



Planning & Development Department

320 E Jefferson Blvd,
Dallas TX 75203
(214) 948-4480

Board of Adjustment:
1500 Marilla Street, 5CN
Dallas Tx 75201
(214) 948-4480

APPLICATION/APPEAL TO THE BOARD OF ADJUSTMENT

OFFICE USE ONLY

Case no. _____

Date _____

Data Relative to Subject Property: _____

Location address: 3941 Cockrell Hill Rd

Zoning District: _____

Lot No.: 3 Block No.: _____ Acreage: _____ Census Tract: _____

Street Frontage (in Ft.): 1) _____ 2) _____ 3) _____ 4) _____ (5) _____

To the Honorable Board of Adjustment:

SILWAD INC. / SAI E&E PROPERTIES INC.

Owner of Property (per Warranty Deed): _____

Applicant: DILIP RAI

Telephone: 214-998-8761

Mailing Address: 3941 S. Cockrell Hill Rd

Zip Code: 75236

E-mail Address: Dillonhang@gmail.com / 300maxed@gmail.com

Represented by: Michael Smith

Telephone: 214 229 7870

Mailing Address: 507 Dean Ct Duvallville TX

Zip Code: 75137

E-mail Address: 300maxed@gmail.com

Affirm that an appeal has been made for a ☐ Variance or ☒ Special Exception, of:

Application is made to the Board of Adjustment, in accordance with the provisions of the Dallas Development Code, to Grant the described appeal for the following reason:

Conforming Use

Note to Applicant: If the appeal requested in this application is granted by the Board of Adjustment, a permit must be applied for within 180 days of the date of the final action of the Board, unless the Board specifically grants a longer period.

Affidavit

Before me, the undersigned on this day personally appeared

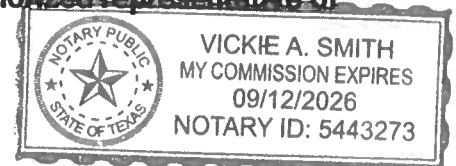
DILIP RAI

(Affiant/Applicant's name printed)

who on (his/her) oath certifies that the above statements are true and correct to his/her best knowledge and that he/she is the owner/or principal/or authorized representative of the subject property.

Respectfully submitted: _____

(Affiant/ Applicant's signature)



Subscribed and sworn to before me this 16th day of September, 2025

Notary Public in and for Dallas County, Texas

Vickie A. Smith



Planning & Development Department

320 E Jefferson Blvd,
Dallas TX 75203
(214) 948-4480

Board of Adjustment:
1500 Marilla Street, 5CN
Dallas Tx 75201
(214) 948-4480

AFFIDAVIT

Appeal number: _____

I, SILWAD INC. / SAI E&E PROPERTIES INC., Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 3941 S. Cockrell Hill Rd Dallas Tx 75236
(Address of property as stated on application)

Authorize: DILIP RAI
(Applicant's name as stated on application)

To pursue an appeal to the City of Dallas Zoning Board of Adjustment for the following request(s)

- ☐ Variance (specify below)
- ☒ Special Exception (specify below)
- ☐ Other Appeal (specify below)

Specify: _____

DILIP RAI
Print name of property owner or registered agent

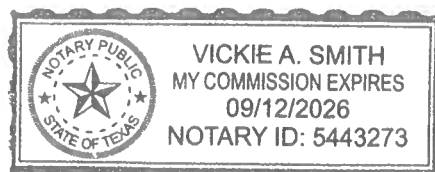
Date 9/16/25

[Signature]
Signature of property owner or registered agent

Before me, the undersigned, on this day personally appeared Dilip Rai

Who on his/her oath certifies that the above statements are true and correct to his/her best knowledge. Subscribed and sworn to before me this 16th day of

September, 2025



Vickie A. Smith
Notary Public for Dallas County,
Texas

Commission expires on 9/12/2026

Mail body: Mizz

To whom this pertains,

Thank you for your time and consideration for small business appeals and strategic special outcomes. You are greatly appreciated and always much needed.

This email is in regards to 3941 S Cockrell Hill Rd 75236, A small business that requires conforming use. Greg Franklin, a (City Of Dallas Inspector) referred our small business because during COVID-19 there were devastating financial losses to several small businesses that were shattering. The city of Dallas enforced national requirements that disabled certain businesses like ours (restaurants/bar/lounge).

It started in 2024, when we were instructed by the city that to move forward with a permit for remodeling, we would have to do an asbestos treatment which cost 12k. Shortly after the city of Dallas changed the portal to a new system which left our permit on hold for about 4 months. During that time our rent was 5k a month and as small business owners, we have taken every step the city has asked and it has almost financially destroyed our investment and taken about a year out our initial beginning.

We were told before we pay for our TABC permit, not to because if the city of Dallas does not allow you to open with conforming use, it's an waste of collateral. And They (The City of Dallas) does not want small business owners losing money. However, it was the city that stated we had to do an asbestos treatment. So in that time we have been sent in many different directions that have not corresponded with what we were instructed to do.

Greg Franklin has been an excellent representation of the city Dallas in assistance with our choices and recommendations for what he believes deserves to be conforming use. Also Sara @Etebari Jirsaraee, Sara and Dr.Hoskins and the administration of the board of appeals have been alert, well-mannered and very responsive. Which has been a cool breath of fresh air. We have lost over 67k awaiting our remodeling permit, not including our contract investment and are currently being forced to renegotiate the terms of our contract because the contractor is stating we have passed our contract terms timing.

Thank you for the opportunity and careful reconsideration of our business and many others like us. The core back bone of our American infrastructure is built on small businesses, which deploy the necessary improvisation and services for the community that surrounds it. Over time it serves as a landmark for many generations before and after. Our small business has been in the same location for over 40 years and remains a pillar of the community in the neighborhood.

Thanks again



CITY OF DALLAS

SEPT 2, 2025

ADDRESS: **3941 S COCKRELL HILL RD**

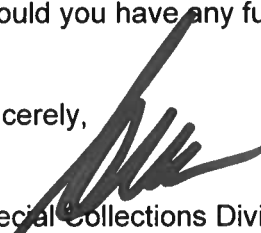
RE: **DCAD 99000000215169350**

DEAR SIR/MADAM,

No information was found responsive to your request for identification of City liens in the records of Special Collections. This response does not constitute legal advice regarding the status of the real property at **3941 S COCKRELL HILL RD**. There may be additional liens of record in the County Clerk's office. This response is made to your request for public information and constitutes neither estoppel against the City of Dallas nor relinquishment, waiver, release, or other change in any lien interest of record.

Should you have any further questions please contact Special Collections at 214-670-3438.

Sincerely,



Special Collections Division
Dallas Water Utilities

ASSUMED NAME RECORDS

CERTIFICATE OF OWNERSHIP FOR UNINCORPORATED BUSINESS OR PROFESSION

NOTICE: "CERTIFICATES OF OWNERSHIP" ARE VALID ONLY FOR A PERIOD NOT TO EXCEED 10 YEARS FROM THE DATE

FILED IN THE COUNTY CLERK'S OFFICE.

(See Chapter 71 of the Texas Business and Commerce Code for other requirements and additional information)

NAME IN WHICH BUSINESS IS, OR IS TO BE, CONDUCTED:

THE NEW BRASS RAIL

PHYSICAL ADDRESS OF BUSINESS: 3941 S COCKRELL HILL RD

CITY: DALLAS STATE: TX ZIP CODE: 75236

PERIOD DURING WHICH ASSUMED NAME WILL BE USED (not to exceed 10 years): 09/08/2025 09/08/2026

BUSINESS IS TO BE CONDUCTED AS (check one):

- ☐ Sole Practitioner ☐ General Partnership ☒ Proprietorship ☐ Real Estate Investment Trust
☐ Limited Partnership ☐ Joint Venture ☐ Joint Stock Company ☐ Non-Profit
☐ Other (name type):

CERTIFICATE OF OWNERSHIP

I/We, the undersigned, are the owner(s) of the above business and my/our name(s) and address(es) given is/are true and correct, and there is/are no ownership(s) in said business other than those listed herein below.

NAMES OF OWNERS

NAME MICHAEL GREGORY CLEVELAND SMITH SIGNATURE 

ADDRESS 4144 OFFICE PARKWAY DALLAS TX 75204

NAME SIGNATURE

ADDRESS

NAME SIGNATURE

ADDRESS

THE STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, on this day personally appeared

Michael Gregory Cleveland Smith

known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that he is/are the owner(s) of the above-named business and that he signed the same for the purpose and consideration therein expressed.

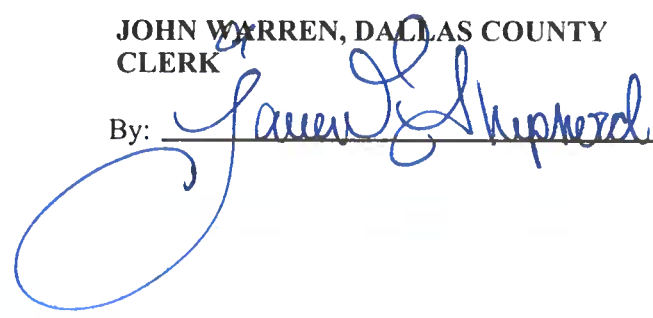
GIVEN UNDER MY HAND AND SEAL OF OFFICE, on

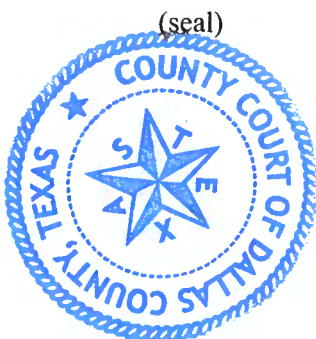
September 8th

2025

Notary Public in and for State of Texas

JOHN WARREN, DALLAS COUNTY
CLERK

By: , Deputy



SHIPPED 530-916 RECEIVED 8-16-56
DATE 8-16-56
ANNEXED JUNE 10, 1952
ORD. NO. 7119 (W. OF 200 STRIP)
SURVEY WILLIAM JAMES
ABST. 691

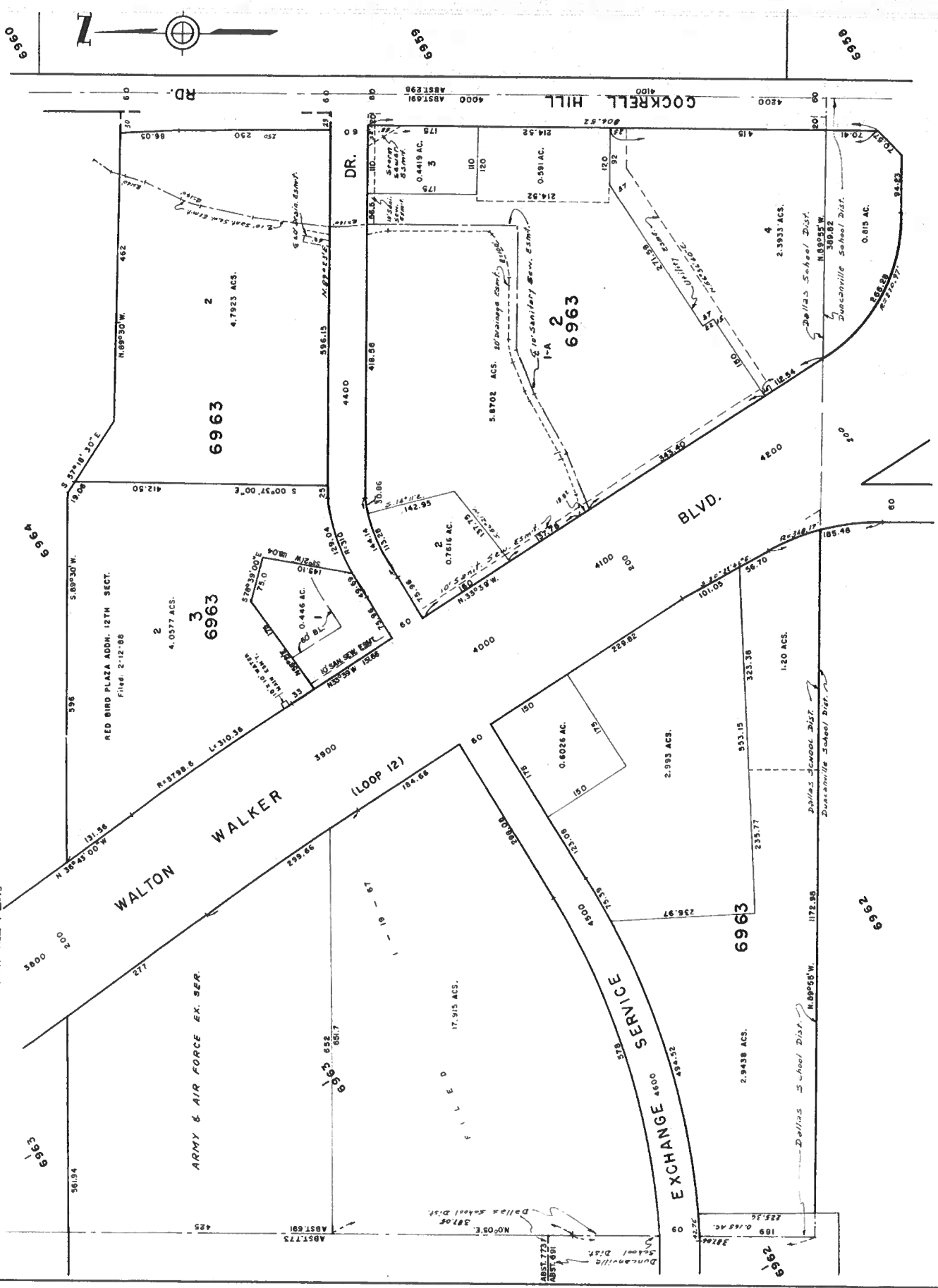
CITY OF DALLAS PLAT BOOKS
ADDITION, RED BIRD PLAZA NO. 1 & 3

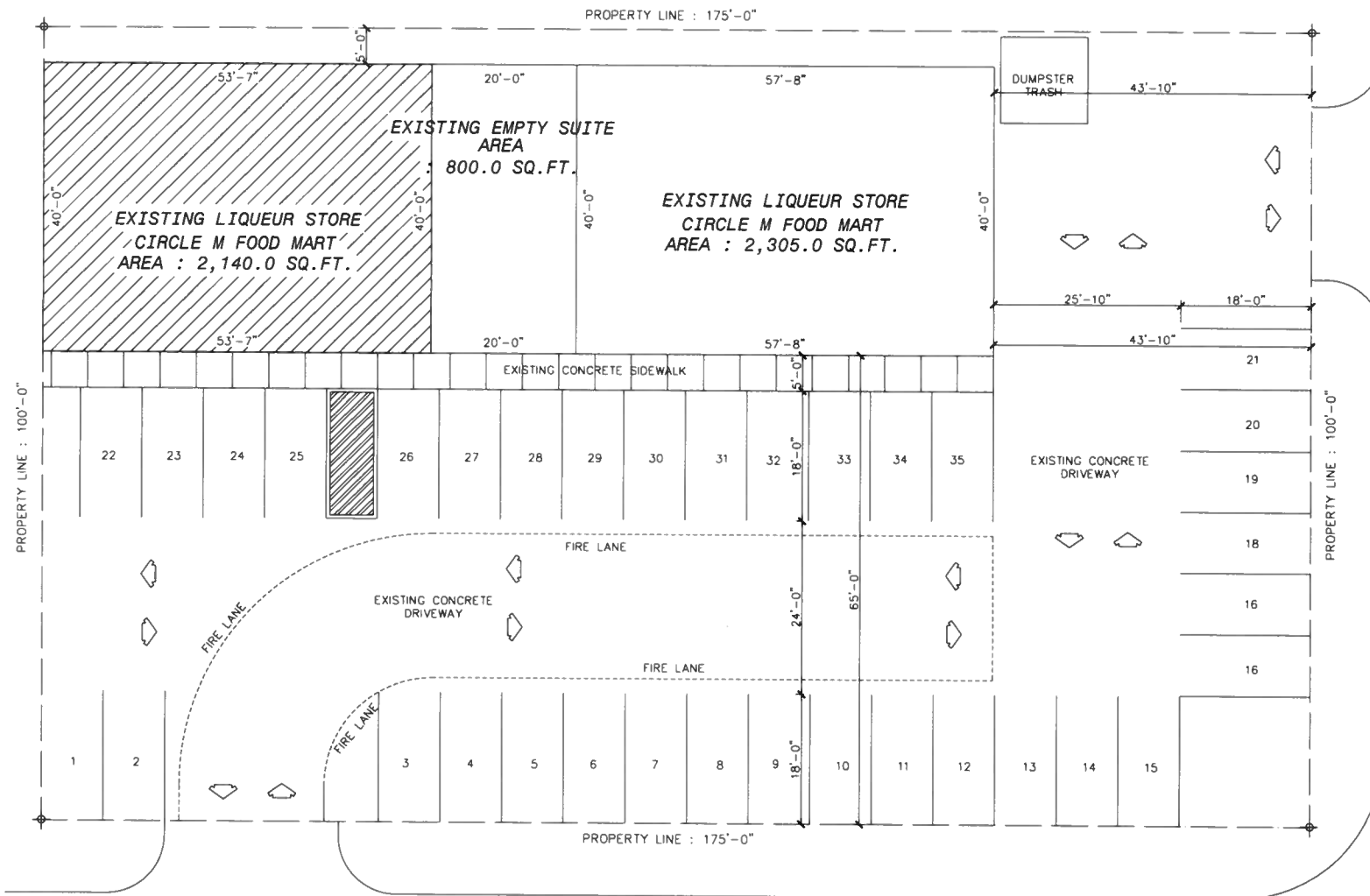
BLOCKS 6963 - 6963
SCHOOL DISTRICT DALLAS & DUNCANVILLE

SCALE 100 FT. EQUALS 1 INCH

PLA 3-1-88

BLK. 2/6963 FILED 1-14-69
RED BIRD PLAZA ADDN. 3RD SECTION REV. OF LOT 1 BLK. 2/6963 FILED: 9-7-72
RED BIRD PLAZA ADDN. 12TH SECT. FILED: 2-12-88





3941 S COCKRELL HILL RD

PROJECT DATA

ADDRESS : 3941 S COCKRELL HILL RD

LOT No. : 3

BLOCK No. : 2/6963

AREAS IN SQUARE FEET

EXISTING LIQUEUR STORE AREA :	2,305.0 S.F.
EMPTY SUITE AREA :	800.0 S.F.
EXISTING SUITE TO BE REMODEL AREA :	2,140.0 S.F.

PARKING ANALYSIS

1/ 333	2,305/ 333	= 7 PS	32 PS REQUIRED
1/ 333	800/ 333	= 3 PS	35 PS AVAILABLE
1/ 100	2,140/ 100	= 22 PS	

SITE PLAN

SCALE : 3/32" = 1'-0"

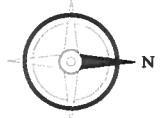


Martinez Design, LLC
Tel : 972-891-4160
Tel : 972-601-0770
martinez373@hotmail.com

GENERAL NOTES

1. THE GENERAL CONTRACTOR/BUILDER SHALL EXAMINE AND VERIFY THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS OF THESE PLANS/DOCUMENTS. THE CONTRACTOR SHALL ALSO NOTIFY THE OWNER IF THERE ARE ANY DISCREPANCIES AND/OR OMISSIONS PRIOR TO THE BEGINNING OF THE CONSTRUCTION.
2. THESE PLANS ARE INTENDED FOR THE GENERAL COMMERCIAL CONSTRUCTION PURPOSES ONLY AND ARE NOT EXHAUSTIVELY DETAILED OR FULLY SPECIFIED.
3. THE GENERAL CONTRACTOR SHALL SUPERVISE THE CONSTRUCTION AND SHALL BE RESPONSIBLE FOR THE EQUIPMENT AND MATERIALS AS WELL AS TO CONTROL THE QUALITY OF THE PROJECT.
4. ALL WORK PERFORMED ON THIS PROJECT SHALL MEET OR EXCEED THE CURRENT EDITION OF THE UNIFORM BUILDING CODE AND ALL APPLICABLE STATE AND LOCAL ORDINANCES, CODES AND REGULATIONS.
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SQUARE FOOTAGE



Project Name:

INTERIOR REMODEL

Project Address:

3941 S. COCKRELL HILL RD.
DALLAS, TX 75236

Plan Name:

SITE PLAN

Project #:

020425

Drawn By:

JAM

Date:

02-04-2025

Scale:

3/32" = 1'-0"

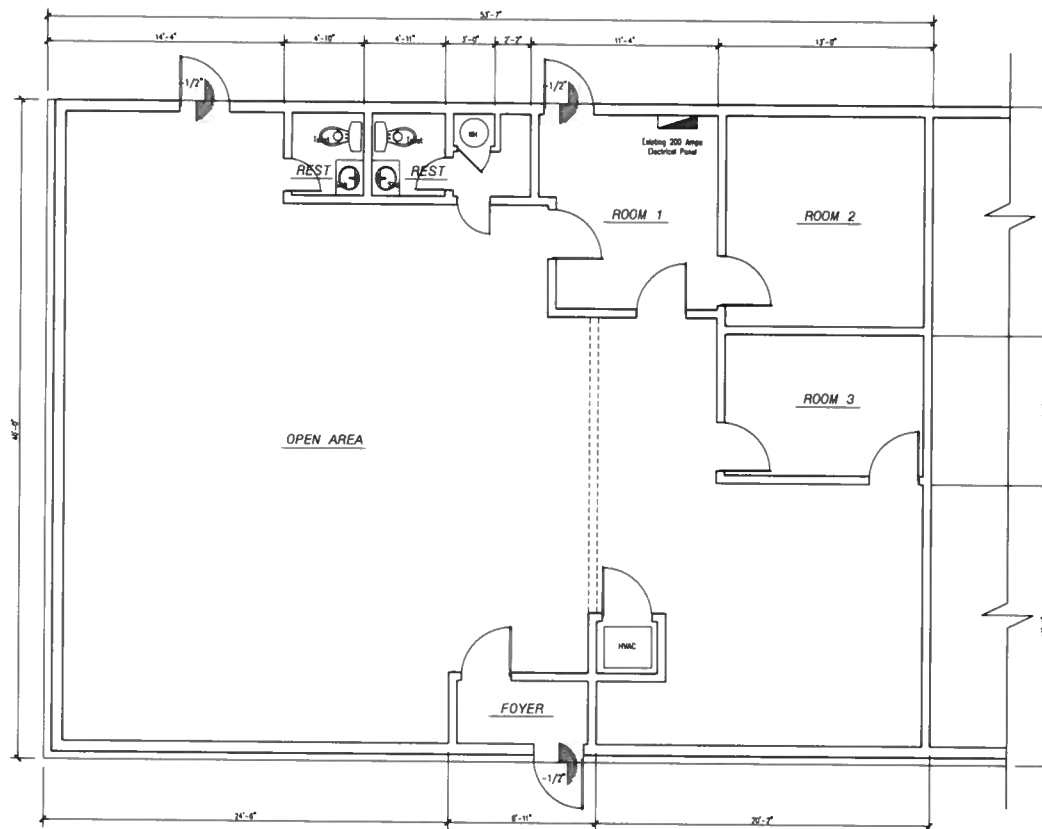
Sheet #:

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Of:

11

EXCHANGE SERVICE DR



EXISTING FLOOR PLAN

SCALE : 3/16" = 1'-0"

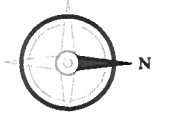


Martinez Design, LLC
Tel : 972-381-4160
Tel : 972-507-0770
martinez273@hotmail.com

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SQUARE FOOTAGE



Project Name:

INTERIOR REMODEL

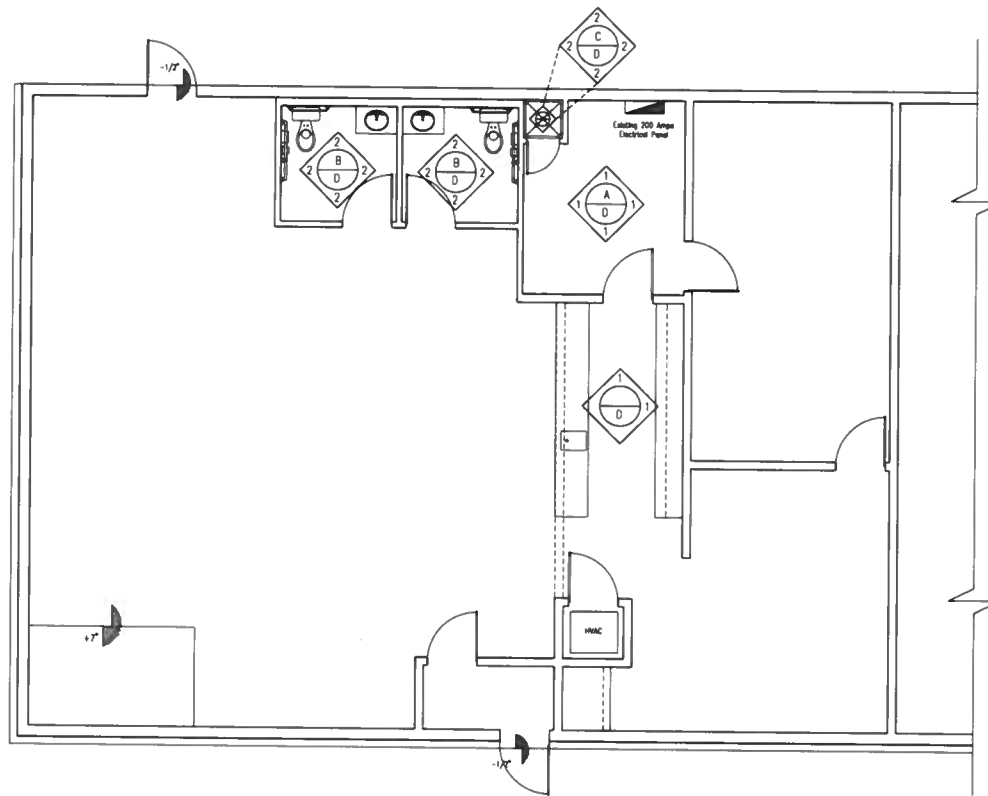
Project Address:

**3941 S. COCKRELL HILL RD.
DALLAS, TX 75236**

Plan Name:

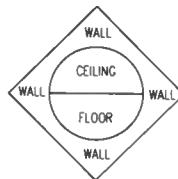
EXISTING FLOOR PLAN

Project #:	020425	Drawn By:	JAM
Date:	02-04-2025	Scale:	3/16" = 1'-0"
Sheet #:	2	of:	11



FINISH FLOOR PLAN

SCALE : 3/16" = 1'-0"



WALL FINISH LIST	CEILING FINISH LIST	FLOOR FINISH LIST
1.- SHEETROCK PINTED	A.- 24"x48" CEILING TILE	D.- STAIN FLOOR
2.- WHITE FRP WAINSCOT WALL FINISH	B.- 24"x24" VINYL CEILING TILE	
	C.- SHEETROCK PINTED	

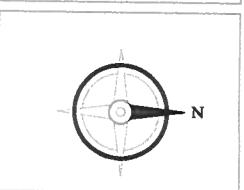


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martinez73@hotmail.com

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SQUARE FOOTAGE



Project Name:

INTERIOR REMODEL

Project Address:

**3941 S. COCKRELL HILL RD.
DALLAS, TX 75236**

Plan Name:

FINISH FLOOR PLAN

Project #:

020425

Drawn By:

JAM

Date:

02-04-2025

Scale:

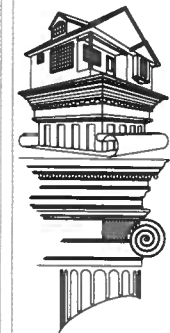
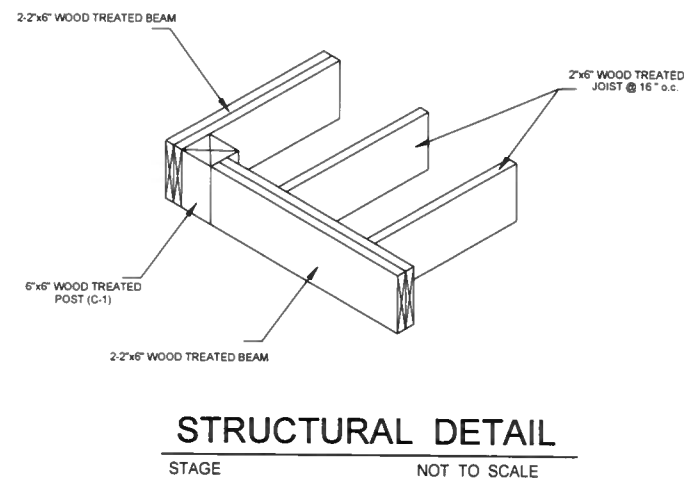
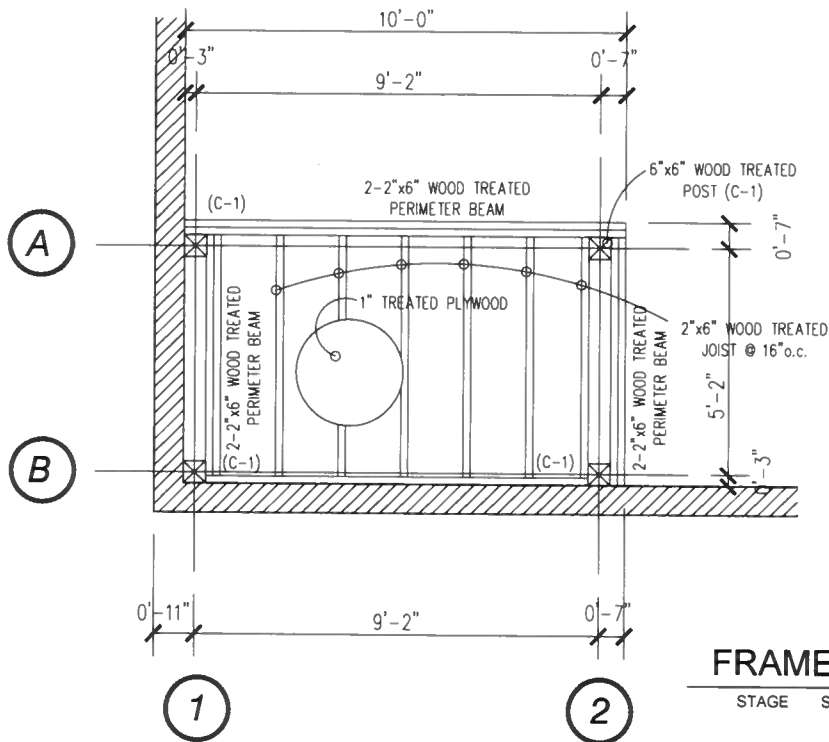
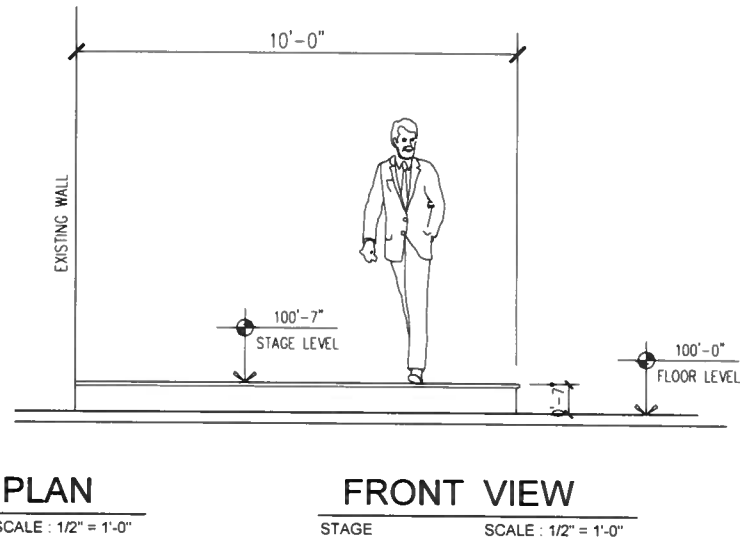
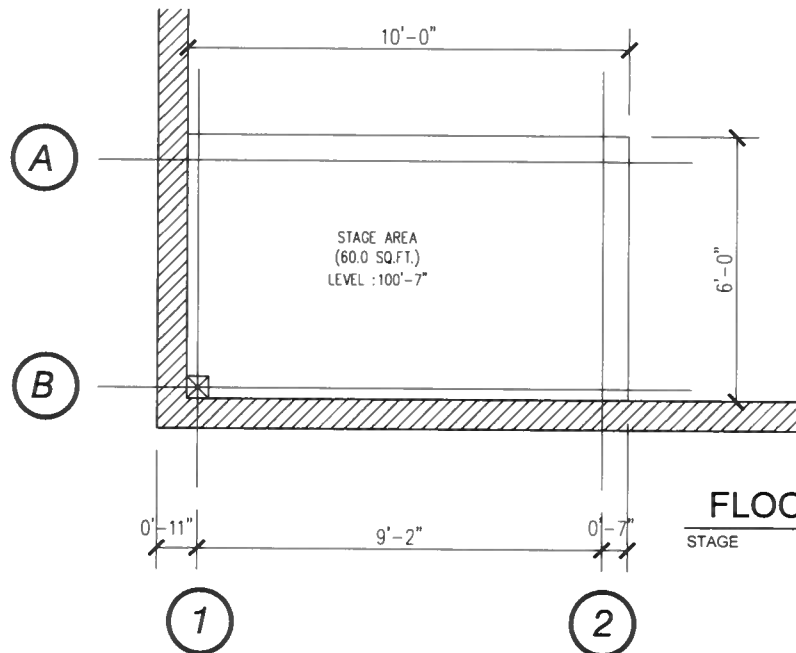
3/16" = 1'-0"

Sheet #:

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of:

11

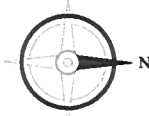


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SQUARE FOOTAGE



Project Name:

INTERIOR REMODEL

Project Address:

3941 S. COCKRELL HILL RD.
DALLAS, TX 75236

Plan Name:

STAGE PLAN

Project #:

020425

Drawn By:

JAM

Date:

02-04-2025

Scale:

1/12" = 1'-0"

Sheet #:

11

OF:

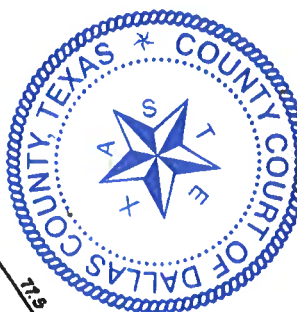
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8.00

CURVE DATA

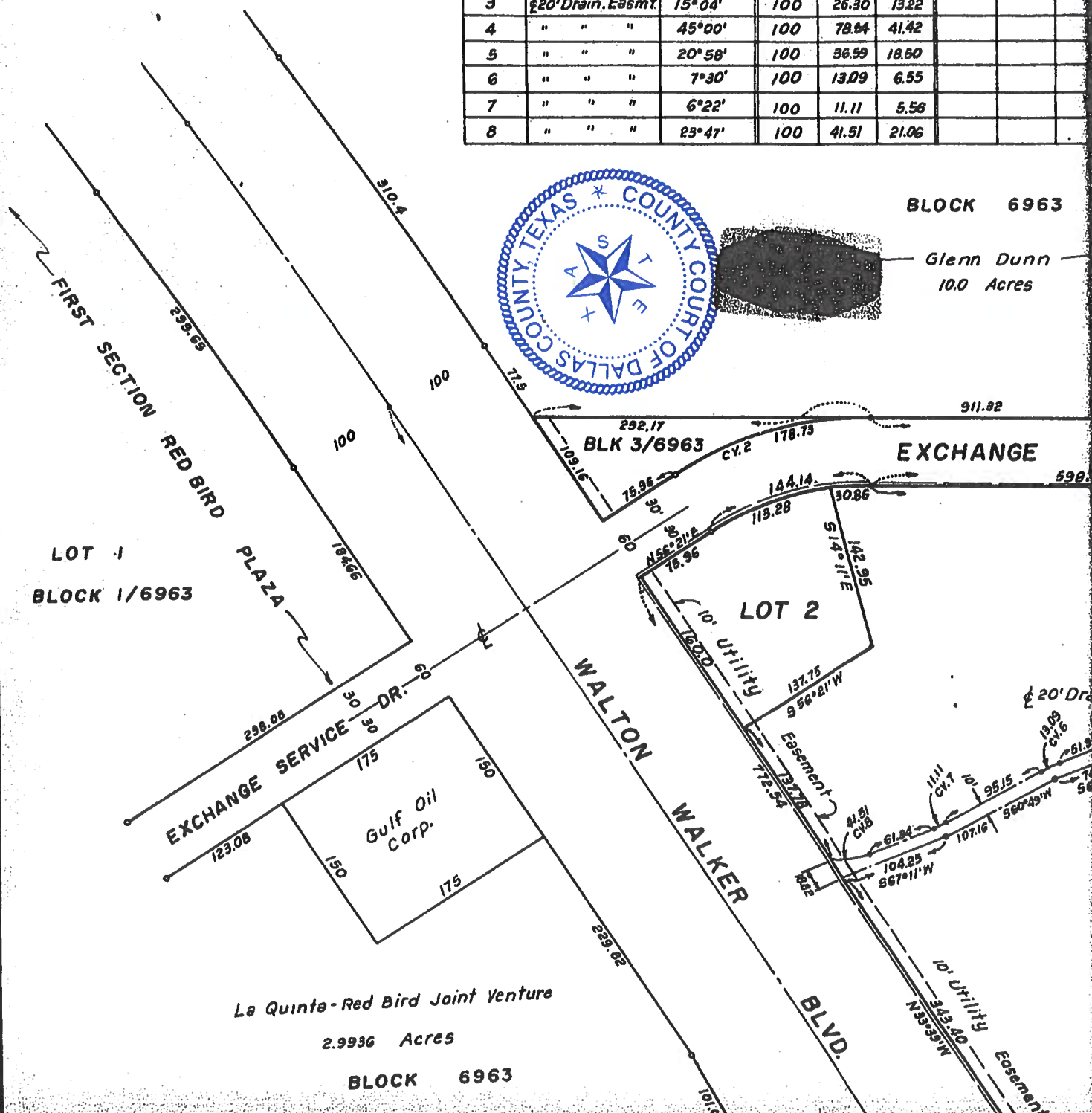
DEED RECORD

CURVE NO.	DESCRIPTION	CENTRAL ANGLE	OUTER CURVE			INNER CURVE		
			R	L	T	R	L	T
1	Walton Walker Blvd.	56°18'	270.97	266.26	144.99			
2	Exchange Services Dr.	33°02'	310	178.73	91.92	250	144.14	74.11
3	20' Drain. East of	15°04'	100	26.30	13.22			
4	" " "	45°00'	100	78.54	41.42			
5	" " "	20°58'	100	36.59	18.50			
6	" " "	7°30'	100	13.09	6.55			
7	" " "	6°22'	100	11.11	5.56			
8	" " "	23°47'	100	41.51	21.06			



BLOCK 6963

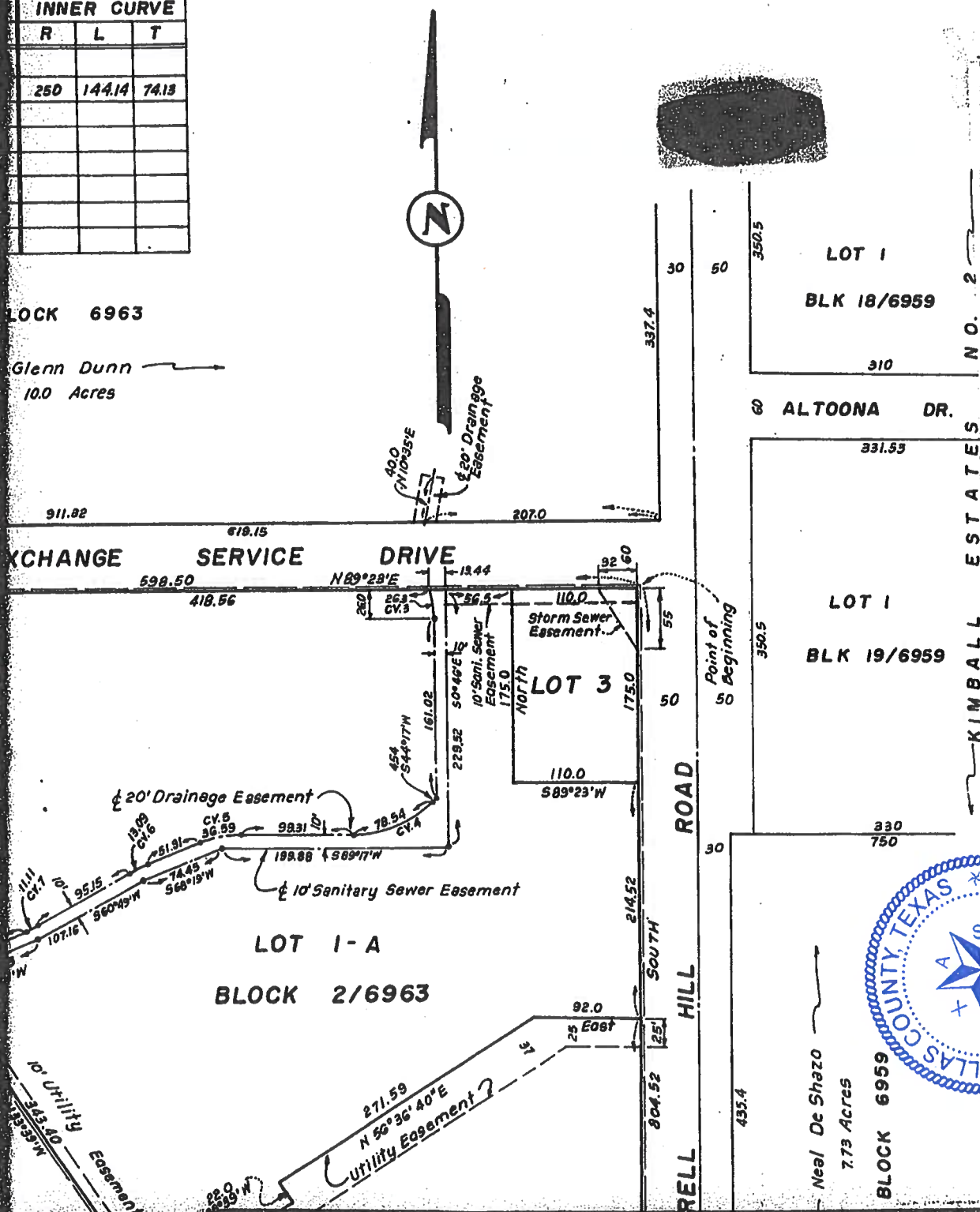
Glenn Dunn
10.0 Acres



[illegible]

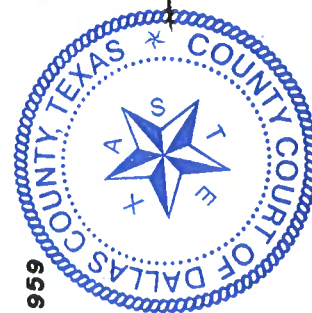
LOCK 6963

Glenn Dunn
10.0 Acres



KNOW ALL MEN
THAT I
prepared the
the land and
properly pla
ance with th
Commission

STATE OF TEXAS
COUNTY OF DALLAS
BEFORE me, _____
for Dallas
JAMES A. CAMPBELL
subscribed to
me that he
ations there
GIVEN UNDER



KNOW ALL MEN BY THESE PRESENTS:

THAT I, JAMES A. CAMPBELL, do hereby certify that I prepared this plat from an actual and accurate survey on the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Rules and Regulations of the Plan Commission of the City of Dallas.



STATE OF TEXAS.

COUNTY OF DALLAS:

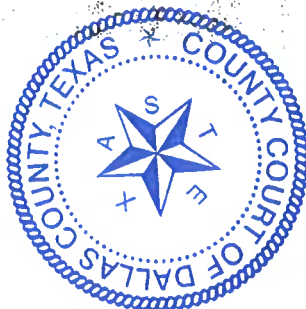
COUNTY OF DALLAS:
BEFORE me, the undersigned authority, a Notary Public in and
for Dallas County, Texas, on this day personally appeared
JAMES A. CAMPBELL, known to me to be the person whose name is
subscribed to the foregoing instrument and acknowledged to
me that he executed the same for the purposes and consid-
erations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 16 day

of 17/11/1972 A.D. 1972.



NOTARY PUBLIC in and for Dallas
County, Texas.



OWNER'S CERTIFICATE

STATE OF TEXAS:

COUNTY OF DALLAS:

WHEREAS, ROYALTY PROPERTIES, a Partnership of John B. Cowden, Jr., C. Jack Wilson, and CARROLL & HARNED, a Joint Venture composed of James Harned, are the owners of Lot 1, Block 10, Third Section Red Bird Plaza, an addition to the City of Dallas, Texas, according to the plat thereof recorded in Book 1894 of the Deed Records of Dallas County, Texas, more particularly described as follows:

Beginning at the southwest intersection of Exchange Service Drive;

Thence South along the west line of
with and 50.0 ft. west of the original c
Road 804.52 ft. to corner;

Thence S 45°-00' W 70.57 ft. to cor

Thence N 89°-57' W 94.23 ft. to beg

Thence along a curve to the right N

a central angle of $56^{\circ}-18'$ a distance of

Thence N 33°-39' W along the northe

(200 ft. road) 772.54 ft. to corner;

Thence N. 56°-21' E along the southe

Drive 75.96 ft. to beginning point of cu

Thence along a curve to the right

a central angle of $33^{\circ}-02'$ - a distance of

Thence N 89°-23' E and continuing a

Service Drive 598.50 ft. to place of be

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT

THAT ROYALTY PROPERTIES, a Partner
a Joint Venture, do hereby adopt this p
described property as REPLAT THIRD SE
to the City of Dallas, Texas, and do he
forever, the streets shown thereon. Th
hereby reserved for the purposes as ind

No buildings, fences, trees, shrubs shall be constructed or placed upon, over or under the same, except as shown, Said "Utility Easement" being for the use and accommodation of all public utilities having the same. All and any public utility shall be removed all or parts of any buildings, improvements or growths which may in any way interfere with the construction, maintenance or efficient operation of the "Utility Easement" and all public utility shall have the full right of ingress and egress over the same. "Utility Easement" for the purpose of inspecting, patrolling, maintaining and repairing the same, of its respective systems, without the permission of anyone.

This plat approved subject to all regulations and resolutions of the City shall be constructed by the homebuilder Resolution #68-1038 and in accordance Director of Public Works of the City of

EXECUTED at Dallas, Texas, this the 2

OWNER'S CERTIFICATE

STATE OF TEXAS:
COUNTY OF DALLAS:

WHEREAS, ROYALTY PROPERTIES, a Partnership consisting of John B. Cowden, Jr., G. Jack Wilson, and George P. Macatee III, CARROLL & HARNED, a Joint Venture composed of L. H. Carroll and James Harned, are the owners of Lot 1, Block 2, City Block 6963, Third Section Red Bird Plaza, an addition to the City of Dallas, Texas, according to the plat thereof recorded in Vol. 69009, at page 1894 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

Beginning at the southwest intersection of Cockrell Hill Road and Exchange Service Drive;
Thence South along the west line of Cockrell Hill Road parallel with and 50.0 ft. west of the original center line of Cockrell Hill Road 804.52 ft. to corner;
Thence S 45°-00' W 70.57 ft. to corner;
Thence N 89°-57' W 94.23 ft. to beginning point of curve;
Thence along a curve to the right having a radius of 270.97 ft. a central angle of 56°-18' a distance of 266.26 ft. to end of curve;
Thence N 33°-39' W along the northeast line of Walton Walker Blvd. (200 ft. road) 772.54 ft. to corner;
Thence N 56°-21' E along the southeast line of Exchange Service Drive 75.96 ft. to beginning point of curve;
Thence along a curve to the right having a radius of 250 ft., a central angle of 33°-02' a distance of 144.14 ft. to end of curve;
Thence N 89°-23' E and continuing along the south line of Exchange Service Drive 598.50 ft. to place of beginning.
This tract of land contains 10.8730 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ROYALTY PROPERTIES, a Partnership, and CARROLL & HARNED, a Joint Venture, do hereby adopt this plat designating the hereinabove described property as REPLAT THIRD SECTION RED BIRD PLAZA, an addition to the City of Dallas, Texas, and do hereby dedicate to the public use forever, the streets shown thereon. The easements shown thereon are hereby reserved for the purposes as indicated.

No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the "Utility Easement" as shown, Said "Utility Easement" being hereby reserved for the mutual use and accommodation of all public utilities desiring to use or using same. All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the "Utility Easement" and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said "Utility Easement" for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems, without the necessity at any time of procuring the permission of anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Dallas, Texas. Sidewalks shall be constructed by the homebuilder as required by the City Council Resolution #68-1038 and in accordance with the requirements of the Director of Public Works of the City of Dallas.

EXECUTED at Dallas, Texas, this 21st day of July, A.D. 1972.

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Dallas





BLOCK 6963

Block Line 7

BLOCK 6962

Red Bird Industrial Park Inc.

Red Bird Industrial Park Inc.

(LOOP 12)

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LEDBETTER

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DRIVE

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70.63

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62.48

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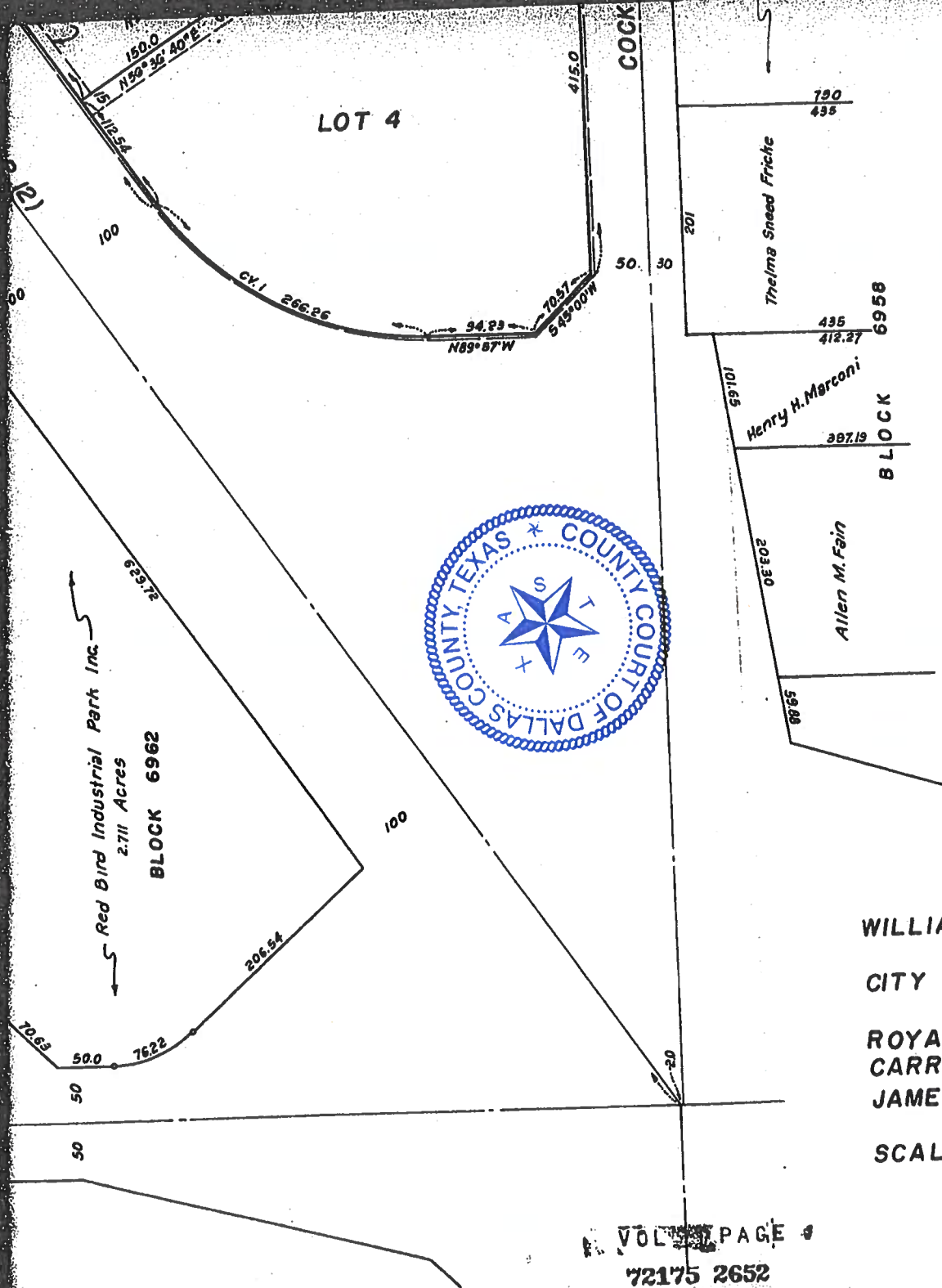
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VOLUME PAGE

72175 2651



R
THIRD
RED BI
WILLIAM JAMES SUR
CITY BLOCK 2/696
ROYALTY PROPERTI
CARROLL & HARNED
JAMES A. CAMPBELL
SCALE: 1"=100'

VOL 532 PAGE 4
72175 2652

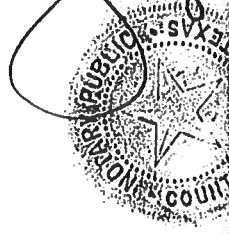
CITY

John B. Cowden
JOHN B. COWDEN

L. H. Carbone
L. H. CARBONE

STATE OF TEXAS:
COUNTY OF DALLAS:
BEFORE me, the
Dallas County, Tex
C. JACK WILSON, as
whose names are s
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therein expressed
GIVEN UNDER MY HA
of

STATE OF TEXAS:
COUNTY OF DALLAS:
BEFORE me, the
Dallas County, Tex
JAMES HARNED, kno
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RECEIVED

AUG 16 1972

CITY PLAN OFFICE

REPLAT
THIRD SECTION
RED BIRD PLAZA

WILLIAM JAMES SURVEY ABSTRACT NO. 691
CITY BLOCK 2/6963 DALLAS, TEXAS
ROYALTY PROPERTIES (2502 McKinney Avenue) OWNERS
CARROLL & HARNED (2011 Cedar Springs Rd.)
JAMES A. CAMPBELL (112 S. Madison Ave) CIVIL ENGINEER

SCALE: 1"=100' JULY 13, 1972

CITY PLAN NO. 68-140 R

VOLUME PAGE
72175 2653

PAGE 4

652

11-8-72

ROYALTY PROPERTIES, a Partnership

John B. Cowden, Jr.
JOHN B. COWDEN, JR., Partner

C. Jack Wilson
C. JACK WILSON, Partner

George P. Macatee III
GEORGE P. MACATEE III, Partner

CARROLL & HARNED, a Joint Venture

L. H. Carroll
L. H. CARROLL

James Harned
JAMES HARNED

STATE OF TEXAS:
COUNTY OF DALLAS:

BEFORE me, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared JOHN B. COWDEN, JR., C. JACK WILSON, and GEORGE P. MACATEE III, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacities therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 21st day of July A.D.1972.



Ludoch Digney
NOTARY PUBLIC in and for DALLAS COUNTY,
TEXAS.

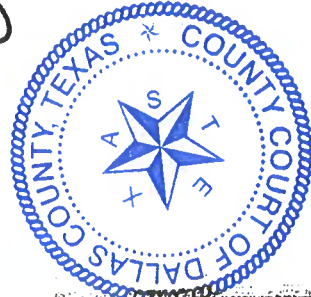
STATE OF TEXAS:
COUNTY OF DALLAS:

BEFORE me, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared L. H. CARROLL and JAMES HARNED, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacities therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 21st day of July A.D.1972.



Ludoch Digney
NOTARY PUBLIC in and for DALLAS COUNTY,
TEXAS.



STATE OF TEXAS COUNTY OF DALLAS
I hereby certify that this instrument was filed on the
date and time stamped hereon by me and was duly re-
corded in the volume and page of the named records
of Dallas County, Texas as stamped hereon by me.

SEP 7 1972



Tom E. Eiler
COUNTY CLERK, Dallas County, Texas

1972 SEP 7 AM 10 35

FILED
Tom E. Eiler
COUNTY CLERK
DALLAS COUNTY

James A. Campbell
112 So Madison
Dallas Sept
7 1972

To the County Clerk of Dallas County:

Under Ordinance 3558 of the City of Dallas, the approval
of this plat by the City Plan Commission is automatically
terminated after the 9th day of October, 1972,
and unless this plat is presented for filing on or before
said date it should not be accepted for filing.

Department of City Planning
by *[Signature]*
Director of Planning

CERTIFICATE OF APPROVAL

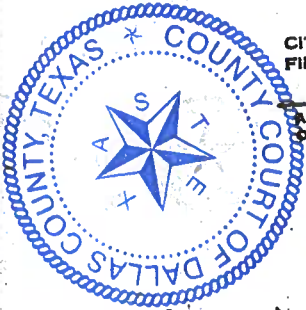
I, EDGAR J. WHITE
Chairman of the City Plan Com-
mission of the City of Dallas, State
of Texas, hereby certify that the
attached plat was duly filed for
approval with the City Plan Com-
mission of the City of Dallas on the
17th day of July, A.D. 1972,
and same was duly approved on
the 27th day of July,
A.D. 1972, by said Commission.

[Signature]
Chairman
City Plan Commission
Dallas, Texas

Attest:

[Signature]
Secretary

CITY OF DALLAS
1972 LAND PRIOR TAXES
PAID Not recd. M.J. Coker



CITY OF DALLAS
FILING FEE PAID
7-31-72
AS REQUIRED BY
ORDINANCE 3008

VOL 2655 PAGE 2
72175 2655

COUNTY CLERK'S COPY
File # 68-140-2

ELECTRONICALLY RECORDED 201800084017
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221 accommodation / MV

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DALLAS §

For the consideration of Ten Dollars (\$10.00), and other valuable consideration, the receipt of which is hereby acknowledged, **SILWAD, INC.**, a Texas corporation (the "Grantor"), has **GRANTED, SOLD AND CONVEYED** and by these presents does **GRANT, SELL AND CONVEY** unto **SAI E&E PROPERTIES INC.**, a Texas corporation, (the "Grantee") whose address is PO Box 541895, Grand Prairie, TX 75054, **AN UNDIVIDED FIFTY PERCENT (50%) INTEREST IN AND TO** the real property situated in DALLAS County, Texas, and more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference, including all buildings and improvements thereon and all rights, privileges, easements and appurtenances appertaining thereto (collectively, the "**Property**");

SUBJECT to all matters of record and affecting the Property; and

TO HAVE AND TO HOLD the Property, subject as aforesaid, together with all and singular the rights and appurtenances thereto in any wise belonging unto Grantee and Grantee's heirs, personal representatives, successors and assigns, and the Grantor does hereby bind Grantor and Grantor's heirs, successors and assigns to **WARRANT AND FOREVER DEFEND** all and singular the Property unto the Grantee, and Grantee's heirs, personal representatives, successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof by through, or under Grantor, but not otherwise.

GRANTEE ACKNOWLEDGES AND AGREES THAT GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY NEGATES AND DISCLAIMS ANY REPRESENTATIONS, WARRANTIES (OTHER THAN THE SPECIAL WARRANTY OF TITLE AS SET OUT IN THE DEED) PROMISES, COVENANTS, AGREEMENTS OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT, OR FUTURE, OF, AS TO, CONCERNING OR WITH RESPECT TO THE PROPERTY, INCLUDING, WITHOUT LIMITATION, (1)THE WATER, SOIL AND GEOLOGY; (2)THE INCOME TO BE DERIVED FROM THE PROPERTY; (3) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY CONDUCT THEREON; (4) THE COMPLIANCE OF OR BY THE PROPERTY OF ITS OPERATION WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY

SPECIAL WARRANTY DEED



APPLICABLE GOVERNMENTAL AUTHORITY OR BODY; (5) THE HABITABILITY, MERCHANTABILITY, MARKETABILITY, PROFITABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY; OR (6) ANY OTHER MATTER WITH RESPECT TO THE PROPERTY. GRANTEE ACKNOWLEDGES GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS REGARDING COMPLIANCE WITH ANY ENVIRONMENTAL PROTECTION, POLLUTION OR LAND USES LAWS, REGULATIONS, ORDERS OR REQUIREMENTS, INCLUDING THE EXISTENCE IN OR ON THE PROPERTY OF HAZARDOUS MATERIALS. GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT HAVING BEEN GIVEN THE OPPORTUNITY TO INSPECT THE PROPERTY DURING THE REVIEW PERIOD, GRANTEE IS RELYING SOLELY ON ITS OWN INVESTIGATION OF THE PROPERTY AND NOT ON ANY INFORMATION PROVIDED OR TO BE PROVIDED BY GRANTOR, AND AT CLOSING AGREES TO ACCEPT THE PROPERTY AND WAIVE ALL OBJECTIONS OR CLAIMS AGAINST GRANTOR ARISING FROM OR RELATED TO THE PROPERTY OR TO ANY HAZARDOUS MATERIALS ON THE PROPERTY. GRANTEE FURTHER ACKNOWLEDGES THAT IT HAS AGREED TO PURCHASE THE PROPERTY WITHOUT OBTAINING A TITLE COMMITMENT, TITLE POLICY OR A SURVEY. THEREFORE, THE PROPERTY WILL BE CONVEYED BY GRANTOR SUBJECT TO ANY AND ALL EASEMENTS, PROTRUSIONS, CONFLICTS, SHORTAGES IN AREA, CLAIMS OF ADVERSE POSSESSION, MATTERS OF PUBLIC RECORD AND ANY OTHER MATTER OF EVERY KIND AND CHARACTER THAT A TITLE COMMITMENT, A TITLE POLICY, A SURVEY OR A VISUAL INSPECTION OF THE PROPERTY WOULD REVEAL (THE ~~AP~~PERMITTED EXCEPTIONS~~E~~). GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT TO THE MAXIMUM EXTENT PERMITTED BY LAW, THE SALE OF THE PROPERTY AS PROVIDED FOR HEREIN IS MADE ON AN "AS IS" CONDITION AND BASIS WITH ALL FAULTS. IT IS UNDERSTOOD AND AGREED THAT THE PURCHASE PRICE HAS BEEN NEGOTIATED BASED ON THE FACT THAT THE PROPERTY IS SOLD BY GRANTOR AND PURCHASED BY GRANTEE SUBJECT TO THE FOREGOING.

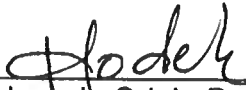
DATED as of April 1, 2018.

SPECIAL WARRANTY DEED



GRANTOR:

SILWAD, INC.,
a Texas corporation

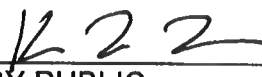
By: 
Hussein Odeh, President

THE STATE OF TEXAS

COUNTY OF DALLAS

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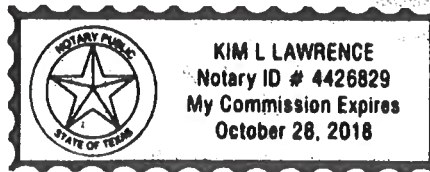
This instrument was acknowledged before me on this 29th day of March, 2018, by Hussein Odeh, President of Silwad, Inc..


NOTARY PUBLIC

Kim L. Lawrence
PRINTED NAME OF NOTARY

MY COMMISSION EXPIRES:

10/28/2018



SPECIAL WARRANTY DEED



EXHIBIT "A"

LEGAL DESCRIPTION

Lot 3, Block 2/6963, Replat Third Section, Red bird Plaza, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 721754, Page 26474, Deed Records of Dallas County, Texas.

**Filed and Recorded
Official Public Records
John F. Warren, County Clerk
Dallas County, TEXAS
04/02/2018 10:33:21 AM
\$38.00
201800084017**

