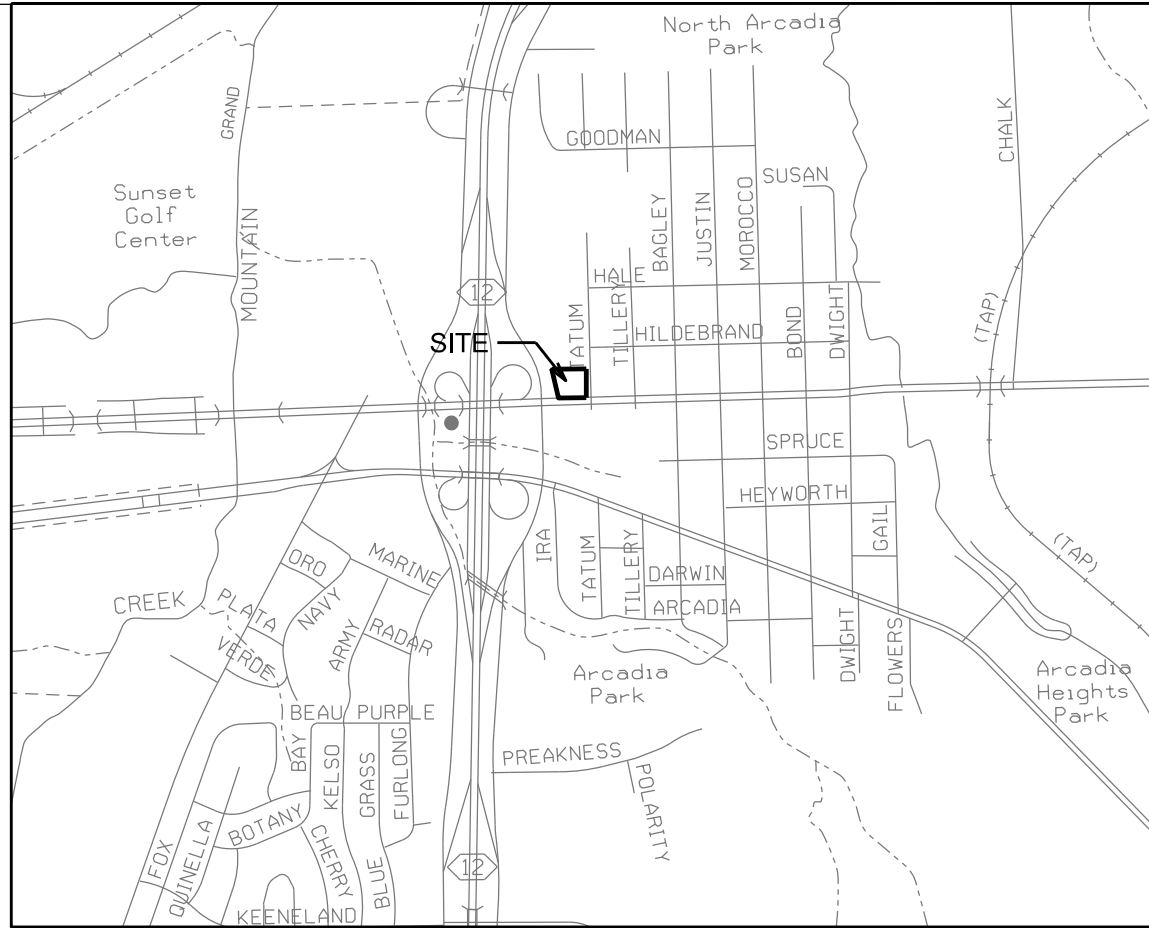


0 15' 30' 60'
1" = 30'



VICINITY MAP
NOT TO SCALE

SURVEY NOTES:
1. The Basis of Bearings is State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment realization 2011.

2. Coordinates shown are Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983 on Grid Coordinate Values, No Scale and No Projection.

3. The purpose of this plat is to create 2 buildable lots.

4. Lot to Lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering section approval.

5. Based upon graphical plotting of FEMA Flood Insurance Rate Map Number 4813C0320J, dated August 23, 2001, the subject property is located within Zone X (unshaded), designated as those areas outside the 0.2% annual chance floodplain.

6. THERE ARE NO TREES WITHIN THE PLATTED BOUNDARIES THAT ARE PROTECTED OR MEET CRITERIA TO BE SHOWN.

PLACE COUNTY RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, _____, Chairperson or
I, _____, 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

GEONAV
SURVEYING • MAPPING • SCANNING

3410 MIDCOURT RD, SUITE 110, CARROLLTON, TEXAS 75006
SCALE 1"=30' (372) 243-2409 PROJECT NUMBER: 4040
1BPLS FIRM NO. 10194205

DATED: JULY 17, 2026 DRAWN BY: JCH

PRELIMINARY PLAT
FEEL GREAT
CARWASH ADDITION
LOTS 1 AND 2, BLOCK 1/8335
A REPLAT OF PART OF LOT 1 AND
ALL OF LOTS 2-3, BLOCK 1/8335
ARCADIA GARDENS ADDITION
JOHN HORTON SURVEY,
ABSTRACT NO. 611
CITY OF DALLAS,
DALLAS COUNTY, TEXAS
CITY PLAN FILE NO.: PLAT-26-000194
ENGINEERING NO. _____

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS DAVIS W 5500 LLC is the owner of a tract of land situated in the John Horton Survey, Abstract Number 611, City of Dallas, Dallas County, Texas, and being part of Lot 1 and all of Lots 2 and 3 of Block 1/8335 of Arcadia Gardens Addition, an addition to the City of Dallas as recorded in Volume 1, Page 451 of the Map Records of Dallas County, Texas and being all of that tract of land described in Warranty Deed to Davis W 5500 LLC, as recorded in Instrument Number 202500156780 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), ad being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found for the intersection of the north right-of-way line of West Davis Street (a 100-foot wide right-of-way) with the west right-of-way line of Tatum Avenue (a 50-foot wide right-of-way), said point being on the east line of said Lot 1;

THENCE South 89 degrees 28 minutes 38 seconds West, along the common said north right-of-way line and the south line of said Davis W 5500 tract, a distance of 258.44 feet to a 1/2-inch iron rod with a yellow cap stamped "GEONAV" found for the common southwest corner of said Davis W 5500 tract and southeast corner of that tract of land described in deed to 1200 North Walton Walker LP, as recorded in Volume 201400209118, O.P.R.D.C.T., said corner being on the west line of said Lot 1;

THENCE North 13 degrees 11 minutes 05 seconds West, along the common east line of said 1200 North Walton Walker tract and west lines of said Lots 1, 2 and 3, a distance of 275.05 feet to a 5/8-inch iron rod found for the common northwest corner of said Lot 3 and southwest corner of Lot 4 of said Block 1/8335;

THENCE North 89 degrees 28 minutes 04 seconds East, along the common north line of said Lot 3 and south line of said Lot 4, a distance of 319.50 feet to a 1/2-inch iron rod found for the common northeast corner of said Lot 3 and southeast corner of said Lot 4, said corner being on the aforementioned west right-of-way line of Tatum Avenue;

THENCE South 00 degrees 21 minutes 37 seconds East, along the common east lines of said Lots 1-3 and said west right-of-way line, a distance of 268.41 feet to the POINT OF BEGINNING and CONTAINING 77,556 square feet or 1.7804 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Brígido Rodríguez, does hereby adopt this plat, designating the herein described property as FEEL GREAT CARWASH, 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 _____, 2026.

By: _____
DAVIS W 5500 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 _____ 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 _____, 2026.

Notary Public in and for the State of Texas
My commission expires:

SURVEYOR'S STATEMENT:

I, Joel C. Howard, 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 the Signed Final Plat.

Dated this the _____ day of _____, 2026.

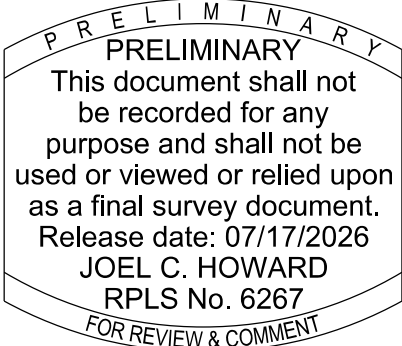
Joel C. Howard
Texas Registered Professional Land Surveyor No. 6267

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 Joel C. Howard 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 _____, 2026

Notary Public in and for the State of Texas
My commission expires:



OWNERS:

BRIGIDO RODRIGUEZ
2660 BRUTON SPRINGS DR
DALLAS, TEXAS 752278001

LOT 5
ISAAC D FAZ
VOL. 2001104, PG. 6948
D.R.D.C.T.

ARCADIA GARDENS
VOL. 1, PG. 451
M.R.D.C.T.

MANUEL & CLAUDIA G.
ALGUINAGA
VOL. 2000093, PG. 4736
D.R.D.C.T.

ISAAC D. FAZ
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D.R.D.C.T.

MANUEL & CLAUDIA G.
ALGUINAGA
VOL. 2000093, PG. 4736
D.R.D.C.T.

LOT 1
0.9842 ACRES
(42,873 SQ.FT.)

LOT 2
0.7962 ACRES
(34,682 SQ.FT.)

LOTS 1 AND 2, BLOCK 1/8335
FEEL GREAT CARWASH
1.7804 ACRES
(77,556 SQ.FT.)

DAVIS W 5500 LLC
INST. NO. 202500156780
O.P.R.D.C.T.
1.7804 ACRES
(77,556 SQ.FT.)

ARCADIA GARDENS
VOL. 1, PG. 451
M.R.D.C.T.

Y=6959390.30
X=2455372.35
POINT OF
BEGINNING
1/2" FIR (C.M.)

Y=6959387.94
X=2455372.35
STR

WEST DAVIS STREET
(100' WIDE RIGHT-OF-WAY)
(VOL. 1, PG 451,
M.R.D.C.T.)

LEGEND:

M.R.D.C.T.
D.R.D.C.T.
O.P.R.D.C.T.
FIR(C)
SIR
INST.
NO.
VOL.
PG.
CM

MAP RECORDS OF DALLAS COUNTY, TEXAS
DEED RECORDS OF DALLAS COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
FOUND IRON ROD (WITH CAP)
SET 1/2" IRON ROD W/ YELLOW CAP STAMPED "GEONAV"
INSTRUMENT
NUMBER
VOLUME
PAGE
CONTROLLING MONUMENT
CENTERLINE
SEWER LINE
WATER LINE
ORIGINAL TRACT LINE
FORMERLY KNOWN AS

--- SS ---
--- W ---
--- FKA ---