

OWNER 'S CERTIFICATE

WHEREAS, Jai Bhole Shiv Sai Hospitallity, LLC, a Texas limited liability company is the sole owner of a tract of land located in the ADOLPHUS REIMAN SURVEY, ABSTRACT NO. 1191 and the M. WARD SURVEY, ABSTRACT NO. 1637, City Blocks 8473 and 8474, City of Dallas, Dallas County, Texas, being the same tract of land described in a Special Warranty Deed to Jai Bhole Shiv Sai Hospitallity, LLC recorded in Instrument No. 201700040184, Official Publicv Records, Dallas County, Texas and being more particularly described as follows:

COMMENCING at a 1/2" iron rod found for corner in the radial South line of Highland Road, a 70' wide public right-of-way, at the Northeast corner of Lot 2, Block 1/8473 of Buckner Park Commercial Park District No. 2, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 73052, Page 1439, Deed Records, Dallas County, Texas and the Northwest corner of a tract of land described in deed to Har Bhole Hospitality, LLC, recorded in Instrument No. 201600266297, Official Public Records, Dallas County, Texas

Thence North 63°27'03" East, a distance 204.76' to a 1/2" iron rod found in the said South line of Highland Road, at the Northeast corner of said Har Bhole tract and the PLACE OF BEGINNING of herein described tract of land;

Thence North 57°35'37" East, along the Said South line of Highland Road, a diistance of 133.75' to a 1/2" iron rod found for corner at the beginning of a curve to the right having a central angle of 07°09'19", a radius of 1,146.83' and a chord bearing and distance of North 61°10'17" East, 143.13';

Thence Easterly, along said curve to the right and said South line, an arc distance of 143.22' to a 1/2" iron rod found at the Northwest corner of the remainder of a tract of land described in deed to Buckner Baptist Benevolences, recorded in Volume 89146, Page 2324, Deed Records, Dallas County, Texas;

Thence South 27°34'08" East, a distance of 253.36' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped "Jai Bhole Studio 6, BLOCK B/8473, RPLS 5310" set for corner in the North line of East R.L. Thornton Freeway or Interstate Highway No. 30;

Thence South 59°44'58" West, along siron rod found at the Southeast corner said North line, a distance of 276.67' to a 1/2" of said Har Bhole tract;

Thence North 27°34'08" West, a distance of 251.88' to the PLACE OF BEGINNING and containing a 70,626 square feet or 1.621 acres of land.

SURVEYOR'S CERTIFICATE

I, John S. Turner, 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 (a)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

PRELIMINARY, RELEASED 8-14-2017 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE. Dated this the

John S. Turner Texas Registered Professional Land Surveyor No.5310

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 John S. Turner, 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

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

OWNER'S DEDICATION

That we, Jai Bhole Shiv Sai Hospitallity, LLC, acting by and through its duly authorized agent, Manish Patel does hereby adopt this plat, designating the herein described property as *JAI BHOLE STUDIO* 6, 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 private property for the purpose of reading meters and 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 platting ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this the ______,20____.

Manish Patel, Owner Jai Bhole Shiv Sai Hospitallity, LLC

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Manish Patel, 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

Notary Public in and for the State of Texas My commission expires:



TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

PROPERTY ADDRESS: E. R.L. Thornton Freeway ~

Owner: Jai Bhole Shiv Sai Hospitality, LLC
~ 923 Windbell Circle, Mesquite, TX 75149 ~

918-916-5500 ~

Job No. 17-0890 | Drawn by: 543 (024) | Date: 08-14-17 | Revised:

"A professional company operating in your best interest" A&W SURVEYORS, INC.

Professional Land Surveyors

PRELIMINARY PLAT

JAI BHOLE STUDIO 6

LOT 1, BLOCK B/8473

1.621 ACRES OUT OF THE ADOLPHUS REIMAN SURVEY, ABSTRACT NO. 1191 AND THE M. WARD SURVEY, ABSTRACT NO. 1637 AND BEING PART OF CITY BLOCKS 8473 AND 8474

CITY PLAN FILE NO. S167-062