



CITY BLOCK 8473 (REMAINDER) BUCKNER BAPTIST BENEVOLENCE, VOL. 89148, PG. 2324 D.R.D.C.T. 195.535 W"80'4E°7SN (REMAINDER)
BUCKNER BAPTIST BENEVOLENCE,
VOL. 89148, PG. 2324 HIGHLAND RO LOT Z HUS PEIMAN SURVEY, ABSTRACT NO. 1637 70°35'37"| AD 207.76 WATERLINE **₹** 219°24'22"E 237.06' CITY BLOCK 8474 (REMAINDER) BUCKNER BAPTIST BENEVOLENCE, VOL. 89148, PG. 2324 D.R.D.C.T. TO SCALE INST. NO. 200900112950, O.P.R.D.C.T. **UILKHANTVARNI ADDITION,** LOT 2, BLOCK F/8474

OWNER'S CERTIFICATE

WHEREAS, Buckner Baptist Benevolences, 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, and being a part of a tract of land described in a Special Warranty Deed to Bunnel Development Company, recorded in Volume 86058, Page 856, Deed Records, Dallas County, Texas, same being a part of a tract of land described in a Trustee's Deed to Buckner Baptist Benevolence recorded in Volume 89148, Page 2324, Deed Records, Dallas County, Texas, and being more particularly described as follows:

Commencing at a point in the Southeast line of Highland Road, a 70' right-of-way, same being the Northwest line of said Buckner Baptist Benevolences tract, at the West corner of Nilkhantvarni Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 200900112950, Official Public Records, Dallas County, Texas;

Thence South 70°35'37" West, along said Southeast line, a distance of 345.77' to a 1/2" iron od found for corner at the PLACE OF BEGINNING of the tract described herein;

Thence South 19°24'22" East, a distance of 237.06' to a 1/2" iron rod found in the Northwest line of R. L. Thornton Freeway, a variable width right-of-way, said point being in a non-tangent curve to the left having a central angle of 13°52'47", a radius of 1196.92', and a chord bearing and distance of South 66°41'21" West, 289.24';

Thence Southwesterly, along said curve to the left and said North line, an arc distance of 289.95' to a 1/2" iron rod with a 3 1/4" aluminum disk stamped "HAMPTON INN JIM MILLER" set for corner;

Thence North 27°34'08" West, a distance of 253.36' to a 1/2" iron rod found in the said South line of Highland Road, said point being in a non-tangent curve to the right having a central angle of 5°50'41", a radius of 1146.83', and a chord bearing and distance of North 67°40'17" East, 116.94';

Thence Northeasterly, along said curve to the right and said Southeast line, an arc distance of 116.99' to a 1/2" iron rod found for corner;

Thence North 70°35'37" East, continuing along said South line, a distance of 207.76' to the PLACE OF BEGINNING and containing 74,050 square feet or 1.700 acres of land.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS COUNTY OF DALLAS

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

Dated this the

PRELIMINARY, RELEASED 12-07-2016 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES.

John S. Turner Texas Registered Professio nal Land Surveyor #5310

of office,

BEFORE ME, the undersigned, a day personally appeared John S to be the person whose name is to me that he executed the same and in the capacity therein stated

I, a Notary Public in and for the said County and State on this S. Turner, R.P.L.S. NO. 5310, State of Texas, known to me is subscribed to the foregoing instrument, and acknowledged me for the purposes and considerations therein expressed had

Public in and for the State of Texas

INTERSTATE HIGHWAY NO.

30

L. THORNTON FREEWAY

Δ=13°52'47"

R=1196.92' L=289.95'

CB=\$66°41'21"W

CD=289.24"

-12" WW LINE -8" WATER LINE

OWNER'S DEDICATION

STATE OF TEXAS COUNTY OF DALLAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Horizon Lodging, LLC, by and through it's duly authorized representative do hereby adopt this plat, designating the herein described property as *HAMPTON INN JIM MILLER ADDITION*, an addition to the City of Dallas, Dallas County, Texas, and does hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management are as 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, 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).

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.

WITNESS, my hand at Dallas, Texas, this the day of , 20_

Horizon Lodging, LLC

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on thisday 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 and under oath stated that the statements in the foregoing certificate are true.

Given under my hand and seal of office, This 20____

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

2) Any structure new or existing may not extend across new property lines.3) The purpose of this plat is to create a platted lot from an unplatted tract of land. Lot to lot drainage will not be Section approval.

C.M. VOL. PG. INST. NO. IRF SET DISK	D.R.D.C.T. M.R.D.C.T. O.P.R.D.C.T.		7) Parent tract of	6) Subject prop	5) Basis of bear Coordinate Sys Datum of 1983.	4) Coordinates System, North on Grid Coordin
Texas Controlling Monument Volume Page Instrument Number iron rod found 1/2" iron rod capped with a 3-1/4" aluminum disk marked, "HAMPTON INN JIM MILLER ADDITION RPLS 5310" set	Deed Records, Dallas County, Texas Map Records, Dallas County, Texas Official Public Records, Dallas County,	LEGEND	7) Parent tract does not have any structures.	6) Subject property does not have any structures.	 Basis of bearing determined by Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983. 	4) Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and No Projection.

A&W SURVEYORS, INC.

Professional Land Surveyors

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

WWW.AWSURVEY.COM

Owner: Buckner Baptist Benevolences ~ 700 N. Pearl, Suite 1200, Dallas, Texas 75201 ~

Drawn by: 16-2020 | Drawn by: 024 | Date: 12-06-16 | Revised:

"A professional company operating in your best interest"

HAMPTON INN JIM MILLER ADDITION LOT 1, BLOCK 8473

PRELIMINARY PLAT

BEING 1.700 ACRES OUT OF CITY BLOCKS 8473 AND 8474
ADOLPHUS REIMAN SURVEY, ABSTRACT NO. 1191
AND M. WARD SURVEY, ABSTRACT NO. 1637
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S167-061