

OWNER'S CERTIFICATE

STATE OF TEXAS §
 COUNTY OF DALLAS §

WHEREAS, BUCKNER BAPTIST BENEVOLENCES, are the owner of a tract of land situated in the ADOLPHUS REIMAN SURVEY ABSTRACT NO. 1191 and the M. WARD SURVEY ABSTRACT NO. 1637 in the City of Dallas, Dallas County, Texas, and being part of City of Dallas Block No. 8474 and also being part of a tract of land as described in Deed to Buckner Baptist Benevolences recorded in Volume 89148, Page 2324, of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a P.K. Nail found for corner in the north line of East R. L. Thornton Freeway (Interstate Highway 30 - a variable width right of way) same being the southwest corner of Lot 2 in Block F/8474 of MILKHANTVARNI ADDITION an addition to the City of Dallas, Texas, according to the plat recorded in instrument No. 200900112950 of the Deed Records of Dallas County, Texas, and also being the beginning of a curve to the left having a radius of 1196.92 feet, a central angle of 15 degrees 38 minutes 59 seconds, a chord bearing of South 82 degrees 31 minutes 36 seconds West and a chord distance of 325.91 feet;

THENCE in a southerly direction along the said north line of East R. L. Thornton Freeway and said curve to the left for an arc distance of 326.93' to a 1/2" yellow capped iron stamped "CCG INC. RPLS 5129" found for corner;

THENCE North 18 degrees 19 minutes 43 seconds West for a distance of 237.01 feet to a 1/2" yellow capped iron stamped "CCG INC. RPLS 5129" found for corner in the south line of Highland Road (a 70 foot wide right of way);

THENCE North 71 degrees 48 minutes 29 seconds East along the said south line of Highland Road for a distance of 346.12 feet to a 5/8" capped iron rod stamped "PROBECK 5187" found for corner, same being the northwest corner of said Lot 2;

THENCE South 13 degrees 19 minutes 40 seconds East along the west line of said Lot 2 for a distance of 298.70 feet to the POINT OF BEGINNING and containing a computed area of 87,015.48 square feet or 1.9976 acres of land, more or less.

CORPORATE DEDICATION STATEMENT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That BUCKNER BAPTIST BENEVOLENCES, acting by and through its duly authorized agent, Albert L. Reyes, President, do hereby adopt this plat, designating the herein described property as LOT 1, CITY BLOCK 8474, DALLAS JSK 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, 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, 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.

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 ____ day of _____, 2016.

By: _____
 ALBERT L. REYES, PRESIDENT
 BUCKNER BAPTIST BENEVOLENCES

COUNTY OF DALLAS §
 STATE OF TEXAS §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Albert L. Reyes, President, BUCKNER BAPTIST BENEVOLENCES known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said BUCKNER BAPTIST BENEVOLENCES, a corporation, that he was duly authorized to perform the same by appropriate resolution of the board of directors of such corporation for the purposes and consideration there in expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
 COUNTY OF DALLAS §

I, Geary Bailey, 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 from other reliable documentation and that this plat substantially complies with the rules and regulations of the Texas Board of Professional Land Surveyors, the City of Dallas Development Code, (Ordinance No. 19455, as amended) and the Texas Local Government Code, Section 212. I further affirm that the monumentation shown hereon was either found in place or placed in compliance with sec. 51a-8.617 (a), (b), (c), (d) and (e) of the Dallas City of Dallas Development Code, and that the digital drawing file accompanying this plat is a precise representation of the signed and recorded final plat.

Dated this the ____ day of _____, 2016.

PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
 Geary Bailey - RPLS 4573

NOTARY PUBLIC §
 COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and said State on this date personally appeared Geary Bailey, known to me personally to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

LINE TABLE

LINE #	BEARING	DISTANCE
L1	N02°26'52"W	10.00'
L2	S87°33'08"W	10.00'
L3	S02°26'52"E	10.00'
L4	S18°11'31"E	10.00'
L5	S71°48'29"W	10.00'
L6	N18°11'31"W	10.00'

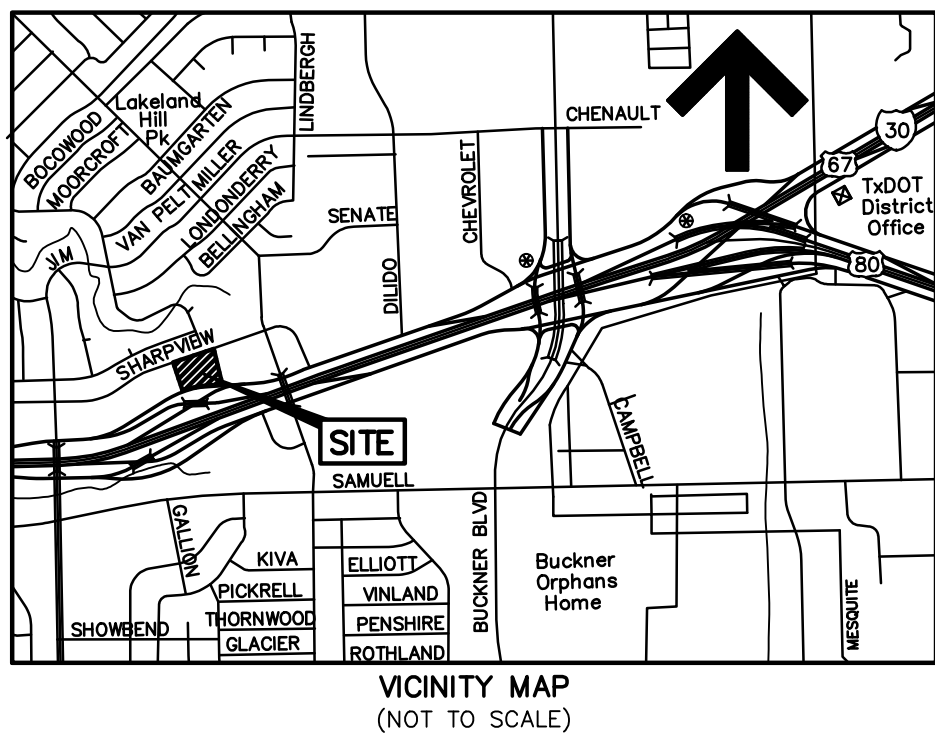
LEGEND

CIRF	CAPPED IRON ROD FOUND
YCFR	YELLOW CAPPED IRON ROD FOUND
IRF	IRON ROD FOUND
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
— OHE —	OVERHEAD ELECTRIC
VOL	VOLUME
PG.	PAGE
INST. NO.	COUNTY CLERK'S INSTRUMENT NUMBER
HACK	HACKBERRY
CDR ELM	CEDAR ELM
CHINA	CHINABERRY

EAST R. L. THORNTON FREEWAY
 INTERSTATE HIGHWAY 30
 (A VARIABLE WIDTH RIGHT OF WAY)

R=1196.92'
 Δ=15°38'59"
 L=326.93'
 CB=S82°31'36"W
 (REFERENCE BEARING)
 C=325.91'

TREE #	SIZE/TYPE	SCIENTIFIC NAME	TREE #	SIZE/TYPE	SCIENTIFIC NAME	TREE #	SIZE/TYPE	SCIENTIFIC NAME	TREE #	SIZE/TYPE	SCIENTIFIC NAME
106	10" HACK	CELTIS OCCIDENTALIS	122	14" CDR ELM	ULMUS CRASSIFOLIA	138	11" HACK	CELTIS OCCIDENTALIS	153	9" HACK	CELTIS OCCIDENTALIS
107	18" QUAD	CELTIS OCCIDENTALIS	123	8" HACK	CELTIS OCCIDENTALIS	139	12" HACK	CELTIS OCCIDENTALIS	155	9" HACK	CELTIS OCCIDENTALIS
108	11" HACK	CELTIS OCCIDENTALIS	124	9" HACK	CELTIS OCCIDENTALIS	140	10" HACK	CELTIS OCCIDENTALIS	156	9" HACK	CELTIS OCCIDENTALIS
109	6" HACK	CELTIS OCCIDENTALIS	125	10" HACK	CELTIS OCCIDENTALIS	141	9" HACK	CELTIS OCCIDENTALIS	157	7" HACK	CELTIS OCCIDENTALIS
110	10" TWIN HACK	CELTIS OCCIDENTALIS	126	6" HACK	CELTIS OCCIDENTALIS	142	6" HACK	CELTIS OCCIDENTALIS	158	9" HACK	CELTIS OCCIDENTALIS
111	10" HACK	CELTIS OCCIDENTALIS	127	10" HACK	CELTIS OCCIDENTALIS	143	6" HACK	CELTIS OCCIDENTALIS	159	11" HACK	CELTIS OCCIDENTALIS
112	10" HACK	CELTIS OCCIDENTALIS	128	15" HACK	CELTIS OCCIDENTALIS	144	10" TWIN HACK	CELTIS OCCIDENTALIS	160	19" TWIN HACK	CELTIS OCCIDENTALIS
113	10" HACK	CELTIS OCCIDENTALIS	129	13" HACK	CELTIS OCCIDENTALIS	145	14" TWIN HACK	CELTIS OCCIDENTALIS	161	9" CDR ELM	ULMUS CRASSIFOLIA
114	7" HACK	CELTIS OCCIDENTALIS	130	6" HACK	CELTIS OCCIDENTALIS	146	7" HACK	CELTIS OCCIDENTALIS	162	9" HACK	CELTIS OCCIDENTALIS
115	9" HACK	CELTIS OCCIDENTALIS	131	8" CDR ELM	ULMUS CRASSIFOLIA	147	7" HACK	CELTIS OCCIDENTALIS	163	10" HACK	CELTIS OCCIDENTALIS
116	13" HACK	CELTIS OCCIDENTALIS	132	11" CDR ELM	ULMUS CRASSIFOLIA	148	14" TWIN HACK	CELTIS OCCIDENTALIS	164	10" HACK	CELTIS OCCIDENTALIS
117	9" HACK	CELTIS OCCIDENTALIS	133	10" HACK	CELTIS OCCIDENTALIS	149	18" TWIN HACK	CELTIS OCCIDENTALIS	165	8" HACK	CELTIS OCCIDENTALIS
118	9" HACK	CELTIS OCCIDENTALIS	134	12" HACK	CELTIS OCCIDENTALIS	150	9" HACK	CELTIS OCCIDENTALIS	166	HACK CLUST	CELTIS OCCIDENTALIS
119	13" HACK	CELTIS OCCIDENTALIS	136	13" HACK	CELTIS OCCIDENTALIS	151	9" HACK	CELTIS OCCIDENTALIS	167	24" TWIN HACK	CELTIS OCCIDENTALIS
120	11" HACK	CELTIS OCCIDENTALIS	137	10" HACK	CELTIS OCCIDENTALIS	152	9" HACK	CELTIS OCCIDENTALIS	168	14" CHINA	MELIA AZEDARACH
121	12" HACK	CELTIS OCCIDENTALIS	135	13" HACK	CELTIS OCCIDENTALIS	154	9" HACK	CELTIS OCCIDENTALIS			



- GENERAL NOTES**
- BASIS OF BEARINGS - Subject deed to Buckner Baptist Benevolences recorded in Vol. 89148, Pg. 2324 D.R.D.C.T.
 - According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency, the subject property appears to be located in Zone "X" (areas determined to be outside the 0.2% annual chance floodplain), as shown on Map No. 48113C0365K; Map Revised: JULY 7, 2014, for DALLAS County, Texas and incorporated areas. This flood statement does not imply that the property and/or the structures located in Zone "X" will be free from flooding or flood damage. This flood statement shall not create liability on the part of the surveyor.
 - Lot-to-lot drainage is not permitted without Engineering Section approval.
 - The purpose of this Preliminary Plat is to create 1 lot from 1.9976 acre tract.
 - No structures exist on the property.
 - Texas Department of Transportation (TxDOT) approval shall be required for any driveway modification or new access.
 - The coordinates shown hereon are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No scale and no projection.

DEVELOPER:
 DALLAS JSK HOSPITALITY, LLC
 4770 W. JOHN CARPENTER FRWY
 IRVING, TEXAS 75063

OWNER:
 BUCKNER BAPTIST BENEVOLENCES
 P.O. BOX 271189
 DALLAS, TEXAS 75227-1189

PREPARED BY:
JDJR ENGINEERS AND CONSULTANTS, INC.
 TBPLS Firm No. 100358-00

ENGINEERS • LAND PLANNERS • SURVEYORS
 2500 Texas Drive Suite 100 Irving, Texas 75062
 Tel 972-282-8357 Fax 972-282-8968

PRELIMINARY PLAT
CITY BLOCK 8474
DALLAS JSK ADDITION
 SITUATED IN THE ADOLPHUS REIMAN SURVEY, A-1191,
 AND THE M. WARD SURVEY, A-1637
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 1.9976 ACRES
 CITY OF DALLAS PLAN FILE NO. S167-042
 DECEMBER - 2016 JDR PROJECT NO. 892-5-16