. 064408606	Sheet No. 2 OF 3

OWNER/APPLICANT:
 MARKET CENTER LAND, L.P.
 CONTACT:
 3819 MAPLE AVENUE,
 DALLAS, TEXAS 75219
 EMAIL:

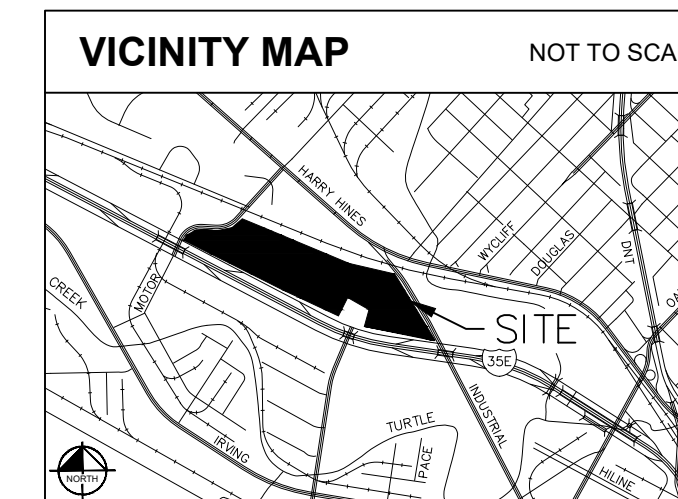
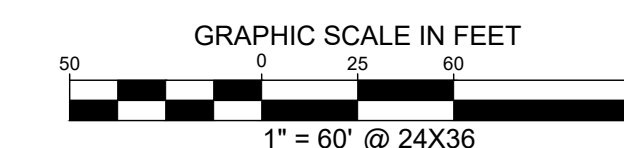
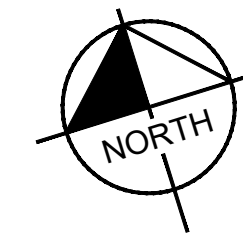
OWNER/APPLICANT:
 CHILDREN'S MEDICAL CENTER OF DALLAS
 CONTACT:
 DALLAS, TEXAS 75219
 EMAIL:

ENGINEER:
 KIMLEY-HORN AND ASSOC., INC.
 13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
 SUITE 700, DALLAS, TX 75240
 PHONE: 972-770-1345
 CONTACT: ALEX RATHBUN, P.E.
 EMAIL: ALEX.RATHBUN@KIMLEY-HORN.COM

SURVEYOR
 KIMLEY-HORN AND ASSOCIATES, INC.
 2500 PACIFIC AVENUE, SUITE 1100
 DALLAS, TEXAS 75226
 PHONE: 469-718-8849
 CONTACT: J. ANDY DOBBS, R.P.L.S.
 ANDY.DOBBS@KIMLEY-HORN.COM

DWG NAME: F:\CDL_SURVEY\064408606-CROW DALLAS MARKET HALL-CHILDRENS_HORN.PDW PLOTTED BY: PATRICK DAVIS 3/15/2026 11:07 AM LAST SAVED: 3/15/2026 1:44 PM

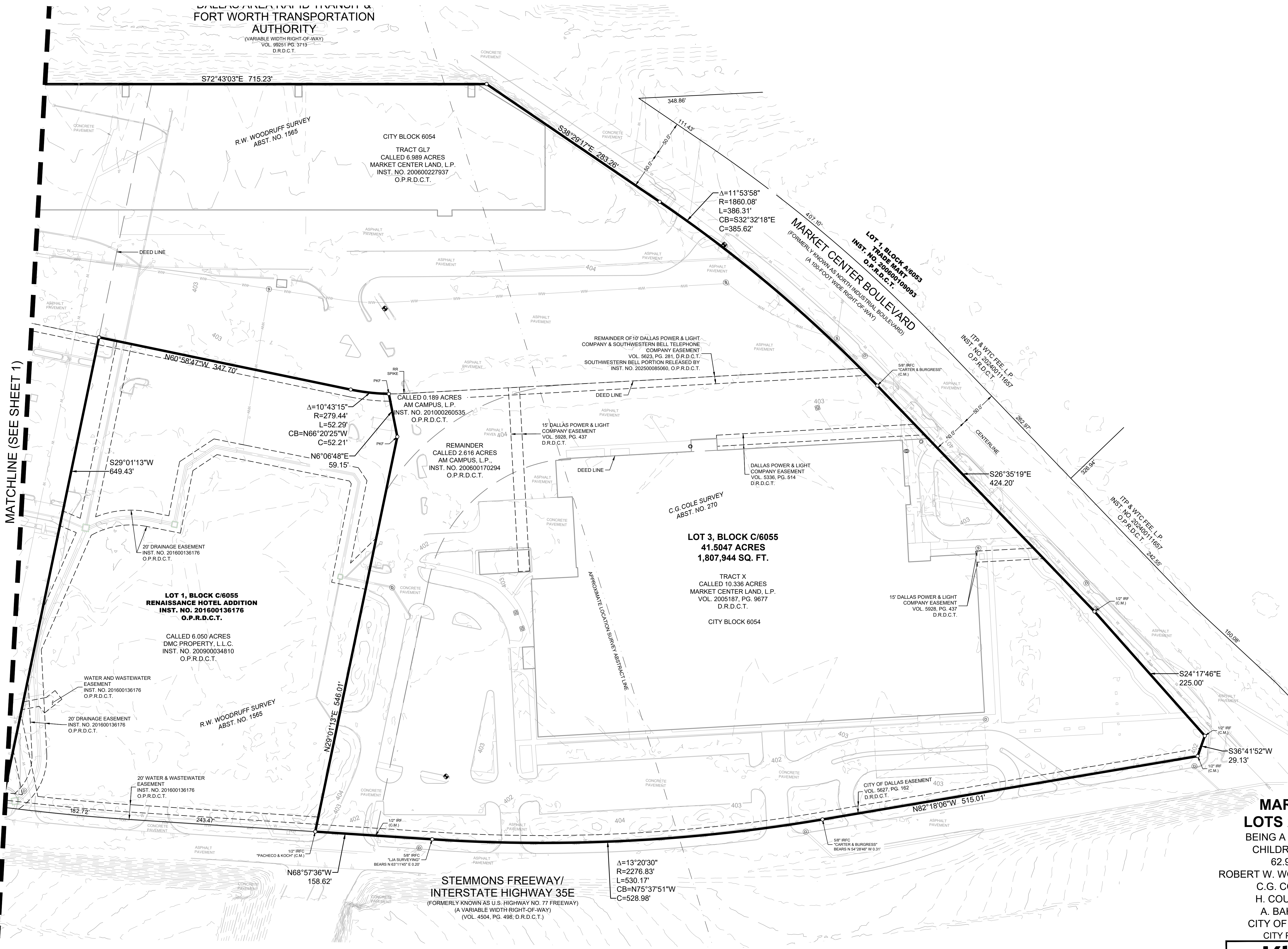
DALLAS AREA METRO TRANSIT &
FORT WORTH TRANSPORTATION
AUTHORITY
(VARIABLE WIDTH RIGHT-OF-WAY)
VOL. 99251 PG. 3713
D.R.D.C.T.



LEGEND

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MATCHLINE (SEE SHEET 1)



PRELIMINARY PLAT
MARKET HALL ADDITION
LOTS 2 AND 3, BLOCK C/6055
BEING A REPLAT OF LOT 1B, BLOCK B/6055,
CHILDRENS HEALTH SPECIALTY CENTER
62.9536 ACRES SITUATED IN THE
ROBERT W. WOODRUFF SURVEY, ABSTRACT NO. 1565
C.G. COLE SURVEY, ABSTRACT NO. 270
H. COUCH SURVEY, ABSTRACT NO. 275
A. BAHN SURVEY, ABSTRACT NO. 182
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NUMBER: PLAT-26-000091

Kimley»Horn

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

<p>OWNER/APPLICANT: MARKET CENTER LAND, L.P. CONTACT: _____ 3819 MAPLE AVENUE, DALLAS, TEXAS 75219 EMAIL: _____</p>	<p>OWNER/APPLICANT: CHILDRENS MEDICAL CENTER OF DALLAS CONTACT: _____ DALLAS, TEXAS 75219 EMAIL: _____</p>	<p>ENGINEER: KIMLEY-HORN AND ASSOC., INC. 13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700, DALLAS, TX 75240 PHONE: 972-770-1345 CONTACT: ALEX RATHBUN, P.E. EMAIL: ALEX.RATHBUN@KIMLEY-HORN.COM</p>	<p>SURVEYOR: KIMLEY-HORN AND ASSOCIATES, INC. 2500 PACIFIC AVENUE, SUITE 1100 DALLAS, TEXAS 75226 PHONE: 469-718-8849 CONTACT: J. ANDY DOBBS, R.P.L.S. ANDY.DOBBS@KIMLEY-HORN.COM</p>
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DWG NAME: FCDAL_SURVEY06486806-CROW MARKET HALL-CHILDRENS PP.DWG PLOTTED BY: PATRICK.DAVIS 3/15/2026 11:07:AM LAST SAVED: 3/15/2026 1:44:PM

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS MARKET CENTER LAND, L.P., AM CAMPUS, L.P., and CHILDREN'S MEDICAL CENTER OF DALLAS are the owners of a tract of land situated in the C.G. Cole Survey, Abstract No. 270 and Robert W. Woodruff Survey, Abstract No. 1565, H. Couch Survey, Abstract No. 275, and the A. Bahn Survey, Abstract No. 182, City of Dallas Block 6054, 6055, B/6055, and C/6055 County, Texas and being all of Lot 1B, Block B/6055, Childrens Health Specialty Center, an addition to the City of Dallas, Texas, recorded in Instrument No. 202300079923, Official Public Records, Dallas County, Texas, and being all of the tracts of land described as Tract V and Tract X in Special Warranty Deed to Market Center Land, L.P., recorded in Volume 2005187, Page 9677, Deed Records, Dallas County, Texas, and being all of the remainder of a called 2.616 acre tract described in Special Warranty Deed to AM Campus, L.P., recorded in Instrument No. 200600170294 of said Official Public Records, and being all of a called 0.189 acre tract described in General Warranty Deed to AM Campus, L.P., recorded in Instrument No. 201000260535 of said Official Public Records, and being all of a called 6.989 acre tract described as Tract GL7 in Special Warranty Deed, recorded in Instrument No. 200600227937 of said Official Public Records, and being all of the remainder of a tract of land described as 2300B Stemmons Tract in Special Warranty Deed to Market Center Land, L.P., recorded in Volume 2005149, Page 4050 of said Deed Records, and being all of the remainder of a called 23.104 acre tract described in Correction Special Warranty Deed to Market Center Land, L.P., recorded in Volume 2003138, Page 15079 of said Deed Records, and being all of a called 0.0909 acre tract described in Special Warranty Deed to Market Center Land, L.P., recorded in Instrument No. 202500194363 of said Official Public Records, all of a called 0.8554 acre tract described in the the Special Warranty Deed to Children's Medical Center of Dallas, recorded in Instrument No. 201400212373, of said Official Public Records, and all of a called 16.125 acre tract of land described in the Deed to Children's Medical Center of Dallas, recorded in Instrument No. 200503649055, of said Official Public Records, and that remainder portion of Tract 1 described in the Special Warranty Deed to Children's Medical Center of Dallas, recorded in Instrument No. 201700282968, of said Official Public Records and being more particularly described as follows:

BEGINNING at a 5/8" iron rod at the southernmost end of a right-of-way corner clip at the intersection of the northeast right-of-way line of Stemmons Freeway (Interstate Highway No. 35E, a variable width right-of-way) and the southeast right-of-way line of Medical District Drive (a variable width right-of-way); said point being at the beginning of a non-tangent curve to the right with a radius of 35.00 feet, a central angle of 77°39'30", and a chord bearing and distance of North 15°31'19" West, 43.89 feet;

THENCE in a northerly direction, with said right-of-way corner clip, with said non-tangent curve to the right, an arc distance of 47.44 feet to a 1/2" iron rod found at the northernmost end of said right-of-way corner clip and at the beginning of a non-tangent curve to the right with a radius of 180.00 feet, a central angle of 22°51'31", and a chord bearing and distance of North 34°45'22" East, 71.34 feet;

THENCE with said southeast right-of-way line of Medical District Drive, the following courses and distances:

In a northerly direction, with said non-tangent curve to the right, an arc distance of 71.81 feet to an aluminum disk stamped "Dunnaway" found at the beginning of a non-tangent curve to the right with a radius of 338.50 feet, a central angle of 42°31'09", and a chord bearing and distance of North 69°52'47" East, 245.48 feet;

In an easterly direction, with said non-tangent curve to the right, an arc distance of 251.20 feet to a aluminum disk stamped "Dunnaway" found for corner;

South 88°51'39" East, a distance of 100.20 feet to a "X" cut in concrete set at the beginning of a non-tangent curve to the left with a radius of 361.00 feet, a central angle of 40°03'34", and a chord bearing and distance of North 86°29'44" East, 247.29 feet;

In an easterly direction, with said non-tangent curve to the left, an arc distance of 252.40 feet to a aluminum disk stamped "Dunnaway" found at the beginning of a non-tangent curve to the left with a radius of 364.90 feet, a central angle of 21°57'32", and a chord bearing and distance of North 56°59'57" East, 139.00 feet;

In an easterly direction, with said non-tangent curve to the left, an arc distance of 139.85 feet to a aluminum disk stamped "Dunnaway" found for corner;

North 46°02'41" East, a distance of 142.79 feet to a aluminum disk stamped "Dunnaway" found for corner at the northwest corner of said Lot 1B, Block B/6055 and in the southwest line of a tract of land described in a deed to Dallas Area Rapid Transit and the Fort Worth Transportation Authority, recorded in Volume 99251, Page 3716, Deed Records of Dallas County, Texas;

THENCE departing said southeast right-of-way of Medical District Drive with said southwest right-of-way line of the Dallas Area Rapid Transit & Fort Worth Transportation Authority tract, and the northeast lines of said Lot 1B, Block B/6055 and 2300B Stemmons Tract, Tract V, and Tract GL7, the following courses and distances:

South 66°40'30" East, a distance of 1,090.83 feet to an aluminum disk stamped "CHSO Boundary" found for corner at the easternmost corner of said Lot 1B, Block B/6055;

South 66°40'04" East, a distance of 148.24 feet to a 3-1/4" aluminum disk stamped "MH KHA" set for the northeast corner of said 2300B Stemmons Tract and the northwest corner of said Tract V;

South 70°21'10" East, a distance of 423.81 feet to a 3-1/4" aluminum disk stamped "MH KHA" set for corner;

South 72°43'03" East, a distance of 715.23 feet to a 3-1/4" aluminum disk stamped "MH KHA" set for the northeast corner of said Tract GL7, at the intersection of said south right-of-way line of the Dallas Area Rapid Transit & Fort Worth Transportation Authority tract and the west right-of-way line of Market Center Boulevard (a 100-foot wide right-of-way);

THENCE with said west right-of-way line of Market Center Boulevard, and the east lines of said Tract GL7, called 2.616 acre tract, and Tract X, the following courses and distances:

South 38°29'17" East, a distance of 283.26 feet to a 3-1/4" aluminum disk stamped "MH KHA" set at the beginning of a tangent curve to the right with a radius of 1,860.08 feet, a central angle of 11°53'58", and a chord bearing and distance of South 32°32'18" East, 385.62 feet;

In a southeasterly direction, with said tangent curve to the right, an arc distance of 386.31 feet to a 5/8" iron rod with plastic cap stamped "CARTER & BURGESS" found for corner;

South 26°35'19" East, a distance of 424.20 feet to a 1/2" iron rod found for corner;

South 24°17'46" East, a distance of 225.00 feet to a 1/2" iron rod found for a southeast corner of said Tract X and being the northeast end of a corner clip at the intersection of said west right-of-way line Market Center Boulevard and said northeast right-of-way line of Stemmons Freeway/Interstate Highway 35E;

THENCE South 36°41'52" West, with said corner clip, a distance of 29.13 feet to a 1/2" iron rod found for a southeast corner of said Tract X and being the southwest end of said corner clip;

THENCE with said northeast right-of-way line of Stemmons Freeway/Interstate Highway 35E, with the southeast lines of said Tract X, called 2.616 acre tract, the following courses and distances:

North 82°18'06" West, a distance of 515.01 feet to the beginning of a tangent curve to the right with a radius of 2,276.83 feet, a central angle of 13°20'30", and a chord bearing and distance of North 75°37'51" West, 528.98 feet, from which a 5/8" iron rod with plastic cap stamped "CARTER & BURGESS" found bears North 54°28'46" West, 0.31 feet;

In a northwesterly direction, with said tangent curve to the right, an arc distance of 530.17 feet to a point for corner, from which a 5/8" iron rod with plastic cap stamped "LJA SURVEYING" found bears North 63°11'45" East, 0.20 feet;

North 68°57'36" West, a distance of 158.62 feet to a 1/2" iron rod with plastic cap stamped "PACHECO & KOCH" found for the south corner of Lot 1, Block C/6055, Renaissance Hotel Addition, an addition to the City of Dallas, Texas, recorded in Instrument No. 201600136176 of said Official Public Records and the south corner of a called 6.050 acre tract of land described in Correction Deed to DMC Property, L.L.C., recorded in Instrument No. 200900034810 of said Official Public Records;

THENCE with the southeast line of said Lot 1 and the southeast line of said 6.050 acre tract, the following courses and distances:

North 29°01'13" East, a distance of 546.01 feet to a PK nail found for a west corner of said 0.189 acre tract;

North 06°06'48" East, a distance of 59.15 feet to a PK nail found for the northwest corner of said 0.189 acre tract and the northeast corner of said Lot 1 and said 6.050 acre tract, in the southwest line of said Tract GL7 and being the beginning of a non-tangent curve to the right with a radius of 279.44 feet, a central angle of 10°43'15", and a chord bearing and distance of North 66°20'25" West, 52.21 feet;

THENCE with said southwest line of Tract GL7 and the northeast line of said Lot 1 and the northeast line of said 6.050 acre tract, the following courses and distances:

In a northwesterly direction, with said non-tangent curve to the right, an arc distance of 52.29 feet to a 3-1/4" aluminum disk stamped "MH KHA" set for corner;

North 60°58'47" West, a distance of 347.70 feet to a 3-1/4" aluminum disk stamped "MH KHA" set for the north corner of said Lot 1 and the north corner of said 6.050 acre tract and the west corner of said Tract GL7 and the south corner of said Tract V and the east corner of said 23.104 acre tract;

THENCE with the northwest line of said Lot 1 and the northwest line of said 6.050 acre tract and the southeast line of said 23.104 acre tract, South 29°01'13" West, a distance of 649.43 feet to a 1/2" iron rod found for the west corner of said Lot 1 and the west corner of said 6.050 acre tract and the south corner of said 23.104 acre tract, in said northeast right-of-way line of Stemmons Freeway/Interstate Highway 35E and being the beginning of a non-tangent curve to the right with a radius of 3,110.22 feet, a central angle of 04°36'49", and a chord bearing and distance of North 63°16'51" West, 250.38 feet;

THENCE with said northeast right-of-way line of Stemmons Freeway/Interstate Highway 35E, with the southwest lines of said 23.104 acre tract, said 0.090 acre tract, and said Lot 1B, the following courses and distances:

In a northwesterly direction, with said non-tangent curve to the right, an arc distance of 250.44 feet to a 3-1/4" aluminum disk stamped "MH KHA" set for corner;

North 60°58'26" West, a distance of 572.63 feet to a 5/8" iron rod with plastic cap stamped "GOODWIN & MARSHAL" found for the south corner of said 0.0909 acre tract and being the most easterly southeast corner of said Lot 1B;

North 60°58'39" West, passing at a distance of 435.50 feet to a 5/8" iron rod found at the southeast corner of said 0.8554 acre tract, passing at a distance of 534.28 feet an "X" cut in concrete found at the southwest corner of said 0.8554 acre tract and continuing in all a total distance of 707.11 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;

North 60°58'44" West, a distance of 534.61 feet to an aluminum disk found at the beginning of a non-tangent curve to the right with a radius of 2,849.79 feet, a central angle of 01°43'19", and a chord bearing and distance of North 60°05'27" West, 85.64 feet;

In a westerly direction, with said non-tangent curve to the right, an arc distance of 85.65 feet to a 1/2" iron rod found for corner;

North 53°52'36" West, a distance of 199.95 feet to a point at the beginning of a non-tangent curve to the left with a radius of 2,837.79 feet, a central angle of 01°02'02", and a chord bearing and distance of North 54°46'18" West, 51.21 feet; from which an aluminum disk found bears North 34°58'21" East, a distance of 0.32 feet;

In a westerly direction, with said non-tangent curve to the left, an arc distance of 51.21 feet to a point at the beginning of a non-tangent curve to the right with a radius of 2,891.79 feet, a central angle of 00°58'37", and a chord bearing and distance of North 54°22'03" West, 49.31 feet; from which an aluminum disk found bears North 55°25'38" East, a distance of 0.59 feet;

In a westerly direction, with said non-tangent curve to the right, an arc distance of 49.31 feet to the **POINT OF BEGINNING** and containing 2,742,260 square feet or 62.9536 acres of land.

**OWNER'S DEDICATION
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

That **MARKET CENTER LAND, L.P., AM CAMPUS, L.P., and CHILDREN'S MEDICAL CENTER OF DALLAS** acting by and through its duly authorized agent, _____ does hereby adopt this plat, designating the herein described property as **MARKET HALL 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 _____, 202__.

By: **MARKET CENTER LAND, L.P.**

Name: _____

Title: _____

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 _____ 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

WITNESS, my hand at Dallas, Texas, this the __ day of _____, 202__.

By:**CHILDREN'S MEDICAL CENTER OF DALLAS**

Name: _____

Title: _____

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 _____ 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

WITNESS, my hand at Dallas, Texas, this the __ day of _____, 202__.

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 Regulations.

Dated this the _____ day of _____, 20__.

J. Andy Dobbs Date
Registered Professional Land Surveyor No. 6196
KIMLEY-HORN AND ASSOC., INC.
2500 Pacific Avenue, Suite 1100
Dallas, Texas 75226
469-718-8849
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

NOTES:

- Bearing system based on the State Plane Coordinate System of 1983, Texas North Central Zone (4202), North American Datum of 1983 (2011).
- The purpose of this plat is to create 2 lots from a previously platted lot and unplatted tracts of land.
- Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering section approval.
- Improvements on Lot 2 Will remain. All Improvements on Lot 3 will be removed.
- Monuments shown hereon are 3-1/4-inch aluminum disk stamped "MH KHA" set, unless otherwise noted.

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
**MARKET HALL ADDITION
LOTS 2 AND 3, BLOCK C/6055**
BEING A REPLAT OF LOT 1B, BLOCK B/6055,
CHILDRENS HEALTH SPECIALTY CENTER
62.9536 ACRES SITUATED IN THE
ROBERT W. WOODRUFF SURVEY, ABSTRACT NO. 1565
C.G. COLE SURVEY, ABSTRACT NO. 270
H. COUCH SURVEY, ABSTRACT NO. 275
A. BAHN SURVEY, ABSTRACT NO. 182
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NUMBER: PLAT-26-000091

Kimley»Horn					
2500 Pacific Avenue, Suite 1100 Dallas, Texas 75226			FIRM # 10115500		Tel. No. (469) 718-8849 www.kimley-horn.com
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
NA	LDV	JAD	Mar. 2026	064408606	4 OF 3

OWNER/APPLICANT:
MARKET CENTER LAND, L.P.
CONTACT: _____
3819 MAPLE AVENUE,
DALLAS, TEXAS 75219
EMAIL: _____

OWNER/APPLICANT:
CHILDREN'S MEDICAL CENTER OF DALLAS
CONTACT: _____

DALLAS, TEXAS 75219
EMAIL: _____

ENGINEER:
KIMLEY-HORN AND ASSOC., INC.
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1345
CONTACT: ALEX RATHBUN, P.E.
EMAIL: ALEX.RATHBUN@KIMLEY-HORN.COM

SURVEYOR
KIMLEY-HORN AND ASSOCIATES, INC.
2500 PACIFIC AVENUE, SUITE 1100
DALLAS, TEXAS 75226
PHONE: 469-718-8849
CONTACT: J. ANDY DOBBS, R.P.L.S.
ANDY.DOBBS@KIMLEY-HORN.COM