

STATE OF TEXAS
COUNTY OF DALLAS

OWNER'S CERTIFICATE

THENCE departing said southeasterly line of said 15 foot alley and along the common northeast line of said Lot 9A and southwest line of said Lot 7A, S61°31′53″E, a distance of 155.50 feet to a point for the northeast corner of said Lot 9A, said corner lying in aforementioned northwesterly right—of—way line of McKinney Avenue, from said corner a 3/8 inch iron rod found bears N79°37′39″E, a distance of 0.38

THENCE continuing along said northwesterly right—of—way line of said McKinney Avenue and along the southeast line of said Dallas CF Hospitality Associates, LLC tract, S27°56'07"W, a distance of 100.00 feet to the POINT OF BEGINNING and containing 27,178 square feet or 0.6239 acres of land.

I, Stanley Ray Felts, 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.

SURVEYOR'S STATEMENT

PRELIMINA NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT Stanley Ray Felts, R.P.L.S.

Stanley Ray Felts, R.P.L.S.
Registration No. 4625

STATE OF TEXAS COUNTY OF DALLAS

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the

2017.

FFORE ME, the undersigned authority, a Notary Public in and for the State of xas, on this day personally appeared Stanley Ray Felts, known to be the person lose name is subscribed to the foregoing instrument and acknowledged to me at he executed the same for purposes and considerations therein expressed and the capacity therein stated and as the act and deed of said company.

Dated this the

2017

THENCE continuing along said northwesterly right—of—way line of said McKinney Avenue and along said northeast line of said Dallas CF Hospitality Associates, LLC tract, S61°31′53″E, a distance of 2.00 feet to a point for the northeast corner of said Dallas CF Hospitality Associates, LLC tract, from said corner a 3/8 inch iron rod found bears S11°37′46″E, a distance of 0.32 feet;

THENCE along said northwesterly right—of—way line of said McKinney Avenue and the southeast line of said Lot 9A, S27'56'07"W, a distance of 73.50 feet to a 5/8 inch iron rod found for the southeast corner of said Lot 9A and lying in the northeast line of said Dallas CF Hospitality Associates, LLC tract;

THENCE along said southeasterly line of said 15 foot alley and northwesterly line of said Dallas CF Hospitality Associates, LLC tract, N27'56'07'E, at a distance of 100.00 feet passing a ½ inch iron rod found for the northwest corner of said Dallas CF Hospitality Associates, LLC tract and southwest corner of said Lot 9A, continuing along said southeasterly line of said 15 foot alley and along the northwesterly line of said Lot 9A, for a total distance of 173.50 feet to an "X" cut found for the northwest corner of said Lot 9A and southwest corner of Lot 7A, Block 12/970 of Wiltex Addition, an addition to the City of Dallas according to the plat recorded in Volume 87041, Page 1066, Deed Records of Dallas County, Texas;

THENCE departing said northwesterly right—of—way line of said McKinney Avenue and along the common southwest line of said Dallas CF Hospitality Associates, LLC tract and northeast line of said Lot 11A, N61*31*53*W, a distance of 157.50 feet to a point for the southwest corner of said Dallas CF Hospitality Associates, LLC tract and northwest corner of said Lot 11A, said corner lying in the southeast line of a 15' wide alley, from said corner an "X" cut in concrete found bears \$29*08*59*E, a distance of 1.18 feet;

BEGINNING at a point for the southeast corner of said Dallas CF Hospitality Associates, LLC tract and lying in the northwesterly right—of—way line of said McKinney Avenue, said point also being the northeast corner of Lot 11A, Block 12/970 of McKinney Bowen Addition, an addition to the City of Dallas according to the plat recorded in Volume 2003180, Page 28, Deed Records of Dallas County, Texas, from said corner an "X" cut in concrete found bears N87'28'39"E, a distance of 0.24 feet;

WHEREAS W & K Real Estate Partners, Inc. and Dallas CF Hospitality Associates, LLC are the owner of a 27,178 square foot tract of situated in the John Grigsby Survey, Abstract No. 495, and being all of Lot 9A, Block 12/970 of 3219 McKinney Avenue Addition, an addition to the City of Dallas according to the Revised Map recorded in Volume 85145, Page 87, Deed Records of Dallas County, Texas and all of that tract of land conveyed to Dallas CF Hospitality Associates, LLC by deed recorded at Instrument Number 201500274933, Official Public Records of Dallas County, Texas and being more particularly described as follows:

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PRELIMINARY PLAT

DREAM HOTEL ADDITION

LOT 9B, BLOCK 12/970

BEING ALL OF LOT 9A, BLOCK 12/970

3219 McKINNEY AVENUE ADDITION

VOLUME 85145, PAGE 87, D.R.D.C.T.

AND ALL OF A 0.362 ACRE TRACT OF LAND

INSTRUMENT NUMBER 201500274933, O.P.R.D.C.T.

SITUATED IN THE

JOHN GRUGSBY SURVEY, ABSTRACT NO. 495

Y OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. \$167-131

DALLAS CF HOSPITALITY ASSOCIATES, LLC 200 WEST 55TH ST., STE 42 NEW YORK, NY 10019 OWNER:

SURVEYORS:

BROCKETTE/DAVIS/DRAKE, INC.
Civil & Structural Engineering Surveying
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Dallas, Texas 75204
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