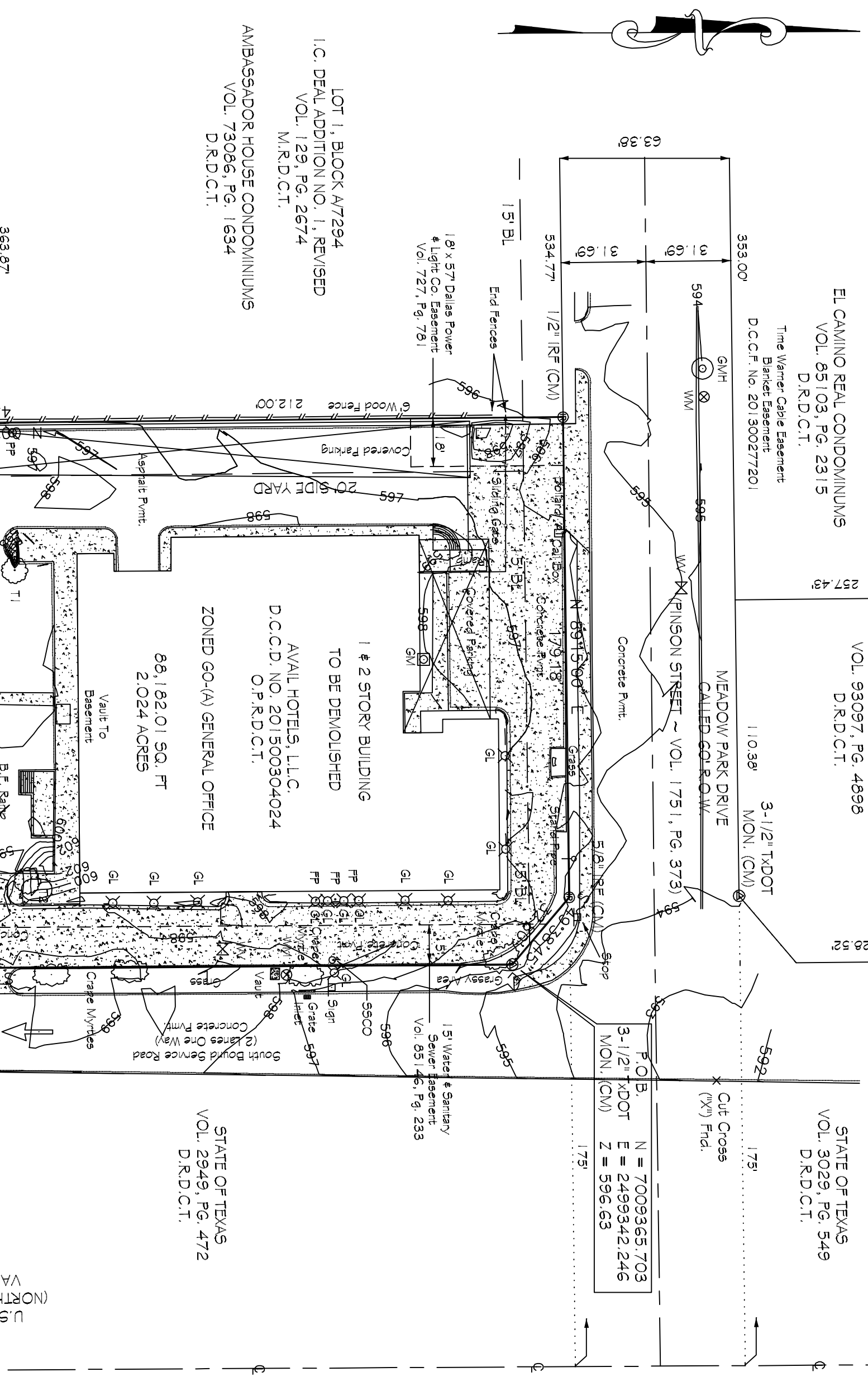
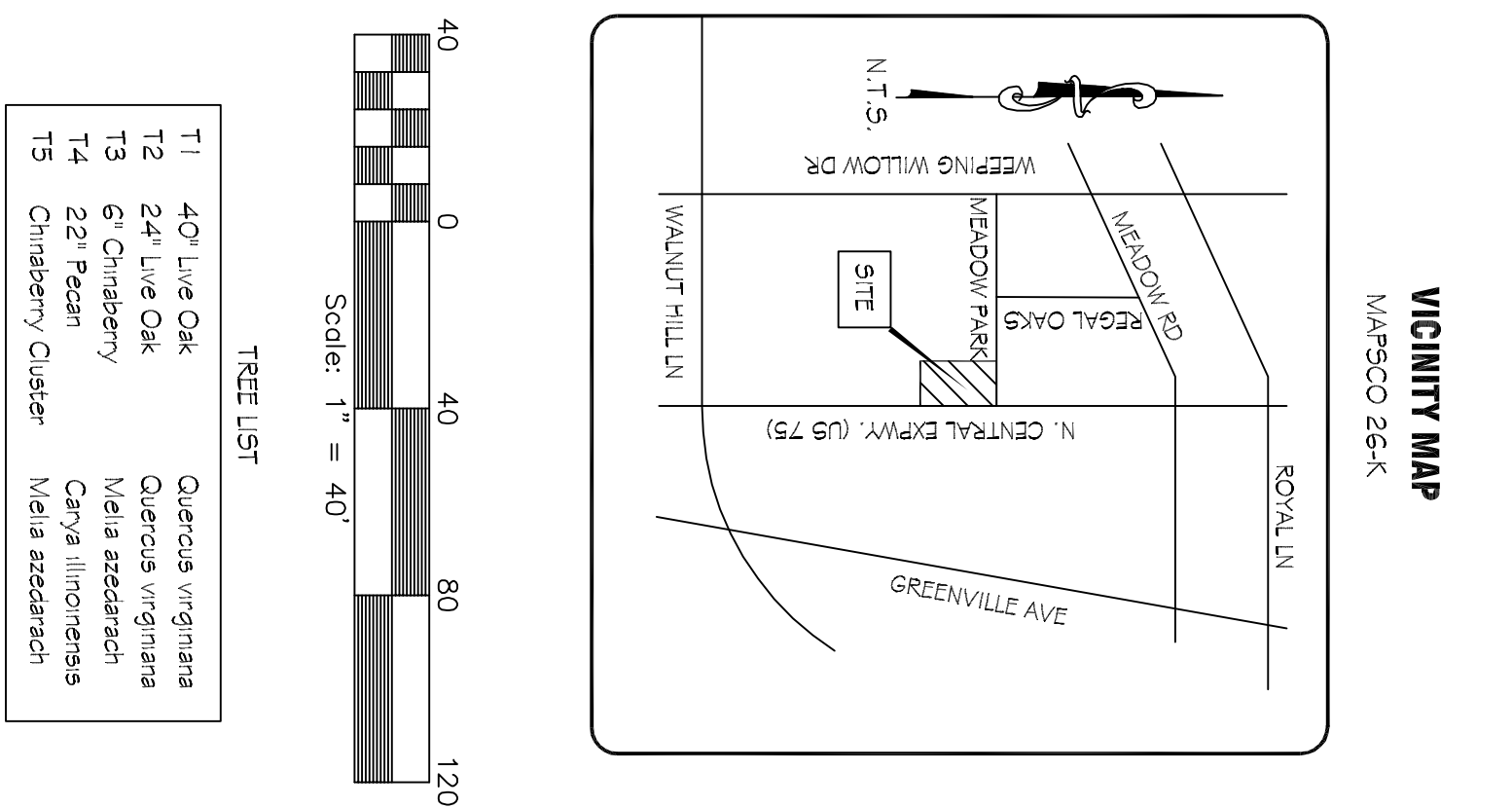


- LEGEND**
- (CIV) CONTROLLING MONUMENT
P.O.B. PLACE OF BEGINNING
BL BUILDING LINE
FF FINISHED FLOOR
GL GROUND LIGHT
SWB SOUTH/WESTERN BELL TELEPHONE
GMH GAS MAIN/HOLE
FP FLAG POLE
BFR BARRIER FREE RAMP
EM ELECTRIC METER
MH MAN HOLE
TMOT TMOOT MONUMENT
IRON REBAR FOUND
5/8" IRON REBAR SET (PROBECK)
6" WOODEN FENCE
5" ORNAMENTAL IRON FENCE
WATER METER
ELECTRIC BOX
FIRE HYDRANT
DECIDUOUS TREE
UTILITY / POWER POLE
OVERHEAD ELECTRIC
SIGN
WATER VALVE
GAS METER
STAMPED POWER
SAINTMARY SEWER CLEANOUT



OWNERS CERTIFICATE
STATE OF TEXAS \$
COUNTY OF DALLAS

WHEREAS AVAIL HOTELS, LLC, a Texas limited liability company, acting by and through the undersigned, its duly authorized agent, is the owner of that certain lot, tract or parcel of land lying and being situated in the David Barrow Survey, Abstract No. 177, in the City of Dallas, Dallas County, Texas, being part of the **DAVID BARROW SURVEY, ABSTRACT NO. 177**, in the City of Dallas, Dallas County, Texas, as shown on the map described as the **REPLAT OF THE REMAINDER OF LOT 25 OF PLAT NO. 2 OF SHELBY SUBURBAN HEIGHTS ADDITION**, and in addition to the **REPLAT OF THE REMAINDER OF LOT 25 OF PLAT NO. 2 OF SHELBY SUBURBAN HEIGHTS ADDITION**, and all, versus Mrs. Sheila Miller, et al, in the 5th Judicial District Court of Dallas County, Texas, recorded in Volume 175 at Page 373 of the D.R.C.T., same being conveyed by Special Warranty Deed from DECKERS DEVELOPMENT, LTD., a Texas limited partnership to AVAIL HOTELS, LLC, a Texas limited liability company, recorded under Dallas County Clerk's File ID C.C.F. No. 2015 00304024, of the Official Public Records of Dallas County, Texas, (O.P.R.C.T.), being more particularly described as follows:

BEGINNING at a Texas Department of Transportation (TxDOT) Type II Monument found for the southerly visibility triangle (corner clip) of the intersection of the south line of Meadow Park Road, a called 60.00 feet wide public right-of-way with the west line of North Central Expressway, (US Highway No. 75), a 1/2 inch when public right-of-way at this point;

THENCE South 007° 21' 45" East, (Record = South 007° 23' 32" East), continuing with the west line of North Central Expressway, a distance of 414.85 feet, (Record = 411.88 feet) to a 1/2" Iron Rebar with a orange plastic cap stamped "PBURN PARTNERS" found for the southeast corner, same being the northeast corner of Lot 31-A, Block 7294 of BARNHOP MOTEL ENTERPRISES, INC., an addition to the City of Dallas, Texas, recorded in Volume 73059 at Page 1844, of the Dead Records of Dallas County, Texas, (D.R.D.C.T.);

THENCE North 89° 59' 45" West, (Record = North 89° 49' 30" West), continuing with the south line of Avail's tract and the north line of said Barnhop Motel Enterprises addition, a distance of 202.25 feet, (Record = 202.25 feet), to a 1/2" Iron Rebar with a orange plastic cap stamped "PBURN PARTNERS" found for the northeast corner of Lot 2, Block A7294, passing at a distance of 221.78 feet the northeast corner of said Lot 2, Block A7294, continuing in all a total distance of 433.77 feet, (Record = 434.40 feet) to a 1/2" Iron Rebar found for the northwest corner of Avail's tract same being the northeast corner of Lot 1, Block A7294 of said "C. Deal Addition No. 1, Revised" same also being in the south line of Meadow Park Drive, a called 60.00 feet wide public right-of-way;

THENCE North 89° 45' 00" East, (Record = North 89° 30' 45" East), continuing with the north line of Avail's tract and the south line of Meadow Park Drive, a distance of 178.60 feet, (Record = 178.60 feet), to a 5/8" Iron Rebar found for the northeast corner of Avail's tract, a called 60.00 feet wide public right-of-way;

THENCE South 49° 38' 45" East, (Record = South 49° 33' 45" East), continuing with said visibility triangle (corner clip) and the northeast line of Avail's tract, a distance of 32.80 feet, (Record = 35.33 feet) to the **PLACE OF BEGINNING** containing 88,182.01 square feet or 2.024 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THE AVAIL HOTELS, LLC, a Texas limited partnership, does hereby adopt this plat, designating the herein described tract as **AVAIL ADDITION**, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple to the public use, convey any streets, alleys and roadway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes, uses and occupancy management areas shown thereon. The maintenance of paving on the utility and the line easements is the responsibility of the property owner. No buildings, sheds, trees, shrubs, or other improvements or growth shall be constructed, reconstructed, or placed upon, over or across the easements as shown. Said easements being hereby reserved for the public use and removed at or prior to any building, fences, trees, shrubs, or other improvements or growths which in any way may impede 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 utility easements for the purposes of constructing, reconstructing, inspecting, repairing, or replacing any part of the system or any part of the system, and for the purpose of maintaining, repairing, or replacing any part of the system. Any public utility shall have the right of ingress and egress to or from the said utility easements for the purpose of testing meters and any maintenance and services required or ordinarily performed by that utility.

Water, gas, and wastewater easements shall also include additional area of existing 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 therein granted shall be determined by their location as installed.

This plat approved subject to all plating ordinances, rules, regulations and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this _____ day of _____, 2016

BY: **NINISHA DESAI**

THE STATE OF TEXAS \$
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day, personally appeared **NINISHA DESAI** known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same in the capacity herein stated, and for the purposes and consideration therein expressed.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

day of _____, 2016.

My Commission Expires _____

"PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY."

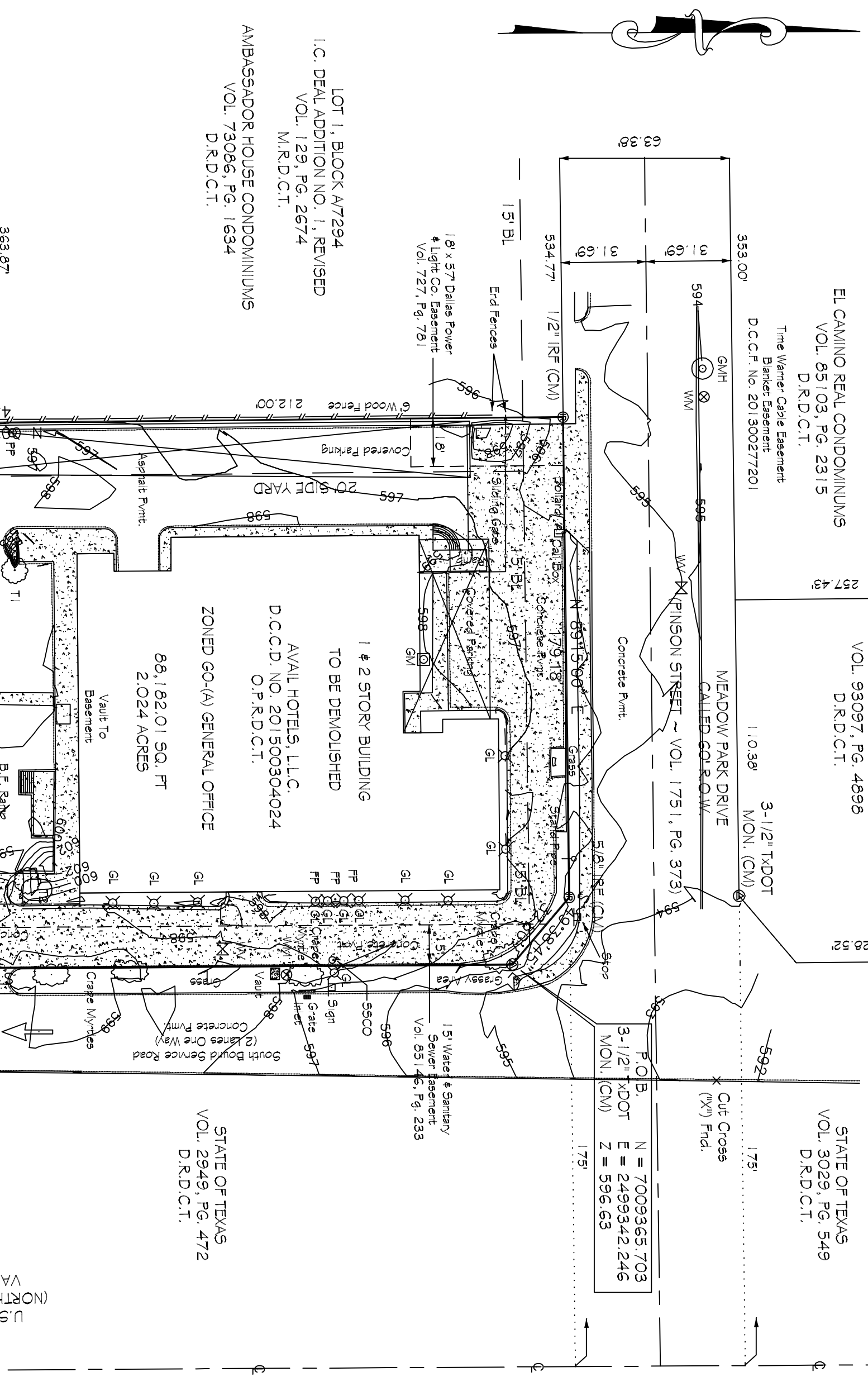
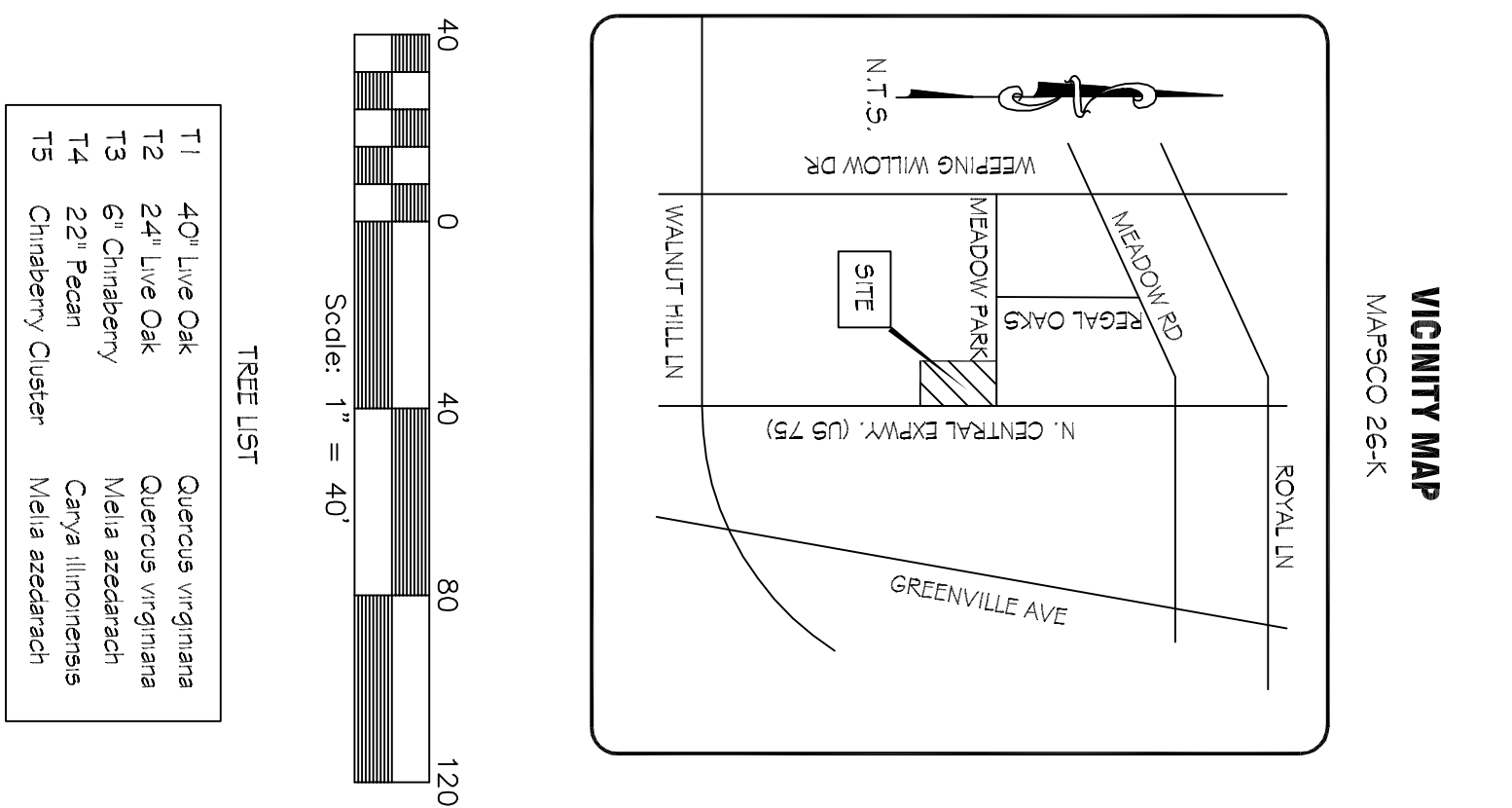
OWNER:
AVAIL HOTELS, LLC
NINISHA DESAI
1200 WEST WALNUT HILL LANE, SUITE 2250
IRVING, TEXAS 75038
(972) 879-8223
mcdjgaw@availhotels.com

SURVEYOR:
PROBECK LAND SURVEYORS
P.O. BOX 550695
DALLAS, TEXAS 75355-0695
(214) 549-5349 OFFICE
lprobeck@earthlink.net
TPLS Firm No. 10042600

PRELIMINARY PLAT
THE AVAIL ADDITION
LOT X, BLOCK 7294
A REPLAT OF THE REMAINDER OF LOT 25 OF
PLAT NO. 2 OF THE SUBDIVISION OF
LOTS 11 AND 12 OF THE
SHELBY SUBURBAN HEIGHTS ADDITION
BEING 2.024 ACRES OUT OF THE
DAVID BARROW SURVEY ~ ABSTRACT NO. 177
CITY OF DALLAS ~ DALLAS COUNTY, TEXAS
CITY PLAN FILE # S156-070

LEGEND

- (CIV) CONTROLLING MONUMENT
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FF FINISHED FLOOR
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FP FLAG POLE
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This plat approved subject to all plating ordinances, rules, regulations and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this _____ day of _____, 2016

BY: **NINISHA DESAI**

THE STATE OF TEXAS \$
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day, personally appeared **NINISHA DESAI** known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same in the capacity herein stated, and for the purposes and consideration therein expressed.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

day of _____, 2016.

My Commission Expires _____

"PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY."

OWNER:
AVAIL HOTELS, LLC
NINISHA DESAI
1200 WEST WALNUT HILL LANE, SUITE 2250
IRVING, TEXAS 75038
(972) 879-8223
mcdjgaw@availhotels.com

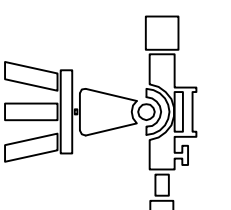
SURVEYOR:
PROBECK LAND SURVEYORS
P.O. BOX 550695
DALLAS, TEXAS 75355-0695
(214) 549-5349 OFFICE
lprobeck@earthlink.net
TPLS Firm No. 10042600

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CITY PLAN FILE # S156-070

BOUNDARY ~ COMMERCIAL
HOME BUILDING ~ PLATTING
TITLES ~ CONSTRUCTION

PROBECK LAND SURVEYORS
P.O. BOX 550695 ~ DALLAS, TEXAS 75355-0695
OFFICE (214) 549-5349 ~ FAX (214) 348-1149

AVAIL ADDITION
2.024 ACRES OUT OF THE
DAVID BARROW SURVEY, ABSTRACT NO. 177
CITY OF DALLAS, DALLAS COUNTY, TEXAS



DATE: 12-10-2015
FIELD DATE: 12-03-2015
JOB NO.: 2015116
DRAWING: AVAIL DWG
PARTY CHIEF: B.W.G.
SCALE: 1" = 40'
TITLE CO.:
LENDER:
PURCHASER:
REVISIONS:
SHEET 1 OF 1