

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

Whereas Vazquez Holdings Group, L.P., is the sole owner of a 361,600 square foot tract of a land situated partially in the Madris Ward Survey, Abstract No. 1637, and the David A. Badgley Survey, Abstract No. 65, in the City of Dallas, Dallas County, Texas, said tract being conveyed to said Vazquez Holdings Group, L.P., a Texas limited partnership, by Special Warranty Deed with Vendor's Liens, recorded in Instrument No. 201200069959, Official Public Records, Dallas County, Texas, and being Lot 6, Block D/8474, Skyline Ford Addition No. 2, according to the Map thereof recorded in Volume 96169, Page 1271, Map Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at an "x" found in concrete for corner, said corner being the Northwest corner of Lot 7, Block D/8474, Skyline Ford Addition No. 3, according to the Map thereof recorded in Volume 2002247, Page 33, Map Records, Dallas County, Texas, and being in the Southeast Right-of-Way line of East RL Thornton Freeway (a variable width Right-of-Way, Volume 440, Page 22, and Volume 3104, Page 76, Deed Records, Dallas County, Texas);

THENCE South 00 degrees 01 minutes 18 seconds East, along the West line of said Lot 7, a distance of 193.83 feet to an "x" found in concrete for corner, said corner being the beginning of a tangent curve to the left, having a radius of 135,00 feet, a delta of 32 degrees 23 minutes 15 seconds, and a chord bearing and distance of South 16 degrees 12 minutes 56 seconds East, 75.30 feet;

THENCE, continuing along the East line of said Lot 7, and said curve to the left, an arc distance of 76.31 feet to an "x" found in concrete for corner, said corner being the beginning of a reverse curve to the right, having a radius of 135,00 feet, a delta of 32 degrees 23 minutes 15 seconds, 75.30 feet;

THENCE, continuing along the East line of said Lot 7, and said curve to the left, an arc distance of 76.31 feet to an "x" found in concrete for corner;

THENCE South 00 degrees 01 minutes 18 seconds East, continuing along the East line of said Lot 7, a distance of 423.67 feet to an "x" found in concrete for corner, said corner being the Southwest corner of said Lot 7, and being in the North Right-of-Way line of Samuell Boulevard (a 120 foot wide Right-of-Way, Volume 1949, Page 195, Deed Records, Dallas County, Texas);

THENCE South 89 degrees 59 minutes 27 seconds West, along the North Right-of-Way line of said Samuell Boulevard, a distance of 131.02 feet to a 1/2 inch iron rod set with an aluminum disk stamped "LH" and "RPLS 5513" for corner, said corner being the beginning of a tangent curve to the left, having a radius of 7238.77 feet, a delta of 03 degrees 49 minutes 02 seconds, and a chord bearing and distance of South 88 degrees 04 minutes 56 seconds West, 482.18 feet to a 1/2 inch iron rod set with an aluminum disk stamped "LH" and "RPLS 5513" for corner, said corner being the Southeast corner of Lot 3, Block D/8474, Excel Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 85125, Page 2987, Map Records, Dallas County, Texas, from which a 5/8 inch iron rod found for witness bears North 33 degrees 45 minutes 18 seconds West, a distance of 0.34 feet;

THENCE North 02 degrees 24 minutes 27 seconds West, along the East line of said Lot 3, a distance of 397.58 feet to a 1/2 inch iron rod set with an aluminum disk stamped "LH" and "RPLS 5513" for corner, said corner being the Northeast corner of said Lot 3, and being in the Southeast Right-of-Way line of said East RL Thornton Freeway, said corner being in a curve to the left, having a radius of 1483,339 feet, a delta of 04 degrees 52 minutes 45 seconds, and a chord bearing a distance of North 57 degrees 05 minutes 20 seconds East, 126.28 feet, from which a 5/8 inch iron rod found for witness bears North 04 degrees 53 minutes 15 seconds East, a distance of 1.50 feet;

THENCE, along the Southeast Right-of-Way line of said East RL Thornton Freeway, and said curve to the left, an arc length of 126.32 feet to a 1/2 inch iron rod set with an aluminum disk stamped "LH" and "RPLS 5513" for corner;

THENCE North 54 degrees 38 minutes 58 seconds East, along the Southeast Right-of-Way line of said East RL Thornton Freeway, a distance of 414.71 feet to a 1/2 inch iron rod set with an aluminum disk stamped "LH" and "RPLS 5513" for corner, said corner being the beginning of a tangent curve to the right, having a radius of 545.12 feet, a delta of 16 degrees 55 minutes 11 seconds, and a chord bearing and distance of North 63 degrees 07 minutes 59 seconds East, 160.39 feet;

THENCE, along the Southeast Right-of-Way line of said East RL Thornton Freeway, and said curve to the right, an arc length of 160.98 feet to the POINT OF BEGINNING, and containing 361,600 square feet or 8.301 acres of land.

OWNER'S DEDICATION

NOW HEREOF, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Vazquez Holdings Group, L.P., acting by and through its duly authorized agent, Juan Vazquez, does hereby adopt this plat, designating the herein described property as **LUNA HOTEL 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. The maintenance of paving on the utility and all 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 of 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 plighting ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2019.

Vazquez Holdings Group, L.P.,
a Texas limited partnership

By: _____
Juan Vazquez, President

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Juan Vazquez, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2019.

Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT:

I, Bryon Connolly, 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 Land Surveying; 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 (g)(b)(c)(d) & (g); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the _____ day of _____, 2019.
RELEASED FOR REVIEW ON 04/04/19. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELEED UPON AS A FINAL SURVEY DOCUMENT.

Bryon Connolly
Texas Registered Professional Land Surveyor No. 5513

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 Bryon Connolly 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 _____, 2019.

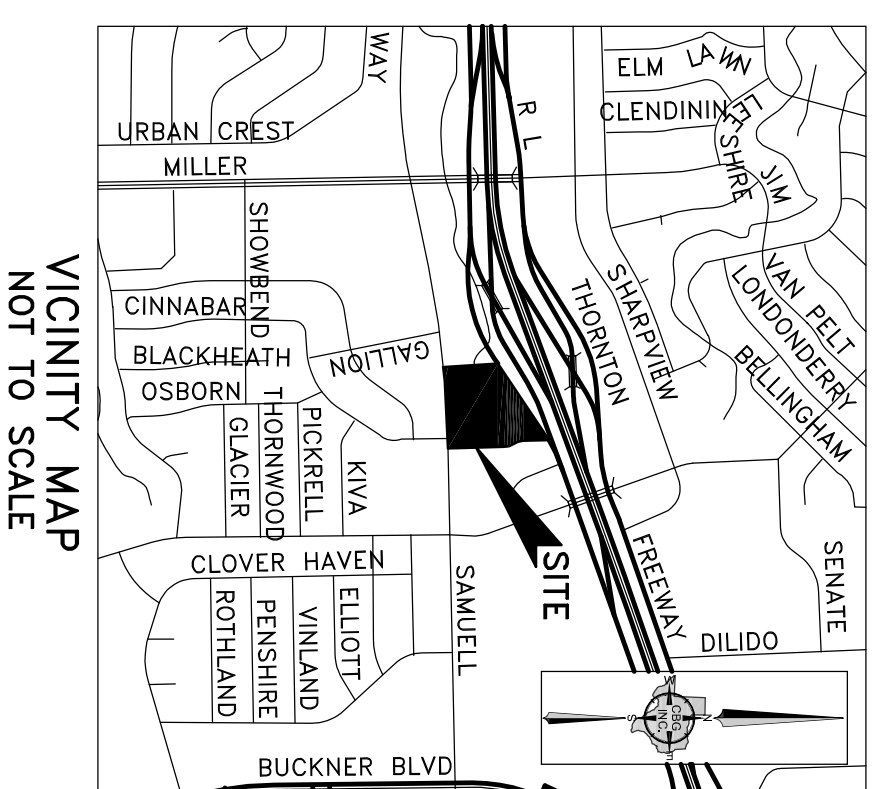
Notary Public in and for the State of Texas

PRELIMINARY PLAT
LUNA HOTEL ADDITION
LOTS 6A AND 6B, BLOCK D/8474
361,600 SQ.FT. / 8.301 ACRES
BEING A REPLAT OF
LOT 6, BLOCK D/8474, SKYLINE ADDITION NO. 2
MATHIAS WARD SURVEY, ABSTRACT NO. 1837, AND
DAVID A. BADGLEY SURVEY, ABSTRACT NO. 65
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S189-174

PLANNING & SURVEYING



- GENERAL NOTES**
- 1) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).
 - 2) THE PURPOSE OF THIS PLAT IS TO CREATE TWO LOTS FROM ONE.
 - 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
 - 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
 - 5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES. NO SCALE AND NO PROJECTION.



VICINITY MAP
NOT TO SCALE