

ABBREVIATIONS table listing symbols for instrument number, map records, deed records, official public records, volume, page, record bearing, record distance, point of beginning, controlling monument, aluminum disc stamped, iron rod found, capped iron rod found, iron pipe found, south western bell telephone company property corner, and right of way.

VICINITY MAP (NOT TO SCALE)

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

THAT, Apple Street Investments, LLC., acting by and through their duly authorized agent, and NH Dallas, LLC., acting by and through their duly authorized agent, do hereby adopt this plat, designating the herein described property as SLATE APPLE 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.

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, Texas.

WITNESS MY HAND THIS DAY OF 2025

Apple Street Investments, LLC.

Representative

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, 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/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this day of 2025.

Notary Signature

NH Dallas, LLC.,

Representative

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, 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/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this day of 2025.

Notary Signature

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

I, Mark A. Nace, 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 land surveying and the city of Dallas, Texas development codes and ordinances.

dated this day of 2025.

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.

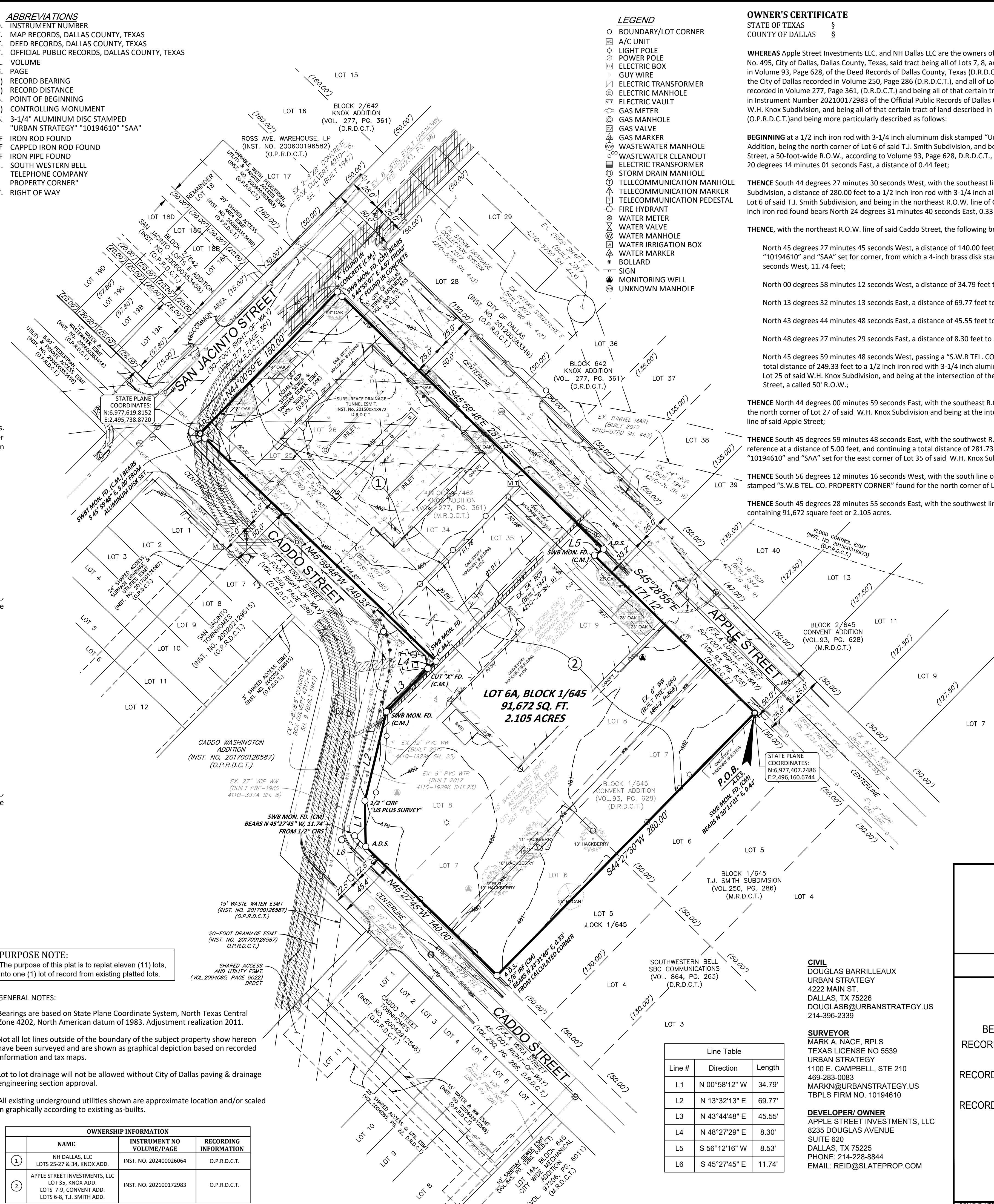
Mark A. Nace
Registered Professional Land Surveyor no. 5539

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, a notary public in and for the said county and state, on this day personally appeared Mark A. Nace, 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 and as the act and deed therein stated.

Given under my hand and seal of office, this day of 2025.

Notary Public, in and for the State of Texas



- LEGEND
BOUNDARY/LOT CORNER
A/C UNIT
LIGHT POLE
POWER POLE
ELECTRIC BOX
GUY WIRE
ELECTRIC TRANSFORMER
ELECTRIC MANHOLE
ELECTRIC VAULT
GAS METER
GAS MANHOLE
GAS VALVE
GAS MARKER
WASTEWATER MANHOLE
WASTEWATER CLEANOUT
ELECTRIC TRANSFORMER
STORM DRAIN MANHOLE
TELECOMMUNICATION MANHOLE
TELECOMMUNICATION MARKER
TELECOMMUNICATION PEDESTAL
FIRE HYDRANT
WATER METER
WATER VALVE
WATER MANHOLE
WATER IRRIGATION BOX
WATER MARKER
BOLLARD
SIGN
MONITORING WELL
UNKNOWN MANHOLE

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS Apple Street Investments LLC. and NH Dallas LLC are the owners of a 91,672 square foot or a 2.105 acre tract of land situated in the J. Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas, said tract being all of Lots 7, 8, and 9, of Block 1/645 out of the Convent Addition, an addition to the City of Dallas recorded in Volume 93, Page 628, of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and all of Lots 6, 7, and 8, of Block 645 out of the T.J. Smith Addition, an addition to the City of Dallas recorded in Volume 250, Page 286 (D.R.D.C.T.), and all of Lot 35, Block 4/642 out of the W.H. Knox Subdivision, an addition to the City of Dallas recorded in Volume 277, Page 361, (D.R.D.C.T.), and being all of that certain tract of land as described in Special Warranty Deed to Apple Street Investments LLC recorded in Instrument Number 202100127983 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being all of Lots 25, 26, 27, and 34, of Block 4/642 of said W.H. Knox Subdivision, and being all of that certain tract of land described in Special Warranty Deed to NH Dallas LLC, recorded in Instrument Number 202400026064 (O.P.R.D.C.T.) and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with 3-1/4 inch aluminum disk stamped "Urban Strategy" "10194610" and "SAA" set for the northeast corner of Lot 7 of said Convent Addition, being the north corner of Lot 6 of said T.J. Smith Subdivision, and being in the southwest Right-of-Way (R.O.W.) line of Apple Street, formerly known as Lucille Street, a 50-foot-wide R.O.W., according to Volume 93, Page 628, D.R.D.C.T., from which a 4-inch brass disk stamped "S.W.B TEL. CO. PROPERTY CORNER" bears North 20 degrees 14 minutes 01 seconds East, a distance of 0.44 feet;

THENCE South 44 degrees 27 minutes 30 seconds West, with the southeast line of Lot 7 of said Convent Addition and the southeast line of Lot 6 of said T.J. Smith Subdivision, a distance of 280.00 feet to a 1/2 inch iron rod with 3-1/4 inch aluminum disk stamped "Urban Strategy" "10194610" and "SAA" set for the south corner of Lot 6 of said T.J. Smith Subdivision, and being in the northeast R.O.W. line of Caddo Street, formerly known as Vera Street, a 45-foot-wide right-of-way, from which a 5/8 inch iron rod found bears North 24 degrees 31 minutes 40 seconds East, 0.33 feet;

THENCE, with the northeast R.O.W. line of said Caddo Street, the following bearings and distances:

North 45 degrees 27 minutes 45 seconds West, a distance of 140.00 feet to a 1/2 inch iron rod with 3-1/4 inch aluminum disk stamped "Urban Strategy" "10194610" and "SAA" set for corner, from which a 4-inch brass disk stamped "S.W.B TEL. CO. PROPERTY CORNER" found bears North 45 degrees 27 minutes 45 seconds West, 11.74 feet;

North 00 degrees 58 minutes 12 seconds West, a distance of 34.79 feet to a 1/2 inch iron rod with orange plastic cap stamped "US PLUS SURVEY" found for corner;

North 13 degrees 32 minutes 13 seconds East, a distance of 69.77 feet to a 4-inch brass disk stamped "S.W.B TEL. CO. PROPERTY CORNER" found for corner;

North 43 degrees 44 minutes 48 seconds East, a distance of 45.55 feet to an X-cut in concrete found for corner;

North 48 degrees 27 minutes 29 seconds East, a distance of 8.30 feet to a 4-inch brass disk stamped "S.W.B TEL. CO. PROPERTY CORNER" found for corner;

North 45 degrees 59 minutes 48 seconds West, passing a "S.W.B TEL. CO. PROPERTY CORNER" found at a distance of 244.33 feet for reference, and continuing a total distance of 249.33 feet to a 1/2 inch iron rod with 3-1/4 inch aluminum disk stamped "Urban Strategy" "10194610" and "SAA" set for the northwest corner of Lot 25 of said W.H. Knox Subdivision, and being at the intersection of the northeast R.O.W. line of said Caddo Street and the southeast R.O.W. line of San Jacinto Street, a called 50' R.O.W.;

THENCE North 44 degrees 00 minutes 59 seconds East, with the southeast R.O.W. line of said San Jacinto Street, a distance of 150.00 feet to a "X" found in concrete for the north corner of Lot 27 of said W.H. Knox Subdivision and being at the intersection of the southeast R.O.W. line of said San Jacinto Street and the southwest R.O.W. line of said Apple Street;

THENCE South 45 degrees 59 minutes 48 seconds East, with the southwest R.O.W. line of said Apple Street, passing a "S.W.B TEL. CO. PROPERTY CORNER" found for reference at a distance of 5.00 feet, and continuing a total distance of 281.73 feet to a 1/2 inch iron rod with 3-1/4 inch aluminum disk stamped "Urban Strategy" "10194610" and "SAA" set for the east corner of Lot 35 of said W.H. Knox Subdivision;

THENCE South 56 degrees 12 minutes 16 seconds West, with the south line of Lot 35 of said W.H. Knox Subdivision, a distance of 8.53 feet to a 4-inch brass disk stamped "S.W.B TEL. CO. PROPERTY CORNER" found for the north corner of Lot 9 of said Convent Addition, and being in the southwest of said Apple Street;

THENCE South 45 degrees 28 minutes 55 seconds East, with the southwest line of said Apple Street, a distance of 171.13 feet to the POINT OF BEGINNING, and containing 91,672 square feet or 2.105 acres.

PLACE COUNTY
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL
I, Tony Shiddi, Chairperson or Brent Rubin, 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 20 by said Commission
Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas
Attest:
Secretary

PURPOSE NOTE:
The purpose of this plat is to replat eleven (11) lots, into one (1) lot of record from existing platted lots.

GENERAL NOTES:
Bearings are based on State Plane Coordinate System, North Texas Central Zone 4202, North American datum of 1983. Adjustment realization 2011.

Not all lot lines outside of the boundary of the subject property show hereon have been surveyed and are shown as graphical depiction based on recorded information and tax maps.

Lot to lot drainage will not be allowed without City of Dallas paving & drainage engineering section approval.

All existing underground utilities shown are approximate location and/or scaled in graphically according to existing as-builts.

Table with 4 columns: NAME, INSTRUMENT NO VOLUME/PAGE, RECORDING INFORMATION. Includes entries for NH Dallas, LLC and Apple Street Investments, LLC.

Line Table with 3 columns: Line #, Direction, Length. Lists lines L1 through L6 with their respective bearings and distances.

CIVIL
DOUGLAS BARRILLEAUX
URBAN STRATEGY
4222 MAIN ST
DALLAS, TX 75226
DOUGLASB@URBANSTRATEGY.US
214-396-2339

SURVEYOR
MARK A. NACE, RPLS
TEXAS LICENSE NO 5539
URBAN STRATEGY
1100 E. CAMPBELL, STE 210
469-283-0083
MARKING@URBANSTRATEGY.US
TBPLS FIRM NO. 10194610

DEVELOPER/ OWNER
APPLE STREET INVESTMENTS, LLC
8235 DOUGLAS AVENUE
SUITE 620
DALLAS, TX 75225
PHONE: 214-228-8844
EMAIL: REID@SLATEPROP.COM



PRELIMINARY PLAT
SLATE APPLE ADDITION
LOT 6A, BLOCK 1/645
BEING A REPLAT OF LOTS 7, 8 & 9, BLK. 1/645, CONVENT ADDITION
RECORDED IN VOL. 93, PG. 628, MAP RECORDS OF DALLAS COUNTY, TEXAS
LOTS 6, 7 & 8, BLK. 645, T.J. SMITH ADDITION
RECORDED IN VOL. 250, PG. 286, MAP RECORDS OF DALLAS COUNTY, TEXAS
LOTS 25, 26, 27, 34 & 35, BLK. 4/642, W.H. KNOX SUBDIVISION
RECORDED IN VOL. 277, PG. 631, MAP RECORDS OF DALLAS COUNTY, TEXAS
2.105 ACRES / 91,672 SQUARE FEET
OUT THE JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
DALLAS, TX
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S245-049
ENGINEERING PLAN FILE NO.
ISSUE DATE: 12/23/2024 | PROJECT NO.: 20573 | SCALE: 1 inch = 30 ft. | PAGE 1 OF 1

FILE NAME: S:\2025\PRELIM\PLAT\NEW_20241217.DWG
FILE LOCATION: R:\P\Projects\2025\20573\Drawings\UrbanStrategy\UrbanStrategy\2025\PRELIM\PLAT\NEW_20241217.dwg
PLOTTER: HP DesignJet T1100e
PLOT DATE: 12/23/2024 8:17 AM