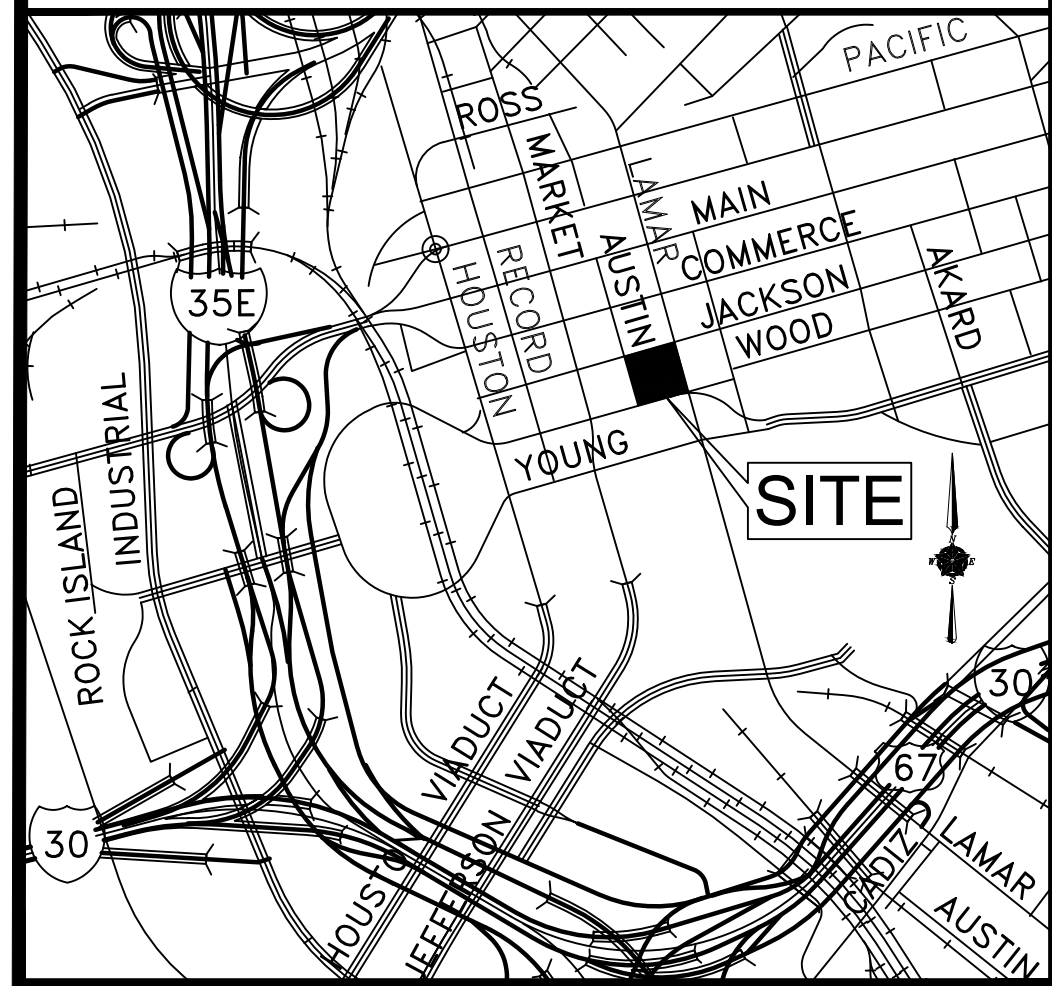


VICINITY MAP (NOT TO SCALE)



**LOT 1-A, BLOCK 19/42
RESUBDIVISION OF
CITY BLOCK NO. 19/42
VOL. 80220, PG. 2286
D.R.D.C.T.**

15' STREET ABANDONMENT
AUTHORIZED BY ORDINANCE
NO. 25140, RECORDED AS
VOL. 2003064, PG. 2721
O.P.R.D.C.T.
(UTILITY EASEMENTS RETAINED)

LICENSE AGREEMENT
AUTHORIZED BY ORDINANCE
NO. 32930, RECORDED AS
INST. NO. 202400259677
O.P.R.D.C.T.

LICENSE AGREEMENT
AUTHORIZED BY ORDINANCE
NO. 32931, RECORDED AS
INST. NO. 202400259676
O.P.R.D.C.T.

LICENSE AGREEMENT
AUTHORIZED BY ORDINANCE
NO. 32930, RECORDED AS
INST. NO. 202400259677
O.P.R.D.C.T.

**LOT 1A, BLOCK 20/43
SC PARKING ADDITION
INST. NO. 202500010261
O.P.R.D.C.T.**

LICENSE AGREEMENT
AUTHORIZED BY ORDINANCE
NO. 32930, RECORDED AS
INST. NO. 202400259677
O.P.R.D.C.T.

15' STREET ABANDONMENT
AUTHORIZED BY ORDINANCE
NO. 25140, RECORDED AS
VOL. 2003064, PG. 2721
D.R.D.C.T.
(UTILITY EASEMENTS RETAINED)

LICENSE AGREEMENT
AUTHORIZED BY ORDINANCE
NO. 32930, RECORDED AS
INST. NO. 202400259677
O.P.R.D.C.T.

LEGEND

M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. NO. INSTRUMENT NUMBER
VOL., PG. VOLUME, PAGE
SQ. FT. SQUARE FEET
IRF ○ IRON ROD FOUND
ADS ○ 3-1/4" ALUMINUM DISK STAMPED "DAVIS HAT CO &
RPLS 5382" SET ON AN IRON ROD FOR CORNER
BDS ✕ 2" BRASS DISK STAMPED "TEXS HERITAGE SURVEYING &
DAVIS HAT CO" SET WITH A MAG NAIL
X FND/SET ✕ X CUT FOUND/SET
<CM> CONTROL MONUMENT

EASEMENT LINE ————
BUILDING LINE ————
BOUNDARY LINE ————
CENTERLINE ————
SANITARY SEWER LINE — SS ————
STORM SEWER LINE — STM ————
GAS LINE — G ————
WATER LINE — W ————
OVERHANG ————
UNDERGROUND TEL. — UGT ————
UNDERGROUND ELEC. — UGE ————

GENERAL NOTES:

- The purpose of this plat is to create two lots out of eight platted lots.
- The maximum number of lots permitted by this plat is two.
- Bearings are based upon the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, (2011).
- Coordinates shown hereon are based on Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983 on Grid Coordinate values, No Scale and No Projection.
- Lot to lot drainage will not be allowed without proper City of Dallas Engineering Division approval.
- Dallas Department of Water Benchmarks used:
#1364 Std. WDBM on concrete curb of storm sewer inlet southeast corner intersection of Gaston Ave. & Dumas St.
Northing- 6,979,900.301 Easting- 2,501,728.825 Elevation= 502.53'
#1381 A square is cut on top of concrete curb at the beginning of radius of southwest corner of intersection of Peak Street & Junius Street.
Northing- 6,976,271.304 Easting- 2,498,795.390 Elevation= 487.92'
- Subject property is located within an area having a Zone Designation "X" by the Federal Emergency Management Agency, on Flood Insurance Rate Map No. 48113C0385J, with a date of identification of 11/10/2025, for Community Number 480171, in Dallas County, State of Texas, which is the current Flood Insurance Rate Map for the community in which said property is situated.
- The structure on subject property is to remain.

**BLOCK 37/44
MAP OF THE TOWN OF DALLAS
VOL. D, PG. 698
VOL. 143, PG. 401
D.R.D.C.T.**

**BLOCK 34/49
MAP OF THE TOWN OF DALLAS
VOL. D, PG. 698
VOL. 143, PG. 401
D.R.D.C.T.**

**BLOCK 52/56
MAP OF THE TOWN OF DALLAS
VOL. D, PG. 698
VOL. 143, PG. 401
D.R.D.C.T.**

**BLOCK 53/57
MAP OF THE TOWN OF DALLAS
VOL. D, PG. 698
VOL. 143, PG. 401
D.R.D.C.T.**

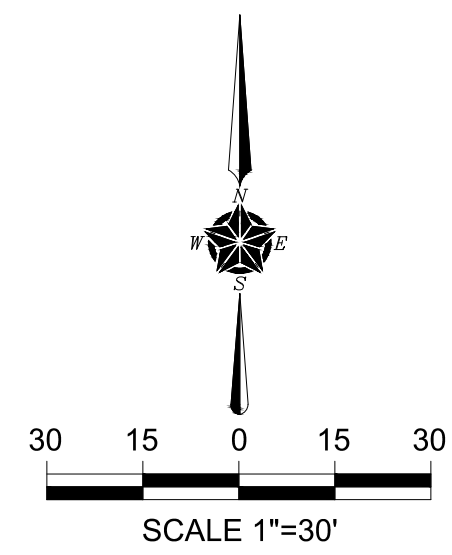
**CITY BLOCK 64, LOT 1
FOUNDERS SQUARE PARK
A REPLAT OF ALL OF BLOCK 54/58,
AND A PART OF BLOCKS 64 & 352,
AND A PART OF POYDRAS STREET
VOL. 85188, PG. 2201
D.R.D.C.T.**

**BLOCK 36/51
MAP OF THE TOWN OF DALLAS
VOL. D, PG. 698
VOL. 143, PG. 401
D.R.D.C.T.**

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

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

DATE: 11/10/2025 / JOB # 2501998-1 / SCALE= 1" = 30' / DRAWN: KO
PAGE 1 OF 2



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 Mehul Patel, 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)(d) & (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 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

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



TEXAS HERITAGE
SURVEYING, LLC

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

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