

LEGEND

P.O.B. = POINT OF BEGINNING
 XF = "X" CUT IN CONCRETE FOUND
 ADF = 3-1/4" ALUMINUM DISK FOUND
 IRF = IRON ROD FOUND
 C.M. = CONTROLLING MONUMENT
 INST. NO. = INSTRUMENT NUMBER
 VOL. PG. = VOLUME, PAGE
 SQ. FT. = SQUARE FEET
 D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
 M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
 O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

LINE TYPE LEGEND

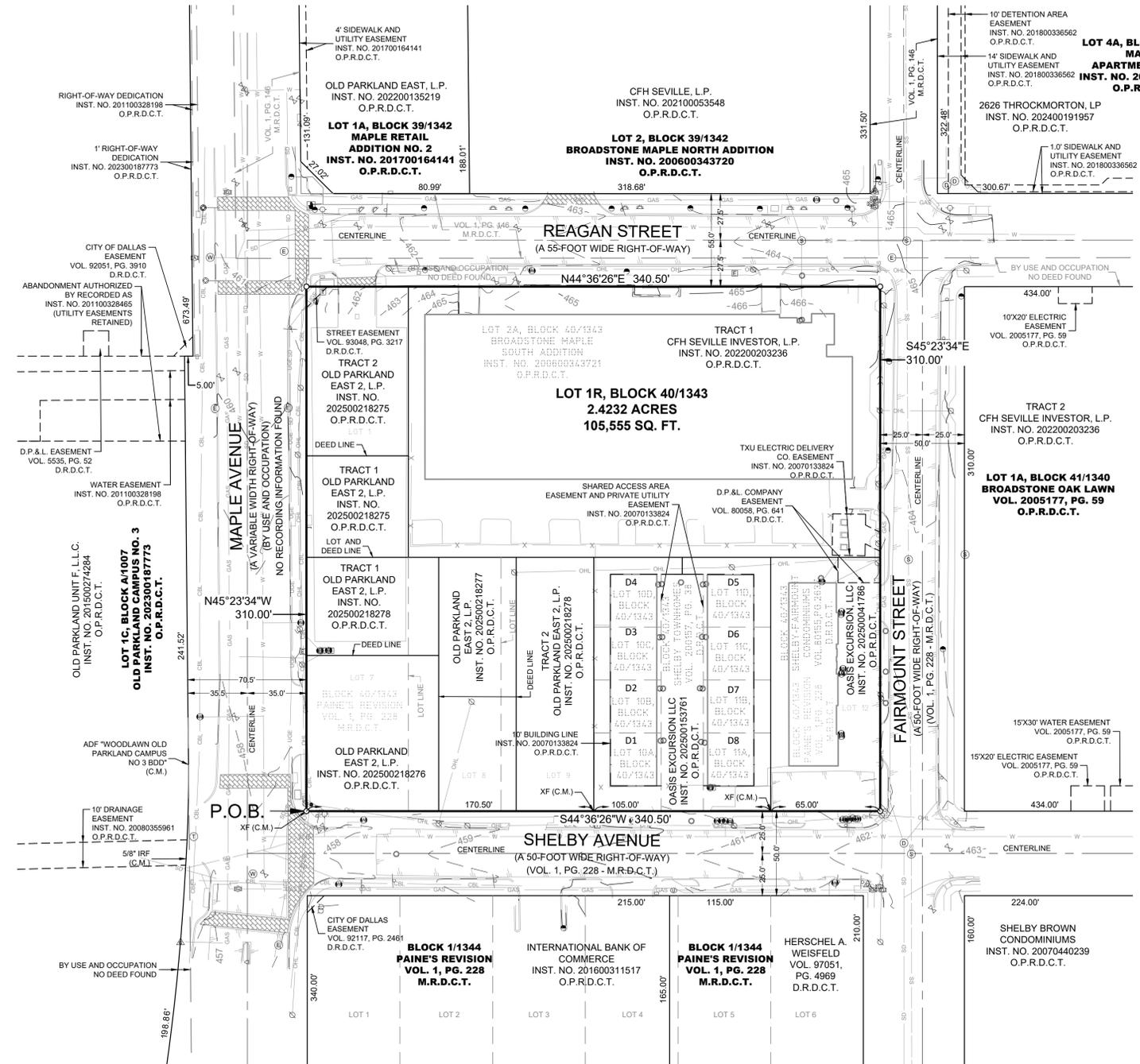
---	BOUNDARY LINE
- - - -	EASEMENT LINE
----	BUILDING LINE
----	WATER LINE
----	SANITARY SEWER LINE
----	STORM SEWER LINE

DEED TABLE

Ref. No.	Owner Info.	Recording Info.
D1	OASIS EXCURSION LLC	INST. NO. 202500153753 O.P.R.D.C.T.
D2	OASIS EXCURSION LLC	INST. NO. 202500153754 O.P.R.D.C.T.
D3	OASIS EXCURSION LLC	INST. NO. 202500153755 O.P.R.D.C.T.
D4	OASIS EXCURSION LLC	INST. NO. 202500153756 O.P.R.D.C.T.
D5	OASIS EXCURSION LLC	INST. NO. 202500153760 O.P.R.D.C.T.
D6	OASIS EXCURSION LLC	INST. NO. 202500153759 O.P.R.D.C.T.
D7	OASIS EXCURSION LLC	INST. NO. 202500153758 O.P.R.D.C.T.
D8	OASIS EXCURSION LLC	INST. NO. 202500153757 O.P.R.D.C.T.

- 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 one lot from 14 previously platted lots.
 - Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering section approval.
 - All improvements and buildings on site will be removed.
 - All corners are mag nail with washer stamped "OP KHA" set unless otherwise noted.

PRELIMINARY PLAT
MAPLE AND REAGAN ADDITION
LOT 1R, BLOCK 40/1343
 BEING A REPLAT OF LOTS 1, 7-9,
 AND 12, BLOCK 40/1344,
 PAINE'S REVISION, AND A REPLAT OF LOT
 2A, BLOCK 40/1343, BROADSTONE MAPLE
 SOUTH ADDITION, AND A REPLAT OF LOTS
 10A-10D AND 11A-11D, BLOCK 40/1343,
 SHELBY TOWNHOMES
 2.4232 ACRES SITUATED IN THE
 JAMES A. SYLVESTER, ABSTRACT NO. 1383
 CITY OF DALLAS, DALLS COUNTY, TEXAS
 CITY PLAN FILE NO. PLAT-26-000058



OWNER/APPLICANT: CODY ARMBRISTER OASIS EXCURSION LLC 3819 MAPLE AVE, DALLAS, TEXAS 75219 EMAIL: carmbrister@crowholdings.com	OWNER/APPLICANT: KEVIN DINNIE CFH SEVILLE INVESTOR, L.P. 3819 MAPLE AVE, DALLAS, TEXAS 75219 EMAIL: carmbrister@crowholdings.com	OWNER/APPLICANT: CODY ARMBRISTER OLD PARKLAND EAST 2, L.P. 3819 MAPLE AVE, DALLAS, TEXAS 75219 CONTACT: ALEX RATHBUN, P.E. EMAIL: ALEX.RATHBUN@KIMLEY-HORN.COM	ENGINEER: KIMLEY-HORN AND ASSOC., INC. 2500 PACIFIC AVENUE, SUITE 1100 DALLAS, TEXAS 75226 PHONE: 972-776-1774 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
---	---	--	--	---

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.
1" = 40'	LDV	JAD	Feb. 2026	060063000	1 OF 2

DWG NAME: K:\D01_SURVEY\060063000-OLD PARKLAND EAST SHELBY MAPLE FAIRMOUNT REAGAN_P.P.DWG PLOTTED BY: VALBEEZ LEONARDO 2/26/26 1:30 PM LAST SAVED: 2/26/26 10:15 AM

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS CFH SEVILLE INVESTOR, L.P., OLD PARKLAND EAST 2, L.P., AND OASIS EXCURSION LLC, are the owners of a tract of land situated in the James A. Sylvester Survey, Abstract No. 1383, City of Dallas Block 40/1343, Dallas County, Texas and being all of Lot 2A, Block 40/1343, Broadstone Maple South Addition, an addition to the City of Dallas according to the plat recorded in Instrument No. 200600343721, Official Public Records, Dallas County, Texas, and being all of a tract of land described as "TRACT 1" in Warranty Deed to CFH SEVILLE INVESTOR, L.P., recorded in Instrument No. 202200203236 of said Official Public Records, and being all of the tracts of land described as "TRACT 1" and "TRACT 2" in General Warranty Deed to Old Parkland East 2, L.P., recorded in Instrument No. 202500218275 of said Official Public Records, and being all of a tract of land described in General Warranty Deed to Old Parkland East 2, L.P., recorded in Instrument No. 202500218276 of said Official Public Records, and being all of a tract of land described in General Warranty Deed to Old Parkland East 2, L.P., recorded in Instrument No. 202500218277 of said Official Public Records, and being all of the tracts of land described as "TRACT 1" and "TRACT 2" in General Warranty Deed to Old Parkland East 2, L.P., recorded in Instrument No. 202500218278 of said Official Public Records, and being all of Lots 10A, 10B, 10C, 10D, 11A, 11B, 11C, 11D, Block 40/1343, Shelby Townhomes, an addition to the City of Dallas according to the plat recorded in Volume 200157, Page 38, Deed Records, Dallas County, Texas, and being all of Block 40/1343, Shelby-Fairmount Condominiums, an addition to the City of Dallas according to the plat recorded in Volume 80155, Page 2637 of said Deed Records, and being all of a tract of land described in General Warranty Deed to OASIS EXCURSION LLC, recorded in Instrument No. 202500153753 of said Official Public Records, and being all of a tract of land described in General Warranty Deed to OASIS EXCURSION LLC, recorded in Instrument No. 202500153754 of said Official Public Records, and being all of a tract of land described in General Warranty Deed to OASIS EXCURSION LLC, recorded in Instrument No. 202500153755 of said Official Public Records, and being all of a tract of land described in General Warranty Deed to OASIS EXCURSION LLC, recorded in Instrument No. 202500153756 of said Official Public Records, and being all of a tract of land described in General Warranty Deed to OASIS EXCURSION LLC, recorded in Instrument No. 202500153757 of said Official Public Records, and being all of a tract of land described in General Warranty Deed to OASIS EXCURSION LLC, recorded in Instrument No. 202500041786 of said Official Public Records, and being all of Lots 1, 7-9, and 12, Block 40/1344, Paine's Revision, recorded in Volume 1, Page 228, Map Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at an "X" cut in concrete found for the south corner of said Old Parkland East 2, L.P. tract (202500218276) and the south corner of said Lot 7, at the intersection of the northeast right-of-way line of Maple Avenue (a variable width right-of-way, by use and occupation) and the northwest right-of-way line of Shelby Avenue (a 50-foot wide right-of-way), Volume 1, Page 228, Map Records, Dallas County, Texas;

THENCE North 45°23'34" West, with said northeast right-of-way line of Maple Avenue, and the southwest lines of said Lots 1 and 7, a distance of 310.00 feet to a mag nail with washer stamped "OP KHA" set for the west corner of said "TRACT 2" (202500218275) and the west corner of said Lot 1, at the intersection of said northeast right-of-way line of Maple Avenue and the southeast right-of-way line of Reagan Street (a 55-foot wide right-of-way);

THENCE North 44°36'26" East, with said southeast right-of-way line of Reagan Street, and the northwest lines of said Lot 1 and said Lot 2A, a distance of 340.50 feet to a mag nail with washer stamped "OP KHA" set for the north corner of said Lot 2A, at the intersection of said southeast right-of-way line of Reagan Street and the southwest right-of-way line of Fairmount Street (a 50-foot wide right-of-way, Volume 1, Page 228 - M.R.D.C.T.);

THENCE South 45°23'34" East, with said southwest right-of-way line of Fairmount Street, and the northeast lines of said Lot 2A and said Lot 12, a distance of 310.00 feet to a mag nail with washer stamped "OP KHA" set for the east corner of said Lot 12, at the intersection of said southwest right-of-way line of Fairmount Street and said northwest right-of-way line of Shelby Avenue;

THENCE South 44°36'26" West, with said northwest right-of-way line of Shelby Avenue, and the southeast lines of said Lots 7-9 and 12 and said Lots 10A and 11A, passing at a distance of 65.00 feet an "X" cut in concrete found for the east corner of said Lot 11A, and passing at a distance of 170.00 feet an "X" cut in concrete found for the south corner of said Lot 10A, and continuing with said northwest right-of-way line of Shelby Avenue, for a total distance of 340.50 feet to the **POINT OF BEGINNING** and containing 105,555 square feet or 2.4232 acres of land.

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

That **OLD PARKLAND EAST 2, L.P., CFH SEVILLE INVESTOR, L.P., AND OASIS EXCURSION, LLC**, acting by and through its duly authorized agent, _____, does hereby adopt this plat, designating the herein described property as **MAPLE AND REAGAN 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__.

OLD PARKLAND EAST 2, L.P., a Texas limited partnership

By: OP East GP, L.L.C., a Texas limited liability company
Its: General Partner

By: _____
Name: Cody Armbrister
Title: Vice President

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 _____, 20__.

CFH SEVILLE INVESTOR, L.P., a Texas limited partnership

By: Flagship Exhibition, LLC, a Texas limited liability company
Its: General Partner

By: _____
Name: Kevin Dimmie
Title: Vice President

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 _____, 20__.

OASIS EXCURSION LLC, a Delaware limited liability company

By: _____
Name: Cody Armbrister
Title: Vice President

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

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

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

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
**MAPLE AND REAGAN ADDITION
LOT 1R, BLOCK 40/1343**
BEING A REPLAT OF LOTS 1, 7-9,
AND 12, BLOCK 40/1344,
PAINE'S REVISION, AND A REPLAT OF LOT
2A, BLOCK 40/1343, BROADSTONE MAPLE
SOUTH ADDITION, AND A REPLAT OF LOTS
10A-10D AND 11A-11D, BLOCK 40/1343,
SHELBY TOWNHOMES
2.4232 ACRES SITUATED IN THE
JAMES A. SYLVESTER, ABSTRACT NO. 1383
CITY OF DALLAS, DALLS COUNTY, TEXAS
CITY PLAN FILE NO. PLAT-26-000058

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.
N/A	LDV	JAD	Feb. 2026	060063000	2 OF 2

OWNER/APPLICANT:
CODY ARMBRISTER
OASIS EXCURSION LLC
3819 MAPLE AVE,
DALLAS, TEXAS 75219
EMAIL: carmbrister@crowholdings.com

OWNER/APPLICANT:
KEVIN DINNIE
CFH SEVILLE INVESTOR, L.P.
3819 MAPLE AVE,
DALLAS, TEXAS 75219
EMAIL: carmbrister@crowholdings.com

OWNER/APPLICANT:
CODY ARMBRISTER
OLD PARKLAND EAST 2, L.P.
3819 MAPLE AVE,
DALLAS, TEXAS 75219
EMAIL: carmbrister@crowholdings.com

ENGINEER:
KIMLEY-HORN AND ASSOC., INC.
2500 PACIFIC AVENUE, SUITE 1100
DALLAS, TEXAS 75226
PHONE: 972-776-1774
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