

OWNER'S CERTIFICATE:

Whereas Mockingbird Hotels, L.L.C., a Texas limited liability company, is the owner of a tract of land situated in the James McLaughlin Survey, Abstract No. 845, being a portion of Block E-3/7940, Empire Central Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 34, Page 203, Map Records of Dallas County, Texas, same being all that certain tract of land conveyed to Mockingbird Hotels, L.L.C., by deed recorded under Instrument Number 201700207064, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at an 'X' cut found in concrete for the West corner of said Triple tract, same being the South corner of that certain tract of land conveyed to Lovefield Hotels, LLC, by deed recorded under Instrument Number 201500323285, said Official Public Records, same being in the northeasterly right-of-way line of John W. Carpenter Freeway (State Highway 183);

THENCE North 38 deg. 09 min. 00 sec. East, along the common line of said Triple tract and said Lovefield tract, a distance of 379.60 feet to a point in a dead tree for the North corner of said Triple tract, same being the East corner of said Lovefield tract, same being in the southwesterly line of that certain tract of land conveyed to Zayo Colocation, LLC, by deed recorded under Instrument Number 201500344911, said Official Public Records;

THENCE South 51 deg. 51 min. 00 sec. East, along the common line of said Triple tract and said Zayo tract, a distance of 190.00 feet to a 1/2 inch iron rod found with "Peiser & Mankin Surv" red plastic cap (previously set) for the East corner of said Triple tract, same being the North corner of that certain tract of land conveyed to 7700 JWC, LLC, by deed recorded under Instrument Number 201500321702, said Official Public Records;

THENCE South 38 deg. 09 min. 00 sec. West, along the common line of said Triple tract and said 7700 tract, a distance of 379.60 feet to a mag nail found for the South corner of said Triple tract which bears North 56 deg. 08 min. 18 sec. West, 0.37 feet, same being the West corner of said 7700 tract, same being in the northeasterly right-of-way line of aforesaid John W. Carpenter Freeway;

THENCE North 51 deg. 51 min. 00 sec. West, along the common line of said Triple tract and said John W. Carpenter Freeway, a distance of 190.00 feet to the POINT OF BEGINNING and containing 72,124 square feet or 1.656 acres of computed land, more or less.

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **MOCKINGBIRD HOTELS, L.L.C.**, ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, RAJ PATEL, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **JWC HOSPITALITY ADDITION** AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND DO HEREBY DEDICATE, IN THE 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 AND UPON 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, TEXAS.

WITNESS MY HAND THIS THE ____ DAY OF _____, 2018.

MOCKINGBIRD HOTELS, L.L.C.

BY: _____
RAJ PATEL, [TITLE]

STATE OF TEXAS:
COUNTY OF DALLAS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED RAJ PATEL, KNOWN TO ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2018.

NOTARY PUBLIC IN AND FOR DALLAS COUNTY

SURVEYOR'S STATEMENT

I, TIMOTHY R. MANKIN, 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, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE. RELEASED FOR REVIEW 02/01/2018

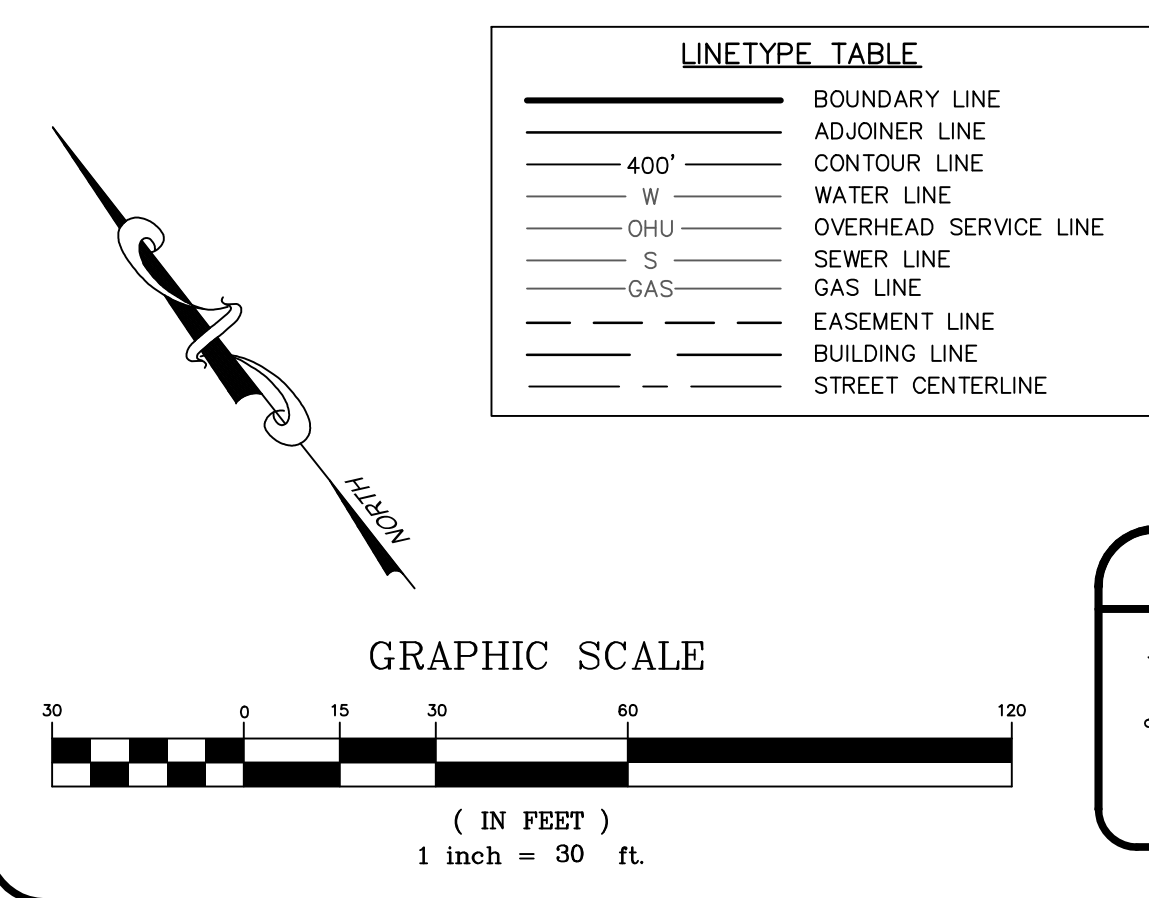
TIMOTHY R. MANKIN DATE
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6122

STATE OF TEXAS:
COUNTY OF TARRANT:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED TIMOTHY R. MANKIN, KNOWN TO ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED AND THE ACT AND DEED OF SAID COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2018.

NOTARY PUBLIC IN AND FOR TARRANT COUNTY, TEXAS



LEGEND	
	GAS METER
	IRR. CONTROL VALVE
	TELEPHONE PEDESTAL
	POWER POLE
	DOWN GUY
	S.S. MANHOLE
	CLEAN OUT
	FIRE HYDRANT
	WATER METER
	FUEL PORT
	WATER VALVE
	TRANSFORMER PAD
	ELECTRIC METER
	STORM DRAIN MANHOLE
	WATER MANHOLE
	TELEPHONE POLE
	SWB MANHOLE
	GAS MANHOLE
	VAULT
	HANDICAP SPACE
	SIGN
	LIGHT POLE
	TYPICAL FENCE
	CONCRETE
	BOLLARD
	COVERED AREA
	A/C PAD

GENERAL NOTES:

- BEARINGS ARE BASED ON THE SOUTHWESTERLY LINE (NORTH 51 DEG. 51 MIN. 00 SEC. WEST) OF BLOCK E-3/7940, EMPIRE CENTRAL ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 34, PAGE 203, MAP RECORDS OF DALLAS COUNTY, TEXAS.
- LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT OUT OF A PORTION OF A PLATTED BLOCK.
- 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.
- ALL STRUCTURES TO BE REMOVED.

LEGEND

O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. NO. - INSTRUMENT NUMBER
D.R.D.C.T. - DEED RECORDS, DALLAS COUNTY, TEXAS
VOL. - VOLUME
PG. - PAGE

ENGINEER:

PAUL CRAJUN
CUMULUS DESIGN
2080 NORTH HWY 360
SUITE 240
GRAND PRAIRIE, TEXAS 75050
214-235-0367
214-235-0546 (FAX)

OWNER:

MIGUEL ANGEL MARTINEZ
1921 HAYMARKET ROAD
DALLAS, TEXAS 75253
817-374-2309

JOB NO.: 17-0729	PEISER & MANKIN SURVEYING, LLC www.peisersurveying.com	SHEET
DATE: 02/01/2018		1
FIELD DATE: 01/22/2018		OF
FIELD: A.R.M.		1
DRAWN: T.R.M.		
CHECKED: J.B.W.	623 E. DALLAS ROAD GRAPEVINE, TEXAS 76051 817-481-1806 (O) 817-481-1809 (F)	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE

tmankin@peisersurveying.com FIRM No. 100999-00 Member Since 1977