



**OWNER'S CERTIFICATE**

WHEREAS, Har Bhole Hospitality, LLC, and Buckner Baptist Benevolences are the sole owners of a tract of land located in the ADOLPHUS REIMAN SURVEY, ABSTRACT NO. 1191, City Block 8473, City of Dallas, Dallas County, Texas, and being the same tract of land described in a Special Warranty Deed to Har Bhole Hospitality, LLC, recorded in Instrument No. 201600268297, Dallas County, Texas, and being the Northwest corner of said Har Bhole Hospitality, LLC at the volume described in a Special Warranty Deed to Burnell Development Company, recorded in Volume 86058, Page 556, 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:

**BEGINNING** at a 1/2" iron rod found in the South line of Highland Road, a 70' wide right-of-way, said point being the Northeast corner of Lot 2, Block 18473, Buckner Park, Commercial District No. 2 Addition, an addition to the City of Dallas, Dallas County, Texas, and being the Northwest corner of said Har Bhole Hospitality, LLC at the beginning of a non-tangent curve to the left having a central angle of 12.4345', a radius of 850.20' and a chord bearing and distance of North 63°57'29" East, 188.50';

Thence Northwesterly, along said non-tangent curve to the left and said South line, an arc distance of 188.88' to a 1/2" iron rod with a yellow plastic cap stamped "RPL S 5310" set for corner;

Thence North 57°38'37" East, a distance of 16.25' to a 1/2" iron rod found at the Northeast corner of said Har Bhole Hospitality, LLC tract;

Thence South 27°34'08" East, a distance of 251.88' to a 1/2" iron rod found for corner in the North line of East R. L. Thornton Freeway, a variable width right-of-way, at the Southeast corner of said Har Bhole Hospitality, LLC tract;

Thence South 59°44'56" West, along said North line, a distance of 227.89' to a 1/2" iron rod with a 3 1/4" aluminum disk stamped "COMFORT INN JIM MILLER ADDITION RPLS 5310" set for corner at the beginning of a tangent curve to the right, having a central angle of 05°07'09", a radius of 1748.54', and a chord bearing and distance of South 64°13'52" West, 116.90';

Thence Southwesterly, with said North line of East R. L. Thornton Freeway, passing at a distance of 69.18' a 1/2" iron rod found at the Southerly-Southeast corner of said Har Bhole Hospitality, LLC tract for reference, continuing a total distance of 117.02' to a 1/2" iron rod found at the Southwest corner of said Buckner Baptist Benevolences tract, same being the Southeast corner of said Lot 2;

Thence North 00°28'41" East, along said East line of Lot 2, Block 18473, passing at a distance of 69.29' the Western-Southwest corner of said Har Bhole Hospitality, LLC tract, continuing a total distance of 207.46' to the **PLACE OF BEGINNING** and containing a 10,088 square feet or 1.827 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 Government Code (Ordinance no. 19453, as amended), and Texas Local Government Code, Chapter 212. I further affirm that the monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-5.617 (a), (b), (c), (d), & (e); and that the digital drawing the accompanying this plat is a precise representation of this Signed Final Plat.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**PRELIMINARY, RELEASED 12-05-2016 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES.**

John S. Turner  
Texas Registered Professional Land Surveyor #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, R.P.L.S. NO. 5310, State of Texas, 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 considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office, This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas

**OWNER'S DEDICATION**

**STATE OF TEXAS**  
**COUNTY OF DALLAS**

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

That Har Bhole Hospitality, LLC, by and through its duly authorized representative, Jigar Patel, and Buckner Baptist Benevolences, by and through its duly authorized representative \_\_\_\_\_ do hereby adopt this plat, designating the herein described property as **COMFORT INN JIM MILLER ADDITION**, an addition to the City of Dallas, Dallas County, Texas, and does hereby dedicate an addition to the City of Dallas, Dallas County, Texas, and to 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 line 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 proving on the utility and fire line easements is the responsibility of the property owner. No buildings, fences, trees, shrubs or other improvements or growths shall be placed on the easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All 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 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\_\_\_\_.

By: \_\_\_\_\_

Har Bhole Hospitality, LLC

Buckner Baptist Benevolences

Jigar Patel

Owner xxxxxxxx

**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 Jigar 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 and under oath stated that the statements in the foregoing certificate are true.

Given under my hand and seal of office, This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas

My commission expires: \_\_\_\_\_

**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 \_\_\_\_\_ 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas

My commission expires: \_\_\_\_\_

**NOTES**

- 1) Lot to lot delineage will not be allowed without Engineering Section approval
- 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 unplatted land.
- 4) Coordinates shown are Texas State Plane Coordinate System, NAD 83, Zone 14N, GCS: Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983.
- 5) State of landings determined by Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983.
- 6) Subject property does not have any structures.

**LEGEND**

D.R.D.C.T.	Deed Record, Dallas County, Texas
M.R.D.C.T.	Map Records, Dallas County, Texas
O.P.R.D.C.T.	Official Public Records, Dallas County, Texas
C.M.	Controlling Monument
P.M.	Permanent Monument
INST. NO.	Instrument Number
IRF	Iron rod found
SET DISK	1 1/2" iron rod capped with a 3-1/4" aluminum disk marked "COMFORT INN JIM MILLER ADDITION RPLS 5310 SET"

**A&W SURVEYORS, INC.**  
*Professional Land Surveyors*  
TEXAS REGISTRATION NO. 10017440  
P.O. BOX 87028, MESQUITE, TX 75187  
PHONE: (972) 881-4975 FAX: (972) 881-4984  
WWW.AWSURVEY.COM

Owner: Buckner Baptist Benevolences  
- 700 N. Pearl, Suite 1200, Dallas, Texas 75201 -  
Owner: Har Bhole Hospitality, LLC  
- 8108 East R. L. Thornton, Dallas, Texas 75228 -  
A professional company operating in your best interest™

**PRELIMINARY PLAT**  
**COMFORT INN JIM MILLER ADDITION**  
**LOT 1, BLOCK 8473**  
BEING 1.627 ACRES OUT OF CITY BLOCK 8473  
ADOLPHUS REIMAN SURVEY, ABSTRACT NO. 1191  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S167-082