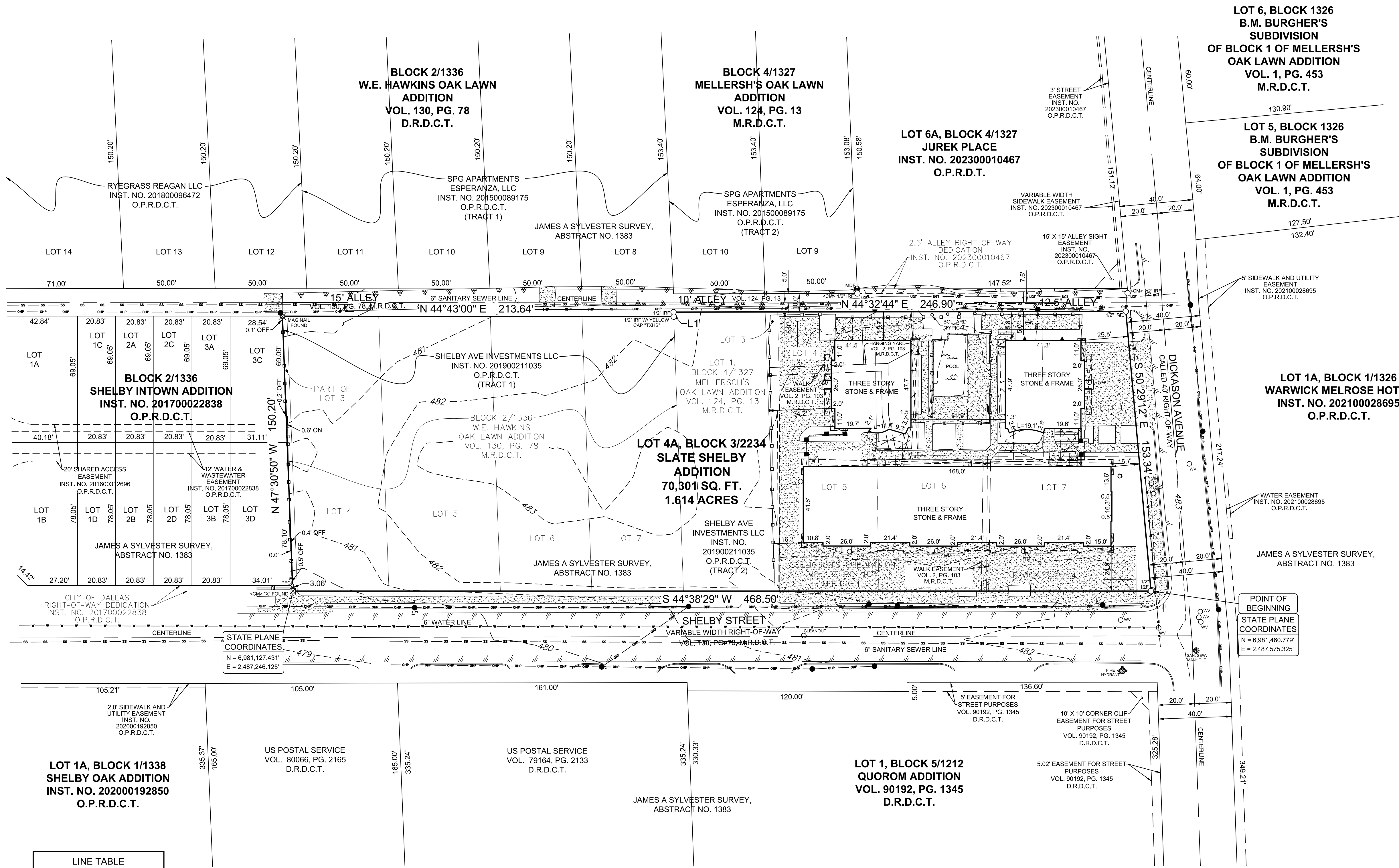
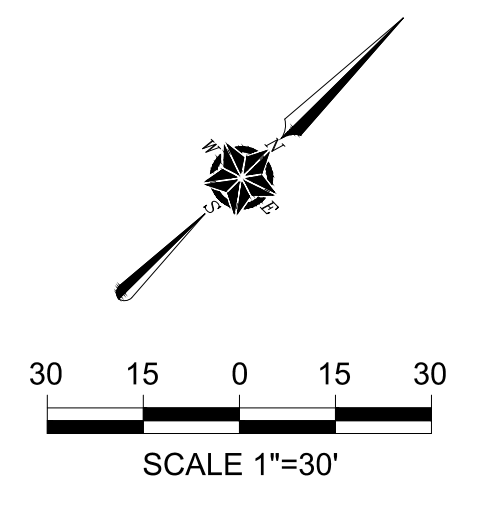
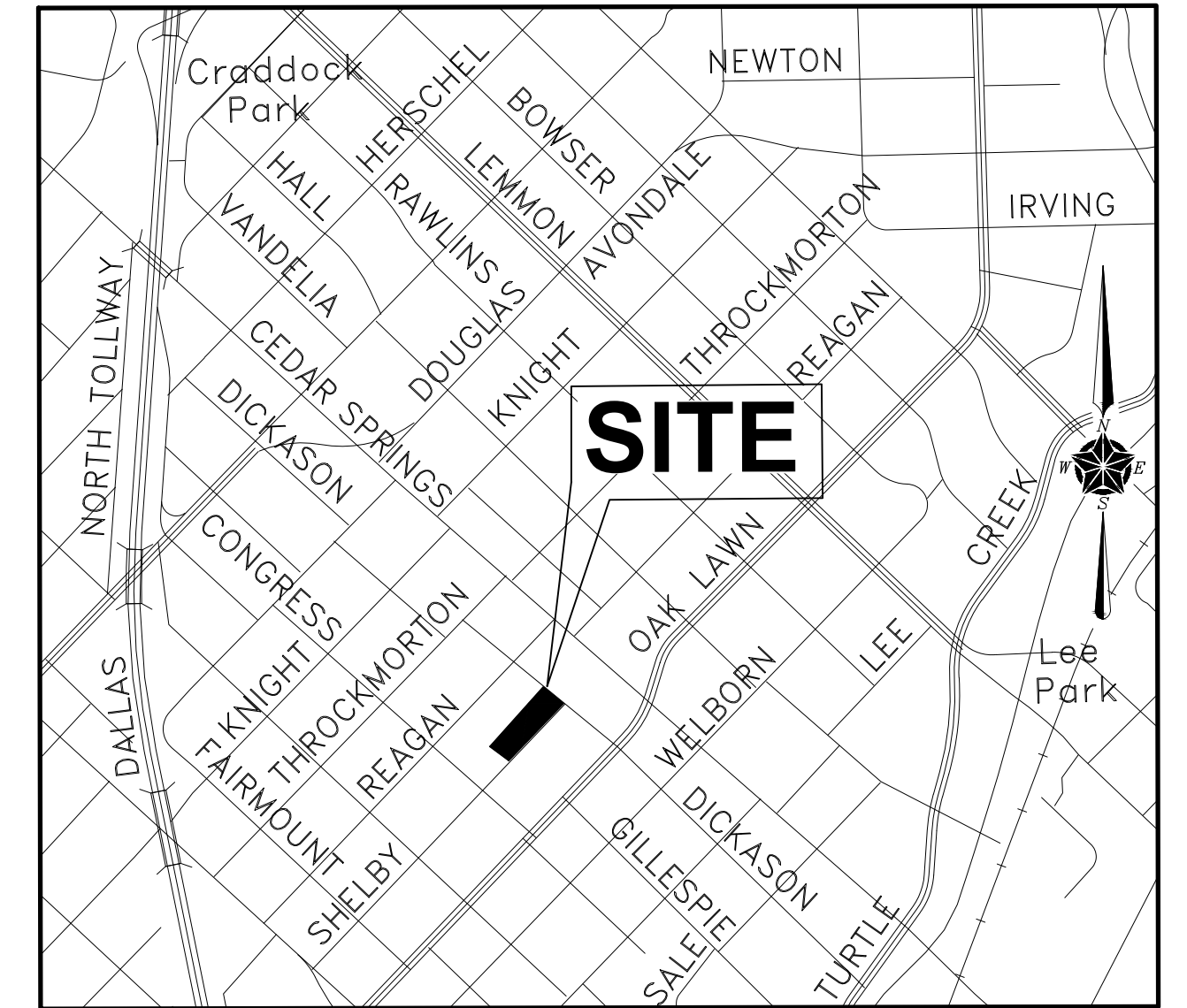


VICINITY MAP - NOT TO SCALE



LOT 6, BLOCK 1326
B.M. BURGHES'S
SUBDIVISION
OF BLOCK 1 OF MELLERSH'S
OAK LAWN ADDITION
VOL. 1, PG. 453
M.R.D.C.T.

LOT 5, BLOCK 1326
B.M. BURGHES'S
SUBDIVISION
OF BLOCK 1 OF MELLERSH'S
OAK LAWN ADDITION
VOL. 1, PG. 453
M.R.D.C.T.

LOT 6A, BLOCK 4/1327
JUREK PLACE
INST. NO. 202300010467
O.P.R.D.C.T.

LOT 1A, BLOCK 1/1326
WARWICK MELROSE HOTEL
INST. NO. 202100028695
O.P.R.D.C.T.

LOT 4A, BLOCK 3/2234
SLATE SHELBY
ADDITION
70,301 SQ. FT.
1.614 ACRES

BLOCK 2/1336
SHELBY INTOWN ADDITION
INST. NO. 201700022838
O.P.R.D.C.T.

LOT 1, BLOCK 5/1212
QUOROM ADDITION
VOL. 90192, PG. 1345
D.R.D.C.T.

LOT 1A, BLOCK 1/1338
SHELBY OAK ADDITION
INST. NO. 202000192850
O.P.R.D.C.T.

- GENERAL NOTES:
- 1) BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
 - 2) THE PURPOSE OF THIS PLAT IS TO PLAT MULTIPLE LOTS INTO ONE LOT.
 - 3) LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DIVISION APPROVAL.
 - 4) ACCORDING TO THE F.I.R.M. NO. 48113C0345J, THE SUBJECT PROPERTY LIES IN ZONE X AND DOES NOT LIE WITHIN A FLOOD PRONE HAZARD AREA EXCEPT AS SHOWN.
 - 5) COORDINATES SHOWN ARE STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
 - 6) BENCHMARKS:
RIVET IN CONCRETE CURB SOUTHWEST OF THE INTERSECTION ON WEST SIDE OF INLET.
N = 6,982,476.778' E = 2,487,716.959' ELEV. = 484.68
SQUARE CUT IN CONCRETE CURB ON SOUTH SIDE OF THROCKMORTON STREET AND 240 FEET WEST OF LEMMON AVENUE
N = 6,983,000.910' E = 2,488,210.074' ELEV. = 489.20
 - 7) ALL EXISTING IMPROVEMENTS ARE TO BE DEMOLISHED.

STATE PLANE
COORDINATES
N = 6,981,127.431'
E = 2,487,246.125'

POINT OF
BEGINNING
STATE PLANE
COORDINATES
N = 6,981,460.779'
E = 2,487,575.325'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	2.50'	N47°28'35"W

LEGEND

- | | | |
|--|--|--|
| M.R.D.C.T.
D.R.D.C.T.
O.P.R.D.C.T.
INST. NO.
VOL., PG.
SQ. FT.
IRF O
"X" X
<CM>
PFC | MAP RECORDS, DALLAS COUNTY, TEXAS
DEED RECORDS, DALLAS COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INSTRUMENT NUMBER
VOLUME, PAGE
SQUARE FEET
1/2" IRON ROD FOUND ON SURVEY DATED 03/30/2026
"X" IN CONCRETE FOUND ON SURVEY DATED 03/30/2026
CONTROLLING MONUMENT
POINT FOR CORNER | OVERHEAD POWER LINE
OVERHEAD ELECTRIC SERVICE
UNDERGROUND TELEPHONE LINE
UNDERGROUND ELECTRIC LINE
WATER LINE
GAS LINE
SANITARY SEWER LINE
STORM SEWER LINE
WOOD FENCE
IRON FENCE
ASPHALT
OVERHANG
CONCRETE PAVING |
| SAN. SEW. O
CO O
WM O
WM O
WV O
G METER
ELECTRIC METER
POWER POLE | SANITARY SEWER MANHOLE
CLEANOUT
WATER METER
WATER VALVE
GAS METER
ELECTRIC METER
POWER POLE | |

SURVEYOR
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
SHELBY PLACE CONDOMINIUMS
2901 SHELBY AVENUE
DALLAS, TEXAS 75219
P. 214-886-2466
ATTN: BEN RUSH
adm@dshelbyplacecondos.org

OWNER
SHELBY AVE INVESTMENTS
6060 N. CENTRAL EXPRESSWAY
SUITE NO. 125
DALLAS, TEXAS 75206
P. 214-228-8844
ATTN: REID BEUCLER
reid@slateprop.com

PRELIMINARY PLAT
SLATE SHELBY ADDITION
LOT 4A, BLOCK 3/2234
REPLAT OF LOTS 1-7, BLOCK 4/1327
SEELIGSON'S SUBDIVISION; LOT 1, BLOCK 4/1327 OF
MELLERSCH'S OAK LAWN ADDITION AND
LOTS 4-7, AND PART OF LOT 3, BLOCK 2/1336
OF W.E. HAWKINS OAK LAWN ADDITION
JAMES A. SYLVESTER SURVEY, ABSTRACT NO. 1383
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. PLAT-26-000141

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, **SHELBY PLACE CONDOMINIUMS AND SHELBY AVE INVESTMENT LLC**, are the owners of a tract of land situated in the Sylvester A. Sylvester Survey, Abstract No. 1383, in the City of Dallas, Dallas County, Texas, also being Lots 1-7, Block 4/1327, of Seeligson's Subdivision, an addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 2, Page 103, Map Records, Dallas County, Texas, also being that tract of land described in Enabling Declaration for Establishment of a Condominium Regime for Shelby Place Condominium, recorded in Volume 73189, Page 2089, Deed Records, Dallas County, Texas, also being Unit 2907 in Building A described in General Warranty Deed with Vendor's Lien in Favorite of Third Party to Tonya A. Strahler recorded in Instrument Number 201900102705, Official Public Records, Dallas County, Texas, also being Unit 2921 in Building C described in General Warranty Deed to 519, LLC recorded in Instrument Number 201500111311, Official Public Records, Dallas County, Texas, also being Unit 2917 in Building C described in General Warranty Deed to Luigi Ruiz recorded in Instrument Number 201900060580, Official Public Records, Dallas County, Texas, also being Unit 2919 in Building C described in Warranty Deed with Vendor's Lien to Austin Lathrop recorded in Instrument Number 202100369689, Official Public Records, Dallas County, Texas, also being Unit 2913 in Building C described in Warranty Deed with Vendor's Lien to Virginia Noemi Sanz Ramirez recorded in Instrument Number 201000193109, Official Public Records, Dallas County, Texas, also being Unit 2915 in Building C described in General Warranty Deed to JEMMA LLC recorded in Instrument Number 20080264768, Official Public Records, Dallas County, Texas, also being Unit 2911 in Building C described in Warranty Deed with Vendor's Lien to Paul Mendolia, Jr. recorded in Volume 83215, Page 1654, Deed Records, Dallas County, Texas, also being Unit 2909 in Building A described in Warranty Deed with Vendor's Lien to James Benton Brown recorded in Instrument Number 202200214795, Official Public Records, Dallas County, Texas, also being Unit 2923 in Building C described in General Warranty Deed to 2923 SHELBY LLC recorded in Instrument Number 201600238855, Official Public Records, Dallas County, Texas, also being Unit 2925 in Building B described in General Warranty Deed to Equity Trust Company Custodian FBO Theodore H. Headings IRA recorded in Instrument Number 201600305382, Official Public Records, Dallas County, Texas, also being Unit 2927 in Building B described in General Warranty Deed with First and Second Vendor's Lien to Larry Bolden recorded in Instrument Number 200600105485, Official Public Records, Dallas County, Texas, also being Unit 2931 in Building A described in Warranty Deed with Vendor's Lien to Julian J. Puhringer recorded in Instrument Number 202100134054, Official Public Records, Dallas County, Texas, also being Unit 2929 in Building A described in General Warranty Deed to Yee Ching Mah recorded in Instrument Number 200600030740, Official Public Records, Dallas County, Texas, also being Unit 2933 in Building C described in Warranty Deed with Vendor's Lien to 2933 SHELBY LLC recorded in Instrument Number 202600002083, Official Public Records, Dallas County, Texas, also being Unit 2935 in Building C described in Special Warranty Deed to High Castle Investments Group LLC recorded in Instrument Number 202300074764, Official Public Records, Dallas County, Texas, also being Unit 2937 in Building C described in General Warranty Deed with Vendor's Lien to Rosa Rodriguez recorded in Instrument Number 200503648385, Official Public Records, Dallas County, Texas, also being Unit 2943 in Building C described in Warranty Deed with Vendor's Lien to Julian Payne recorded in Instrument Number 202300164067, Official Public Records, Dallas County, Texas, also being Unit 2941 in Building C described in General Warranty Deed with Vendor's Lien to David Lee Sanders and Edna M. Sanders recorded in Instrument Number 201800285365, Official Public Records, Dallas County, Texas, also being Unit 2939 in Building C described in Warranty Deed with Vendor's Lien (Vendor's Lien Reserved and assigned to Third Party Lender) to Philip Prentice recorded in Instrument Number 202200113543, Official Public Records, Dallas County, Texas, also being Unit 2945 in Building C described in Substitute Trustee's Deed to Tuesday Real Estate recorded in Instrument Number 202500261711, Official Public Records, Dallas County, Texas, also being Unit 2947 in Building B described in Warranty Deed with Vendor's Lien to Jacqueline Jones Allen recorded in Instrument Number 202000147979, Official Public Records, Dallas County, Texas, also being Unit 2949 in Building B described in Warranty Deed with Vendor's Lien (Vendor's Lien Reserved and assigned to Third Party Lender) to Benjamin S. Rush recorded in Instrument Number 202000014776 Official Public Records, Dallas County, Texas, all listed as affected by Limited Irrevocable Power of Attorney to Benjamin S. Rush in his capacity as President of the Board of Administration of the Council of Co-Owners of Shelby Place Condominiums dated September 9, 2015, also being Lot 1, Block 4/1327 of Mellerschs's Oak Lawn Addition, an addition to the City of Dallas, Dallas County, Texas, according to the map recorded in Volume 124, Page 13, Deed Records, Dallas County, Texas, together with Lots 4, 5, 6 and 7 and a part of Lot 3, Block 2/1336 of W.E. Hawkins Oaklawn Addition, an addition to the City of Dallas, Dallas County, Texas, according to the map recorded in Volume 130, Page 78, Deed Records, Dallas County, Texas, also being those tracts of land described as Tract 1 and Tract 2 in Special Warranty Deed to Shelby Ave Investments LLC recorded in Instrument Number 201900211035, Official Public Records, Dallas County, Texas, and all together being more particularly described by metes and bounds as follows:

BEGINNING at an 1/2 inch iron rod found for corner, said point being the east corner of said Lot 7, Block 4/1327 of Seeligson's Subdivision, also being the northwest corner of the intersection of Shelby Street (variable width public right-of-way) and Dickason Avenue (40 foot public right-of-way);

THENCE South 44 degrees 38 minutes 29 seconds West, departing the southwesterly right-of-way line of said Dickason Avenue, along the northwesterly right-of-way line of said Shelby Avenue, a distance of 468.50 feet to an "X" in concrete found for corner, said point being the east corner of that certain tract of land described as City of Dallas right-of-way dedication recorded in Instrument Number 201700022838, Official Public Records, Dallas County, Texas, also being the south corner of said remainder Lot 3, Block 2/1336 of W.E. Hawkins Oaklawn Addition;

THENCE North 47 degrees 30 minutes 50 seconds West, departing the said northwesterly right-of-way line of Shelby Avenue, along the southwesterly line of said remainder Lot 3, Block 2/1336, also being the northeasterly line of said right-of-way dedication, passing a metallic disk found at a distance of 3.06 feet, said point being the north corner of said right-of-way dedication, also being the east corner of Lot 3D, Block 2/1336 of Shelby Intown Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument Number 201700022838, Official Public Records, Dallas County, Texas, continuing along said line for a total distance of 150.20 feet to a 1/2 inch iron rod found for corner, said point being the east corner of Lot 3C, Block 2/1336 of said Shelby Intown Addition, also being the northwest corner of said remainder Lot 3, Block 2/1336 of W.E. Hawkins Oaklawn Addition, lying on the southeasterly right-of-way line of a variable width alley;

THENCE North 44 degrees 43 minutes 00 seconds East, along the said southeasterly right-of-way line of alley, a distance of 213.64 feet to a 1/2 inch iron found with a plastic yellow cap stamped "THXS"; for corner, said point being the north corner of said Lot 1, Block 4/1327 of Mellersch's Oak Lawn Addition, lying on a southwesterly line of said Lot 4, Block of Seeligson's Subdivision;

THENCE North 47 degrees 28 minutes 35 seconds West, along the said southwesterly line of said Lot 4, Block 4/1327 of Seeligson's Subdivision, also being a southeasterly line of said alley, a distance of 2.50 feet to a 1/2 inch iron found for corner, said point being the west corner of said Lot 4, Block 4/1327 of Seeligson's Subdivision;

THENCE North 44 degrees 32 minutes 44 seconds East, continuing along the said southeasterly right-of-way line of alley, a distance of 246.90 feet to a 1/2 inch iron found for corner, said point being the north corner of said Lot 1, Block 4/1327 of Seeligson's Subdivision, lying on the said southwesterly right-of-way line of Dickason Avenue;

THENCE South 50 degrees 29 minutes 12 seconds East, departing the said southeasterly right-of-way line of alley, along the said southwesterly right-of-way line of Dickason Avenue, a distance of 153.34 feet to the POINT OF BEGINNING and containing 70,301 square feet or 1.614 acres of land more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **SHELBY PLACE CONDOMINIUMS AND SHELBY AVE INVESTMENT LLC**, acting by and through it's duly authorized agents, do hereby adopt this plat, designating the herein described property as **SLATE SHELBY 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 and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all of 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 the 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 _____, 2026.

SHELBY PLACE CONDOMINIUMS

Benjamin S. Rush, President

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 Benjamin S. Rush 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 _____, 2026.

Notary Signature

WITNESS MY HAND THIS _____ DAY OF _____, 2026.

SHELBY AVE INVESTMENT LLC.

Reid Beucler, Manager

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 Reid Beucler 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 _____, 2026.

Notary Signature

SURVEYOR'S STATEMENT

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 _____, 2026.

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. (05/28/2026)

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 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 _____, 2026.

Notary Signature

OWNER
SHELBY PLACE CONDOMINIUMS
2901 SHELBY AVENUE
DALLAS, TEXAS 75219
P. 214-886-2466
ATTN: BEN RUSH
adm@d@shelbyplacecondos.org

OWNER
SHELBY AVE INVESTMENTS
6060 N. CENTRAL EXPRESSWAY
SUITE NO. 125
DALLAS, TEXAS 75206
P. 214-228-8844
ATTN: REID BEUCLER
reid@slateprop.com

SURVEYOR
TEXAS HERITAGE
SURVEYING, LLC



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

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 PLAT
SLATE SHELBY ADDITION
LOT 4A, BLOCK 3/2234
REPLAT OF LOTS 1-7, BLOCK 4/1327
SEELIGSON'S SUBDIVISION; LOT 1, BLOCK 4/1327 OF
MELLERSCHS'S OAK LAWN ADDITION AND
LOTS 4-7, AND PART OF LOT 3, BLOCK 2/1336
OF W.E. HAWKINS OAKLAWN ADDITION
JAMES A. SYLVESTER SURVEY, ABSTRACT NO. 1383
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. PLAT-26-000141