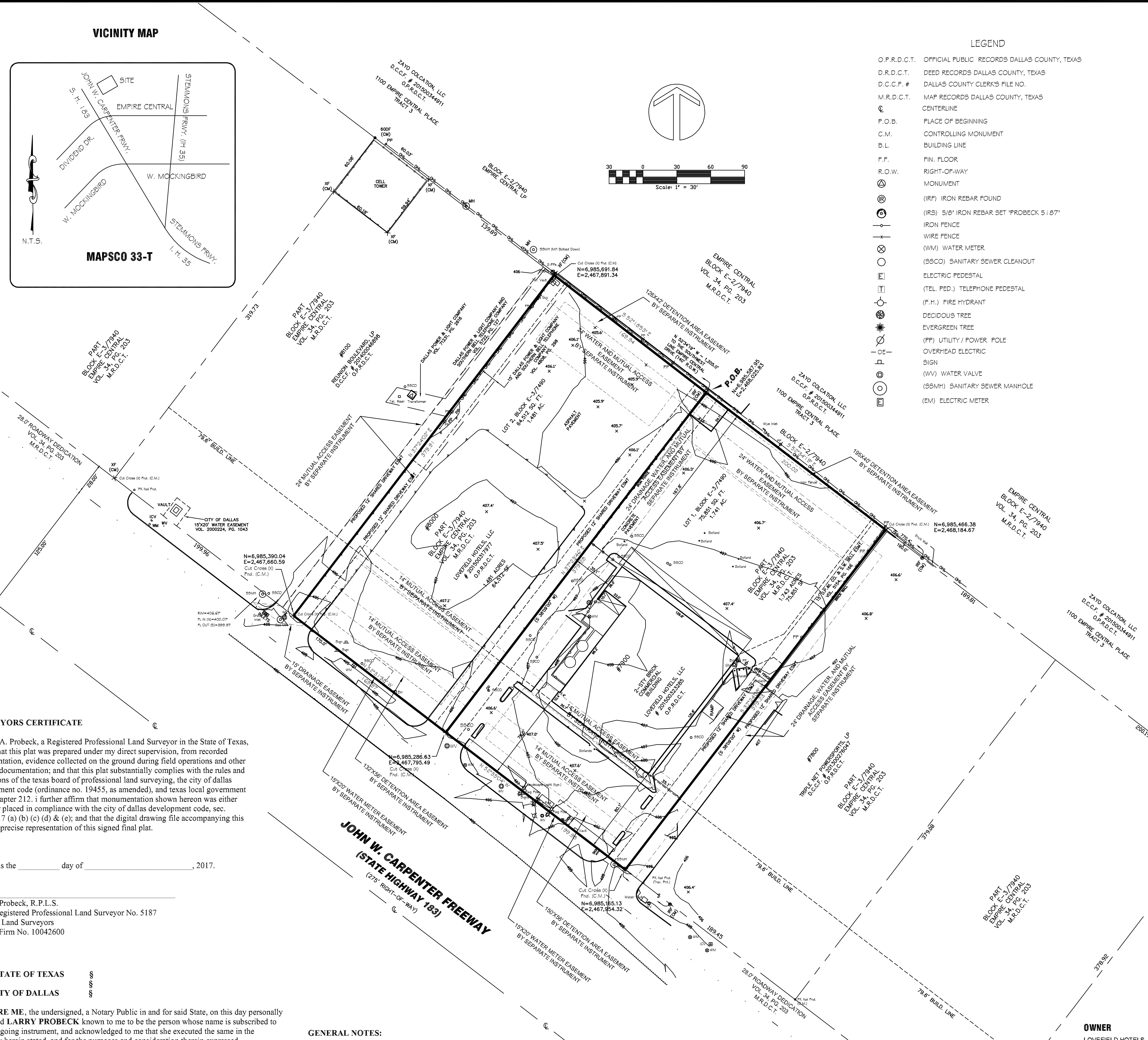

SURVEYORS CERTIFICATE

I, Larry A. Probeck, a Registered Professional Land Surveyor in 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.

dated this the __________ day of __________________________, 2017.

Lrry A. Probeck, R.P.L.S.
Texas Registered Professional Land Surveyor No. 5187
Probeck Land Surveyors
TBPLS Firm No. 10042600

THE STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared **LARRY PROBECK** 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.

LARRY PROBECK

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the

_________ day of _________________________, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

My Commission Expires: _________________, ________.

GENERAL NOTES:

BASIS OF BEARINGS: BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM. NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83 2011). ON GRID COORDINATE VALUES. NO SCALE AND NO PROJECTION.

ZONED COPMMERCIAL MU (MIXED USE).

LOT TO LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.

EXISTING STRUCTURES ARE TO BE DEMOLISHED.

THE PURPOSE OF THIS PLAT IS TO CREATE A TWO (2) LOT SUBDIVISION AND OBTAIN A BUILDING PERMIT.

OWNER
LOVEFIELD HOTELS, LLC
7701 LAS COLINAS RIDGE
SUITE 250
IRVING, TEXAS 75063-7552

SURVEYOR
PROBECK LAND
SURVEYORS
P.O. BOX 550695
DALLAS, TEXAS 75355-0695
(214) 549-5349 OFFICE
lprobeck@earthlink.net

TBPLS FIRM NO. 10042600

THE STATE OF TEXAS §
COUNTY OF DALLAS §

OWNERS CERTIFICATE

BEING all of that certain lot, tract or parcel of land lying and being situated in Dallas City Block E-3/7940 in the James McLaughlin Survey, Abstract No. 845, Dallas County, Texas, and being all of that certain lot, tract or parcel of land described in a Warranty Deed from Riverfront Properties, LP, a Texas limited partnership to Lovefield Hotels, Inc., a Texas Corporation, recorded under Dallas County Clerk's File No. 201500323285, of the Official Public Records of Dallas County, Texas,(O.P.R.D.C.T.), and being also all of that certain lot, tract or parcel of land described in a Special Warranty Deed from Robyn T. Conlon to Lovefield Hotels, Inc., a Texas Corporation, recorded under Dallas County Clerk's File No. 201500317977 and being particularly described as follows:

BEGINNING at a 1/2" Iron Rebar found for the east corner of that certain tract of land conveyed to Robyn T. Conlon recorded in Volume 96151 at Page 1393 of the Deed Records of Dallas County, Texas, (D.R.D.C.T.) being also in the common line of City Blocks E-2/7940 and E-3/7940, from which point the southeast line of Empire Central, a 145.00 feet wide public right-of-way bears, North 52° 34' 19" West, 1,205.00 feet;

THENCE South 52° 34' 19" East, continuing with the common line of City Blocks E-2/7940 and E-3/7940, a distance of 200.02 feet to Cut Cross ("X") found for the northeast corner of that certain lot, tract or parcel of land conveyed to Barse & Company, Inc. a Texas Corporation, as recorded in Volume 97133 at Page 1250, of the Deed Records of Dallas County, Texas, (D.R.D.C.T.);

THENCE South 37° 24' 08" West, continuing with the northwest line of Barse & Company's tract of land, a distance of 379.23 feet to a Cut Cross ("X") found in concrete pavement for corner in the northwest line of John W. Carpenter Freeway (State Highway 183), a 275.00 feet wide public right-of-way;

THENCE North 52° 35'04" West, continuing with the northwest line of John W. Carpenter Freeway, a distance of 199.98 feet to a Cut Cross ("X") found in concrete pavement for the southerly corner of said Conlon's tract of land;

THENCE North 52° 31'38" West, continuing with the northwest line of John W. Carpenter Freeway, a distance of 169.97 feet to a Cut Cross ("X") found in concrete pavement for the southerly corner of that certain lot, tract or parcel of land conveyed to Reunion Boulevard, LP, a Texas limited partnership recorded in Dallas County Clerk's File No. 201400046898 of the O.P.R.D.C.T.;

THENCE North 37° 24' 02" East, departing the northwest line of John W. Carpenter Freeway and continuing with the northeast line of Reunion Boulevard's tract of land, a distance of 379.91 feet to a Cut Cross (X) found for corner in concrete pavement in the northwest line of the common line of City Blocks E-2/7940 and E-3/7940;

THENCE South 52° 18' 53" East, continuing with the common line of City Blocks E-2/7940 and E-3/7940, a distance of 169.94 feet to the **PLACE OF BEGINNING** containing 140,362.14 square feet or 3.222 acres of land.

Basis of Bearings : Bearings are based on the Texas State Plane Coordinate System. North American Datum of 1983 (NAD 83 2011). Texas North Central Zone 4202.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **LOVEFIELD HOTEL LLC,** a Texas Limited liability company, acting by and through their duly authorized Owner, **MUKESH PATEL** , does hereby adopt this plat, designating the herein described tract as **DALLAS HOTEL** , 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 as 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 utility 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 and 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.

Detention Area Easement Statement

The proposed detention area (s) along Block E-3/7940 within the Limits of this addition, will remain as detention areas to the line and grade shown on the plans at all times and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the Detention Areas in Block E-3/7940. The City of Dallas will not be responsible for the maintenance and operation of said Detention Areas or for any damage or injury to private property or person that results from the flow of water along, into or out of said Detention Areas, or for the control of Erosion.

No obstruction to the natural flow of storm water run-off shall be permitted by filling or by construction of any type of dam, building, bridge, fence, walkway or any other structure within the designated Detention Areas, as hereinafter defined in Block E-3/7940, unless approved by the Chief Engineer of Sustainable Development and Construction. Provided, however, it is understood that in the event it becomes necessary for the City of Dallas to erect any type of Drainage structure in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivisions, then in such an event, the City of Dallas shall have the right to enter upon the Detention Areas at any p6160 5902í□□ lint, or points to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep clean and free of debris, silt, and any substance which would result in unsanitary conditions and the City of Dallas shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions, which may occur.

The Detention Area in Block E_____, as in the case of all Detention Areas, is subject to Storm Water overflow to an extent, which cannot be clearly defined. The City of Dallas shall not be held liable for any damage of any nature resulting from the occurrence of these natural phenomena, nor resulting from the failure of any structure or structures within the Detention Areas or the subdivision storm drainage system.

The Detention Areas serving the plat are shown by the Detention Area Easement Line as shown on the plat.

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 ___________________, 2017.

BY: ______________________________
MUKESH PATEL **OWNER**
LOVEFIELD HOTELS, LLC

THE STATE OF TEXAS §
COUNTY OF DALLAS §
§

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared **MUKESH PATEL** 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.

MUKESH PATEL OWNER
LOVEFIELD HOTELS, LLC

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the

_________ day of _________________________, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

My Commission Expires: _________________, ________.

PRELIMINARY : THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

PRELIMINARY PLAT
DALLAS HOTEL
LOTS 1 & 2, BLOCK E-3/7490
BEING 3.222 ACRES OUT OF THE
JAMES McLAUGHLIN SURVEY ~ ABSTRACT NO. 845
CITY OF DALLAS ~ DALLAS COUNTY, TEXAS
CITY PLAN FILE # S167-155

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

LOTS 1 & 2, BLOCK E-3/7940 ~ DALLAS HOTEL
3.222 ACRES OUT OF THE
JAMES McLAUGHLIN SURVEY, ABSTRACT 845
CITY OF DALLAS, DALLAS COUNTY, TEXAS

DATE: 03-28-2017
FIELD DATE: 09-21-2016
JOB NO.: 2016161
DRAWING: STAYBRIDGE
PARTY CHIEF: B.W.G.
SCALE: 1" = 50'
GF #:
TITLE CO.:
LENDER:
PURCHASER:
REVISIONS:
SHEET 1 OF 1