



## OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, **METRO DALLAS DOWNTOWN INVESTMENTS, LLC**, is the owner of a tract of land situated in the John Neely Bryan Survey, Abstract No. 149, City of Dallas, Dallas County, Texas, being Lots 1-8, Block 35/50, Map of the Town of Dallas, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume D, Page 698, and transcribed in Volume 143, Page 401, Deed Records, Dallas County, Texas, and being that same tract of land as described in Special Warranty Deed to **METRO DALLAS DOWNTOWN INVESTMENTS, LLC**, Texas limited liability company, recorded in Instrument Number 202100279434, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a 3 1/4 inch aluminum disk stamped "DAVIS HAT CO & RPLS 5382" set on a 1/2 inch iron rod for the intersection of the southwest right-of-way line of Lamar Street (80 foot right-of-way) and the northwest right-of-way line of Wood Street (80 foot right-of-way);

THENCE South 74 degrees 51 minutes 52 seconds West, along the said northwest right-of-way line of Wood Street, a distance of 200.00 feet to a 2 inch brass disk stamped "Texas Heritage Surveying & DAVIS HAT CO" set with a Mag Nail for the intersection of the said northwest right-of-way line of Wood Street and the northeast right-of-way line of Austin Street (65' right-of-way), from which an "X" cut found bears South 30 degrees 06 minutes 48 seconds West, a distance of 0.65 feet;

THENCE North 15 degrees 12 minutes 41 seconds West, along the said northeast right-of-way line of Austin Street, a distance of 200.00 feet to a 2 inch brass disk stamped "Texas Heritage Surveying & DAVIS HAT CO" set with a Mag Nail for the intersection of said northeast right-of-way line of Austin Street and the southeast right-of-way line of Jackson Street (80' right-of-way) from which an "X" cut found bears South 73 degrees 17 minutes 01 seconds East, a distance of 0.53 feet;

THENCE North 74 degrees 51 minutes 52 seconds East, along the said southeast right-of-way line of Jackson Street, a distance of 200.00 feet to a 2 inch brass disk stamped "Texas Heritage Surveying & DAVIS HAT CO" set with a Mag Nail for the intersection of the said southeast right-of-way line of Jackson Street and the said southwest right-of-way line of Lamar Street;

THENCE South 15 degrees 12 minutes 41 seconds East, along the said southwest right-of-way line of Lamar Street, a distance of 200.00 feet to the POINT OF BEGINNING and containing 40,000 square feet or 0.918 acres of land more or less.

## OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **METRO DALLAS DOWNTOWN INVESTMENTS, LLC**, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **DAVIS HAT CO** 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, Texas.

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.  
METRO DALLAS DOWNTOWN INVESTMENTS, LLC

By: \_\_\_\_\_  
Mehul Patel - Partner

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 J.R. JANUARY, 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 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 \_\_\_\_\_, 2025.

Notary Public in and for the State of Texas

## SURVEYOR'S STATEMENT

STATE OF TEXAS

I, J.R. JANUARY, 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) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Preliminary, this document shall not be recorded for any purposes and shall not be used or viewed or relied upon as a final survey document. (12/18/2025)

J.R. JANUARY  
Texas Registered Professional Land Surveyor No. 5382

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 J.R. JANUARY, 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

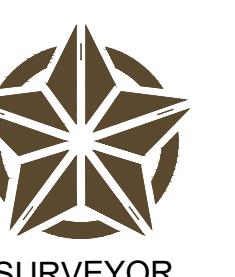
GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Notary Public in and for the State of Texas

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



TEXAS HERITAGE  
SURVEYING, LLC

OWNER  
METRO DALLAS  
DOWNTOWN INVESTMENTS, LLC  
1128 SAVOY LANE  
SOUTHLAKE, TEXAS 76092-1426

10610 Metric Drive, Suite 124, Dallas, TX 75243  
Office 214-340-9700 Fax 214-340-9710  
txheritage.com  
Firm #10169300

PRELIMINARY REPLAT  
DAVIS HAT CO  
LOT 1A & 2A, BLOCK 35/50  
BEING A REPLAT OF  
LOTS 1 - 8, BLOCK 35/50  
MAP OF THE TOWN OF DALLAS  
SITUATED IN THE  
JOHN NEELY BRYAN SURVEY,  
ABSTRACT NO. 149  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
PLAT-25-000170  
DATE: 11/10/2025 / JOB # 2501998-1 / SCALE= 1" = 30' / DRAWN: KO  
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