

WNERS CERTIFICATE  
STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, Equity Hotel Group, LLC, a Texas limited liability company and Carolina Joliff Pace, the sole members of the partnership formed and known as HOUSTON WOOD ADDITION, an addition to the City of Dallas, Dallas County, Texas, being all of Lot 5A, Block 22/24, Belo/Houston Addition, on addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 99222, Page 00013, Deed Records, Dallas County, Texas, same being conveyed to said Equity Hotel Group, LLC by Special Warranty Deed recorded in Instrument No. 200900167895, Official Public Records, Dallas County, Texas, and being all of a tract of land conveyed to Carolina Joliff Pace by Executor's Deed recorded in Volume 89038, Page 3522, Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 3 inch aluminum disk stamped "HWA" & RPLS "5513" set over a 1/2 inch iron rod set for corner of the intersection of the West line of Record Street (an 80 foot right-of-way) and the North line of Wood Street (an 80 foot right-of-way);

Thence South 75 degrees 02 minutes 43 seconds West, leaving said intersection and along the said North line of Wood Street, a distance of 200.00 feet to a 3 inch aluminum disk stamped "HWA" & RPLS "5513" set over a 1/2 inch iron rod set for corner of the intersection of the said North line of Wood Street and the East line of Houston Street (an 80 foot right-of-way);

Thence North 15 degrees 06 minutes 37 seconds West, leaving said intersection and along the said East line of Houston Street, a distance of 97.37 feet to a 3 inch aluminum disk stamped "HWA" & RPLS "5513" set over a 1/2 inch iron rod set at the Southwest corner of a tract of land conveyed to Admiral Realty, Inc. by deed recorded in Volume 77142, Page 2170, Deed Records, Dallas County, Texas;

Thence North 74 degrees 59 minutes 19 seconds East, leaving the said East line of Houston Street and along the South line of said Admiral Realty, Inc. tract, a distance of 100.00 feet to a 1 inch iron pipe found at the Southeast corner of said Admiral Realty, Inc. tract;

Thence North 15 dgrees 09 minutes 45 seconds West, along the East line of said Admiral Realty, Inc. tract, a distance of 8.00 feet to a point for corner of the Southwest corner of a tract of land conveyed to BMR Garage Partners, LLC, a Texas limited liability company, by deed recorded in Instrument No. 201400276217, Official Public Records, Dallas County, Texas;

Thence North 74 degrees 59 minutes 19 seconds East, along the South line of said BMR Garage Partners, LLC tract, a distance of 39.99 feet to a point for corner of the Southeast corner of said BMR Garage Partners, LLC tract, being in the said West line of Record Street;

Thence South 15 degrees 07 minutes 09 seconds East, along the said West line of Record Street, a distance of 105.57 feet to the Point of Beginning and containing 20,293 square feet or 0.466 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Equity Hotel Group, LLC, a Texas limited liability company, acting by and through their duly authorized officer, Bipin Hirra, President, and Carolina Joliff Pace, do hereby adopt this plat, designating the herein described property as **HOUSTON WOOD 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 roadway management areas shown thereon. The easements shown hereon are hereby reserved for the purposes indicated. The utility and fire line 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 line easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, erected, placed or placed upon the easements shown hereon. Said easements shall be shown on the plat hereon for the purpose of recording and being of all public utilities desiring to use same. All other public utility shall have the right to remove and keep underground or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall of 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 of any time of proceeding the permission of anyone. (Any public utility shall have the right of ingress and egress to provide property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Water main and wastewater assessments 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 curb 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: Bipin Hirra, President  
Equity Hotel Group, LLC, a Texas limited liability company

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Bipin Hirra known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Public in and for Dallas County, Texas.

WITNESS, my hand at Dallas, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

By: Carolina Joliff Pace

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Carolina Joliff Pace known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT:

I, Bryan Connolly, 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)(5)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the 07<sup>th</sup> day of PRELIMINARY THIS DOCUMENT SHALL NOT BE RELEASED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT., 2016.

Bryan Connolly  
Texas Registered Professional Land Surveyor No. 5513  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connolly known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Public in and for the State of Texas

GENERAL NOTES:

- 1) BEARINGS ARE REFERENCED TO GRID NORTH, BASED ON GPS OBSERVATIONS AND CONFORM TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE.
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 5) 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.
- 6) BENCHMARK IS A CITY OF DALLAS BENCHMARK SET ON TOP OF A CONCRETE CURB AT THE POINT OF CURVE AT THE SOUTHEAST CORNER OF THE INTERSECTION OF LIVE OAK STREET AND HALL STREET. (ELEV.=476.803')

PRELIMINARY PLAT  
**HOUSTON WOOD ADDITION**  
LOT 5B, BLOCK 22/24  
BEING A REPLAT OF LOT 5A, BLOCK 22/24,  
BELO/HOUSTON ADDITION AND A  
3,674 SQUARE FOOT TRACT  
20,293 SQ.FT. / 0.466 ACRES  
JOHN N. BRYAN SURVEY, ABSTRACT NO. 149  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S158-240

**PLANNING & SURVEYING**  
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**CBG SURVEYING INC.**  
DALLAS, TEXAS  
DALLAS COUNTY, TEXAS  
CITY OF DALLAS

OWNER: **EQUITY HOTEL GROUP, LLC**  
ATTN: BIPIN HIRRA  
3251 TWISTED BRANCHES  
MARETTA, GA 30098  
F(678)922-7576

SCALE: 1"=20' / DATE: JULY 7, 2016 / JOB NO. 1408707-1 / DRAWN BY: CS