

SURVEY NOTES:

1. Bearings are based on the State Plane Coordinate system, North Texas Central Zone 4202, North American Datum of 1983, adjustment realization 2011.

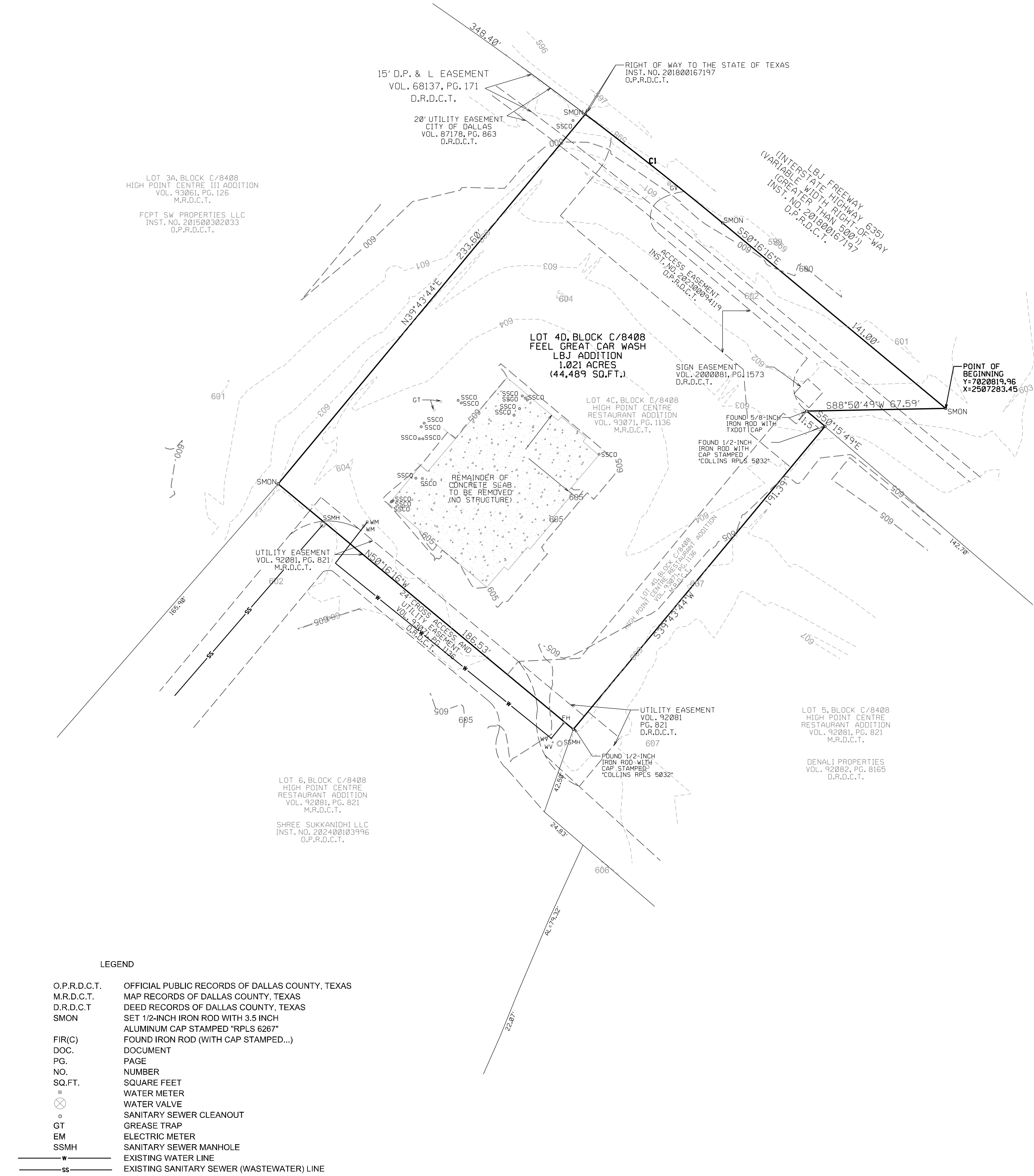
2. Coordinates shown hereon are Texas State Plane Coordinate System, North Central, North American Datum of 1983 on Grid Coordinate Values, No Scale and No Projection.

3. The purpose of this plat is to create 1 lot for development.

4. Lot to Lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering section approval. 51A-8.611(e)

5. The surveyor has relied upon that commitment for title insurance as prepared by Fidelity national Title Insurance Company, GF Number 9001312500144, having an effective date of March 26, 2025 and issued date of April 08, 2025, in the preparation of this survey. The property shown hereon is all of that property described in said commitment. All plottable exceptions are shown hereon unless otherwise noted.

6. Per FEMA Flood Insurance Rate Map Number 4811C0125K, the subject property lies within Zone X (unshaded), designated as those areas outside the 0.2% annual chance floodplain.



OWNER'S CERTIFICATE

STATE OF TEXAS

COUNTY OF DALLAS

WHEREAS SAI Park Central Investment, LLC and LBJ FWY 9170, LLC are the owners of a tract of land situated in the J. D. Hamilton Survey, Abstract Number 647, City of Dallas, Dallas County, Texas, and being part of Lots 4C and 4D, Block C/8408 of High Point Restaurant Addition, an addition to the city of Dallas as recorded in Volume 93071, Page 1136 of the Map Records of Dallas County, Texas (M.R.D.C.T.) and being all of that tract of land described in Special Warranty Deed to SAI Park Central Investment, LLC as recorded in Instrument Number 20210073587 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.) and all of that tract of land described in Special Warranty Deed to LBJ FWY 9170, LLC as recorded in Instrument Number 202500166465, O.P.R.D.C.T., and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with an aluminum cap stamped "RPLS 6267" (hereinafter referred to as "monument set") set for the most easterly northeast corner of said Lot 4C, said corner being on the southwesterly right-of-way line of LBJ Freeway (a/k/a Interstate Highway 635, a variable width right-of-way) as recorded in Instrument Number 201800167197, O.P.R.D.C.T.;

THENCE South 88 degrees 50 minutes 49 seconds West, along the common east line of said Lot 4C and said southwesterly right-of-way line, a distance of 67.59 feet to a 5/8-inch iron rod with cap stamped "TXDOT" found for the common northwest corner of said Lot 4D and an angle corner of said Lot 4C;

THENCE South 50 degrees 15 minutes 49 seconds East, along the northeasterly line of said Lot 4D, a distance of 11.57 feet to a 1/2-inch iron rod with cap stamped "Collins RPLS 5032" found for the common northeast corner of said Lot 4D and the northwest corner of Lot 5, Block C/8408 of High Point Restaurant Addition, an addition to the City of Dallas as recorded in Volume 92081, Page 821, M.R.D.C.T.;

THENCE South 39 degrees 43 minutes 44 seconds West, along the common southeast line of said lot 4D and the northwest line of said Lot 5, a distance of 191.39 feet to a 1/2-inch iron rod with cap stamped "Collins RPLS 5032" found for the common southeast corner of said Lot 4D and for the northeast corner of Lot 6 of said block C/8408;

THENCE North 50 degrees 16 minutes 16 seconds West, departing said northwest line and along the common southwest lines of said Lots 4D and 4C and northeast line of said Lot 6, a distance of 186.53 feet to a monument set for the common southwest corner of said Lot 4C and northwest corner of said Lot 6, said corner being on the southeast line of Lot 3A, Block C/8408 of High Point Centre III Addition, an addition to the City of Dallas as recorded in Volume 93061, Page 126, M.R.D.C.T.;

THENCE North 39 degrees 43 minutes 44 seconds East, along the common said southeast line and the northwest line of said Lot 4C, a distance of 233.60 feet to a monument set for the beginning of a non-tangent circular curve to the right having a radius of 1971.99 feet, whose chord bears South 51 degrees 30 minutes 37 seconds East, a distance of 85.08 feet, said corner being on the aforementioned southwest right-of-way way of LBJ Freeway;

THENCE Southeasterly, along the common said southwest right-of-way line and the northeast line of said Lot 4C and along said curve, through a central angle of 02 degrees 28 minutes 20 seconds, an arc distance of 85.09 feet to a monument set for corner;

THENCE South 50 degrees 16 minutes 16 seconds East, continuing along said common line, a distance of 141.00 feet to the POINT OF BEGINNING AND CONTAINING 44,489 square feet or 1.021 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That SAI PARK CENTRAL INVESTMENT LLC acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as LOT 4D, BLOCK C/8408 FEEL GREAT CAR WASH LBJ 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).

Notwithstanding the general easement language recited above, the floodway easement shown on this plat is hereby dedicated to the public use forever, and may not be used in a manner inconsistent with the FLOODWAY EASEMENT STATEMENT recited on this plat, which statement is hereby adopted and accepted.

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 ____, 2025.

SAI PARK CENTRAL INVESTMENT LLC

VIRAN NANA

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 ____, 2025.

Notary Public in and for the State of Texas

My commission expires:

WITNESS, my hand at Dallas, Texas, this the ___ day of ____, 2025.

LBJ FWY 9170 LLC

VIRAN NANA

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 ____, 2025.

Notary Public in and for the State of Texas

My commission expires:

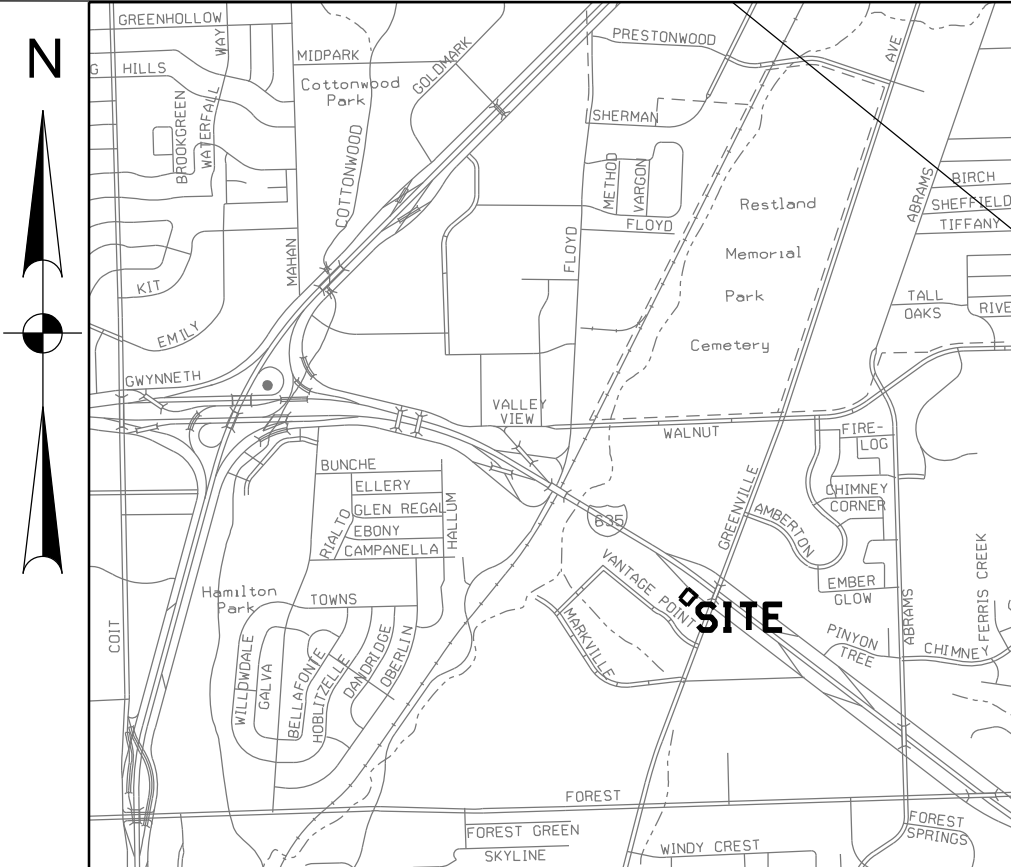
OWNER/DEVELOPER

SAI PARK CENTRAL
INVESTMENT LLC
3116 UNIVERSITY PARK LN
IRVING, TEXAS 750626580
PHONE: 817-308-1780
EMAIL: viran@gcompanies.us

LBJ FWY 9170 LLC
310 S INDUSTRIAL BLVD STE 200
EULESS, TEXAS 760404203

0' 15' 30' 60'

1" = 30'



VICINITY MAP

NOT TO SCALE

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 no material 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 ___ day of ____, 2025.

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 ____, 2025.

Notary Public in and for the State of Texas

My commission expires:

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
the 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' (972)243-2409 PROJECT #3743
TBPLS FIRM NO. 10194205

DATED: DECEMBER 15, 2025 DRAWN BY: JCH

PRELIMINARY PLAT
LOT 4E, BLOCK C/8408
FEEL GREAT CAR WASH LBJ ADDITION
BEING A REPLAT OF
LOT 4C AND 4D, BLOCK C/8408
HIGH POINT CENTRE RESTAURANT
SITUATED IN THE
J. D. HAMILTON SURVEY,
ABSTRACT NO. 647
CITY OF DALLAS,
DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. PLAT-25-000177
ENGINEERING PLAN FILE NO. __