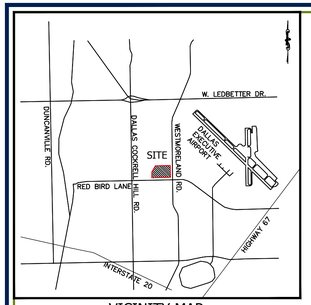


VICINITY MAP
NOT TO SCALE

NOTES:

1. The basis of bearings for this survey is the Texas State Coordinate System of 1983, North Central Zone 4202, based upon GPS measurements. Distances and areas hereon are surface values. A combined scale factor of 0.9998657 was used for this project.
2. According to the graphical plotting of the Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, Panel 470 of 725, Map Number 48113C0470K, Map Revised Date: July 7, 2014, the subject property is located in Zone "X" (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain". This statement does not reflect any type of flood study by this firm.
3. Selling a portion of any lot within this addition by metes and bounds is a violation of state law and city ordinance and is subject to fines and withholding of utilities and building permits.
4. The purpose of this plat is to create one lot from ten platted lots.
5. The existing structures on Lot 7, Block H of the subject property to remain.
6. The development of the platted property will comply with the City of Dallas adopted floodplain regulations.
7. According to the City of Dallas Zoning Map, the subject property is located within Zoning District IR - Industrial / research district.

CERTIFICATE OF OWNERSHIP

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, Oncor Electric Delivery Company LLC, are the Owners of a tract of land situated in the McKinney & Williams Survey, Abstract Number 1053, City of Dallas Block H/6044, City of Dallas, Dallas County, Texas, and being more particularly described as follows:

METES & BOUNDS

BEING a 8.498 acre tract of land situated in the McKinney & Williams Survey, Abstract Number 1053, City of Dallas Block H/6044, City of Dallas, Dallas County, Texas, and being all of Lots 6 and 7, Block H, Red Bird Acres, an addition to the City of Dallas, Dallas County, Texas as recorded in Volume 8, Page 275, Plat Records, Dallas County, Texas (P.R.D.C.T.), same being conveyed as Tract 2 in Special Warranty Deed to Dallas Power & Light Company as recorded in Volume 83082, Page 4639, Deed Records, Dallas County, Texas (D.R.D.C.T.), and being all of Lots 1, 9, 10, 11, 12, 13, 14, and 15, Block H of said Red Bird Acres addition, same being described in Special Warranty Deed to Oncor Electric Delivery Company LLC, a Delaware limited liability company as recorded in Document Number 202500245316, Official Records, Dallas County, Texas (O.R.D.C.T.), said 8.498 acre tract of land being more particularly described as follows:

BEGINNING at a found 1/2-inch iron rod at the northwest corner of said Lot 1, Block H, same being the southeast intersection Bob White Avenue (50-foot width right-of-way) and Love Bird Lane (50-foot width right-of-way), said POINT OF BEGINNING being locatable by NAD83 GRID coordinates N:6,933,566.62' E:2,465,236.76';

THENCE North 89 degrees 49 minutes 28 seconds East, with the north line of said Lot 1, Block H, same being the south margin of said Love Bird Lane, a distance of 60.83 feet to a found 1/2-inch iron rod at the northeast corner of said Lot 1, Block H, same being the northwest corner of Lot 2, Block H, of said Red Bird Acres Addition, as conveyed in deed to Rafael Alfaro, a single person, recorded in Document Number 2015161945, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), said deed also conveys Lots 3-5, Block H;

THENCE South 00 degrees 08 minutes 27 seconds East, with the east line of said Lot 1, Block H, same being the west line of said Lot 2, Block H, a distance of 305.56 feet to a found 1/2-inch iron rod at the southeast corner of said Lot 1, Block H, same being the southwest corner of said Lot 2, Block H;

THENCE North 89 degrees 49 minutes 28 seconds East, with the north line of said Lots 10-13, Block H, same being the south line of said Lots 2-5, Block H, a distance of 484.05 feet to a found 1/2-inch iron rod at the southeast corner of said Lot 5, Block H, same being the southwest corner of Lot 6, Block H, of said Red Bird Acres Addition, as conveyed in deed to Dallas Power and Light Company, as recorded in Volume 83082, Page 4639, D.R.D.C.T., said deed also conveys Lot 7, Block H;

THENCE North 00 degrees 54 minutes 27 seconds West, with the east line of said Lot 5, Block H, same being the west line of said Lot 5, Block H, a distance of 305.59 feet to a found 1-inch bolt at the northwest corner of said Lot 6, Block H, same being the northeast corner of said Lot 5, Block H, and on the north margin of said Love Bird Lane;

THENCE North 89 degrees 49 minutes 28 seconds East, with north line of said Lots 6, and 7, Block H, same being the south margin of said Love Bird Lane, a distance of 239.81 feet to a found 1-inch iron bolt at the northeast corner of said Lot 7, Block, same being the southwest intersection said Love Bird Lane and Westmoreland Road (100-foot width right-of-way);

THENCE South 00 degrees 56 minutes 57 seconds East, with the east line of said Block H. same being the west line of said Westmoreland Road, passing a found 3/8-inch iron rod for the southeast corner of said Lot 7, Block H, same being the northwest corner of said Lot 15, Block H, at a distance of 305.60 feet, and continuing with the east line of said Block H, same being the west line of said Westmoreland Road, in all a total distance of 595.60 feet to a set "X" cut at the southeast corner of said Lot 15, Block H, same being the northwest intersection of said Westmoreland Road, and said Red Bird Lane (variable width right-of-way);

THENCE South 89 degrees 08 minutes 21 seconds West, with the south line of said Lots 12-15, Block H, same being the north margin of said Red Bird Lane, a distance of 484.22 feet to a set 5/8-inch iron rod with yellow cap stamped "DUNAWAY ASSOC." (hereinafter referred to as a set 5/8-inch iron rod) at the southwest corner of said Lot 12, Block H, same being the southeast of said Lot 11, Block H, and being the southeast corner of a called 0.0872 acre tract of land described in deed to the County of Dallas, as recorded in Volume 87051, Page 4932, D.R.D.C.T.;

THENCE North 00 degrees 30 minutes 11 seconds West, with the west line of said Lot 12, Block H, same being the east line of said Lot 11, Block H, and east line of said 0.0872 acre tract, a distance of 10.00 feet to a set 5/8-inch iron rod at the northeast corner of said 0.0872 acre tract;

THENCE South 89 degrees 08 minutes 21 seconds West, with the north line of said 0.0872 acre tract tract, a distance of 383.87 feet to a set 5/8-inch iron rod on the west line of said Lot 9, Block H, same being the east line of Lot 8, Block H, of said Red Bird Acres Addition, as conveyed in deed to Jesus Jaimes Jr., as recorded in Document Number 202300054217, O.P.R.D.C.T., and being the northwest corner of said 0.0872 acre tract, same being the northeast corner of a called 0.0426 acre tract of land described in deed to the County of Dallas, as recorded in Volume 87051, Page 4928, D.R.D.C.T.,

THENCE North 00 degrees 07 minutes 38 seconds West, with the west line of said Lot 9, Block H, same being the east line of said Lot 8, Block H, a distance of 290.37 to a found 1/2-inch iron rod yellow with cap stamped "CBG Surveying" at the northwest corner of said Lot 9, Block H, same being the northeast corner of said Lot 8, Block H;

THENCE South 89 degrees 49 minutes 28 seconds West, with the south line of said Lot 1, Block H, same being the north line of said Lot 8, Block H, a distance of 94.14 feet to a set 5/8-inch iron rod at the southwest corner of said Lot 1, Block H, same being the northwest corner of said Lot 8, Block H, and on the southeast margin of said Bob White Avenue;

THENCE North 29 degrees 23 minutes 28 seconds East, with northwest line of said Lot 1, Block H, same being the southeast margin of said Bob White Avenue, a distance of 351.31 feet to THE POINT OF BEGINNING and containing 8.498 acres or 370,151 square feet of land, more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I/We, the undersigned, ONCOR ELECTRIC DELIVERY COMPANY LLC being its duly authorized officer, owner(s) and lien holder(s) of the land shown on this plat, do hereby bind themselves and their heirs, assignees and successors of title this plat designating the hereinabove described property as LOVEBIRD SUB ADDITION, LOT 1A, BLOCK H/6044, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate to the public use forever the streets, alleys, and right-of-way easements shown thereon, and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements strips, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone. Additionally, ONCOR ELECTRIC DELIVERY COMPANY LLC certify that we are the sole owners of the dedicated property and that no other's interest are attached to this property unless otherwise indicated on the required Mortgage Holder Certification that is included on this plat. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Dallas, Texas.

Witness our hands at Dallas, Texas, this _____ day of _____, 20___.

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.

_____
Owner Signature

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.

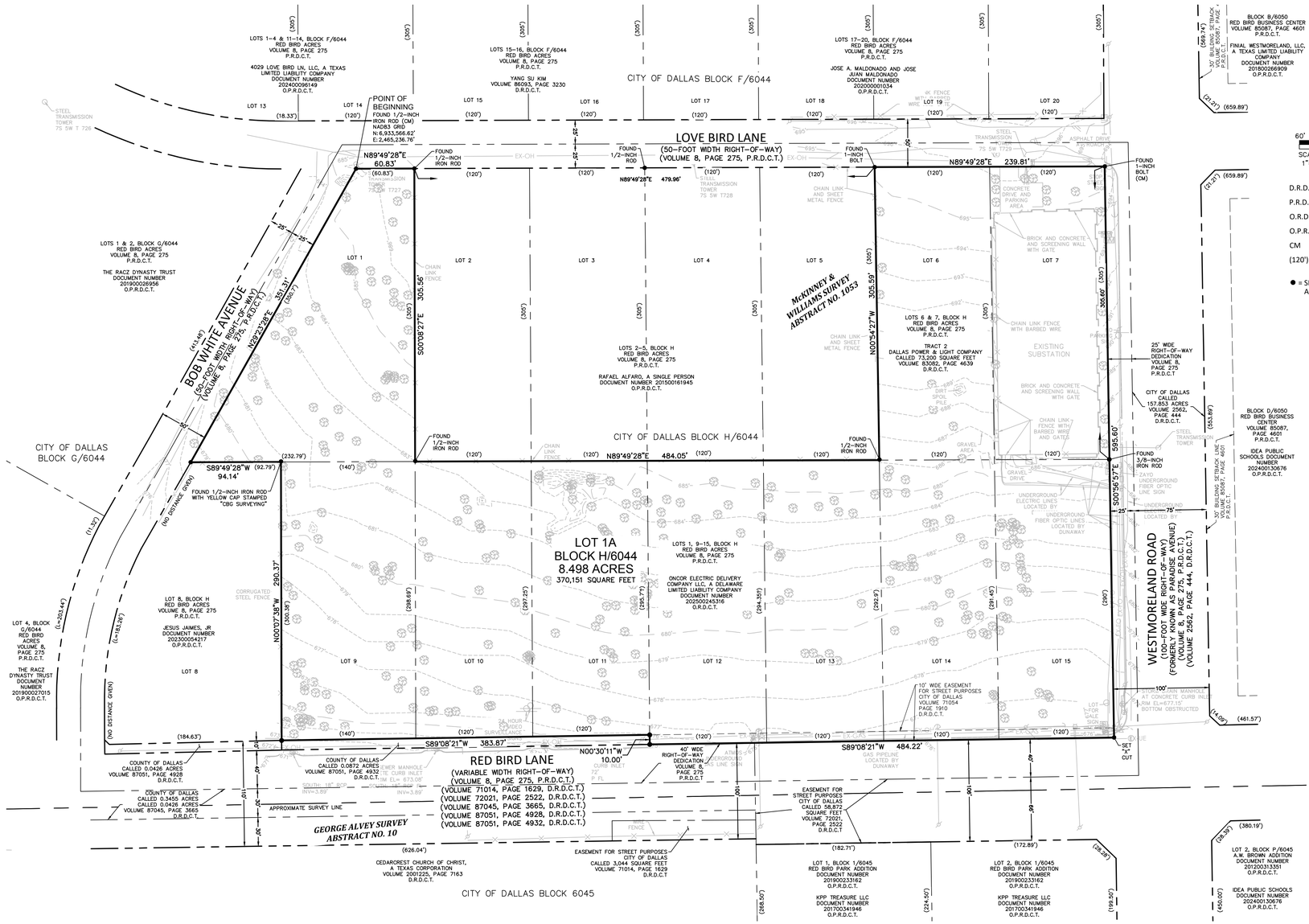
_____
Lien Holder Signature

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared ONCOR ELECTRIC DELIVERY COMPANY LLC, Owners, known to me
to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 20___.

_____
Notary Public in and for the State of Texas



D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
P.R.D.C.T. = PLAT RECORDS, DALLAS COUNTY, TEXAS
O.R.D.C.T. = OFFICIAL RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
CM = CONTROLLING MONUMENT
(120') = RECORD INFORMATION
● = SET 5/8" IRON ROD WITH YELLOW CAP STAMPED "DUNAWAY ASSOC" UNLESS OTHERWISE NOTED

LEGEND

SYMBOL	DESCRIPTION
	ELECTRIC BOX
	ELECTRIC MANHOLE
FVT	FIBER OPTIC VAULT
	FIRE HYDRANT
	GAS TEST SIGN
	GUY
	IRRIGATION CONTROL VALVE
	LIGHT POLE
	SIGN
	SIGNAL LIGHT
	STORM DRAIN MANHOLE
T	TELEPHONE RISER
	TREE
	UTILITY MARKER
	UTILITY POLE
WM	WATER METER
	WATER VALVE
	EDGE OF ASPHALT
—EX-OH—	OVERHEAD UTILITY
	FENCE LINE
—EX-UE—	BURIED ELECTRIC LINE
—EX-GAS—	BURIED GAS LINE
—EX-FO—	BURIED FIBER OPTIC

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

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I/WE _____ BEING ITS DULY AUTHORIZED OFFICER, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE – DESCRIBED PROPERTY AS LOVEBIRD SUB ADDITION, LOT 1A, BLOCK H/6044, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE EASEMENTS SHOWN HEREON WHICH ARE HEREBY RESERVED FOR THE PURPOSES AS INDICATED. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS, SHALL BE CONSTRUCTED OR PLACE UPON, OVER OR ACROSS THE EASEMENTS AND RIGHT-OF-WAYS AS SAID UTILITY EASEMENT BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATIONS OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING SAME, ALL PUBLIC UTILITIES SHALL HAVE THE FULL RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDING, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTH SAVE AND EXCEPT WHEN SUCH REMOVAL WOULD BE IN VIOLATION OF THE PROPERTY ZONING OR OTHER REQUIREMENTS OF THE CITY OF DALLAS, WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM. THE PROVIDER AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS OR EGRESS TO OR FROM AND UPON THE SAID UTILITY EASEMENT FOR THE PURPOSE OF REMOVING ALL OR PART OF ANY INTRUSION OR GROWTHS WITHOUT THE PERMISSION OF ANYONE, EXCEPT IN CONFORMANCE WITH APPROVED REGULATIONS AND STANDARDS OF THE CITY OF DALLAS. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTION OR COVENANTS, IF ANY.

WITNESS MY HAND THIS THE _____DAY OF _____

BY: _____

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for 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/she executed the same for the purpose and considerations therein expressed.

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

Dated this the _____day of _____, 20___.

_____
Robert Schurig
Texas Registered Professional Land Surveyor No. 6885

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.

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for 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/she executed the same for the purpose and considerations therein expressed.

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.

PRELIMINARY PLAT
Lovebird Sub Addition
LOT 1A, BLOCK H/6044
REPLAT OF LOT 1, LOTS 6-7, & LOTS 9-15, BLOCK H
RED BIRD ACRES
Situated in the
McKinney & Williams Survey, Abstract No. 1053,
City of Dallas Block H/6044,
City of Dallas, Dallas County, Texas
(8.498 Acres or 370,151 Square Feet)

This plat was prepared in January 2026
CITY PLAN FILE NO. Plat-26-000027

JANUARY 26, 2025 B005700.436

DUNAWAY
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
TEXAS REGISTERED SURVEYING FIRM NO. 10098100

OWNER NAME AND ADDRESS
Name: Oncor Electric Delivery Company, LLC
Address: 1616 Woodall Rodgers Freeway, Dallas, TX 75202
Phone: 214-486-2000

ENGINEER NAME AND ADDRESS
Name: Halff
Address: 2380 Performance Drive, Bldg C, Suite 150, Richardson, TX 75082
Phone: 214-346-6200 Fax: 214-739-0095

SURVEYOR NAME AND ADDRESS
Name: Dunaway
Address: 550 Bailey Avenue, Suite 400, Fort Worth, TX 76107
Phone: 817-335-1121 Fax: 817-335-3716

PLOTTED BY: Robert Harvey Orr, Tuesday, February 03, 2026 AT: 8:18 AM FILEPATH: P:\002700\3700\436-Lovebird Sub Expansion - PETE ID 19271\Survey\Drawings\B005700.436-Lovebird Sub HA2583 TANC_SUBFACE - Preliminary Plat.dwg