

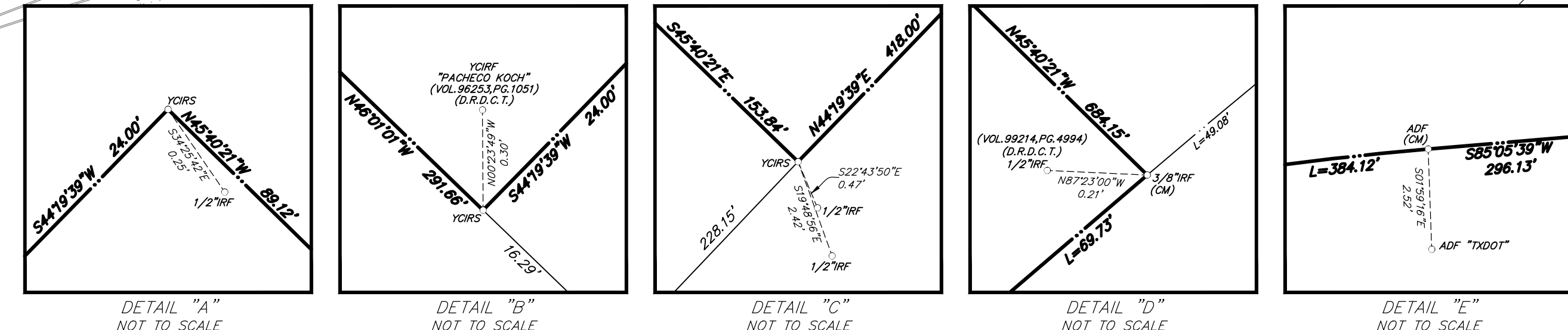
- NOTES:
1. BASIS OF BEARINGS: STATE PLANE, NAD 83, TEXAS NORTH CENTRAL ZONE.
 2. COORDINATES BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
 3. CONTROLLING MONUMENTS: AS SHOWN
 4. NO LOT TO LOT DRAINAGE WILL BE PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
 5. NO BUILDINGS CURRENTLY EXIST, EXISTING BILLBOARDS TO REMAIN.
 6. THE PURPOSE OF THIS PLAT IS TO COMBINE TWO TRACTS OF LAND.
 7. NON-COMPLYING MONUMENTATION DESCRIBED AS "YOURS" WERE SET BY RAYMOND L. GOODSON JR., INC. FOR BOUNDARY SURVEY DATED JUNE 20, 2015.

LEGEND

.....	PROPERTY LINE	.....	OVERHEAD POWER
-----	EASEMENT LINE	.....	GAS LINE
-----	BUILDING	.....	SEWER LINE
-----	CONCRETE	.....	STORM SEWER LINE
-----	FENCE LINE	.....	EXISTING CONTOUR LINE
.....	LIGHT STANDARD	.....	1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TIG INC" SET
.....	WATER VALVE	.....	YOURS
.....	WATER METER	.....	IRF
.....	FIRE HYDRANT	.....	MNF
.....	CLEAN OUT	.....	CMF
.....	IRRIGATION BOX	.....	PKF
.....	TELEPHONE PEDISTAL	.....	M&G
.....	TRAFFIC SIGNAL	.....	D.R.
.....	TRAFFIC SIGNAL BOX	.....	O.P.R.
.....	DRAIN & SIZE	.....	D.C.T.
.....	GREASE TRAP	.....	INST. NO.
.....	POWER POLE	.....	VOLUME
.....	UTILITY WIRE	.....	PAGE
.....	SEWER	.....	.....
.....	SEWER MANHOLE	.....	.....
.....	STORM SEWER MANHOLE	.....	.....
.....	GAS MANHOLE	.....	.....
.....	TELEPHONE MANHOLE	.....	.....
.....	ELECTRIC MANHOLE	.....	.....

TREE LEGEND

BOY	BOS D'ARC
GED	CEDAR
OH	CHINA BERRY
CM	ONE MILE
COT	COTTONWOOD
DOG	DOGWOOD
HAC	HACKBERRY
HER	HEROULES CLUB
LOC	LOGS
MAP	MAPLE
MM	MINNOSA
PEC	PECAN
WL	WILLOW
TREE	UNKNOWN TREE TYPE



PRELIMINARY PLAT OF LUNA UPLIFT LOT 1, BLOCK A/7021 WILLIAM JONES SURVEY, ABSTRACT NO. 686 CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY PLAN FILE NO. S145-261

SCALE: 1" = 40' DATE: AUGUST 2015

OWNER: ANNE MARIE BRISTOW 802 HAINES AVENUE DALLAS, TX 75208 972-400-2969

OWNER: HORIZONS HOSPITALITY LLC PO BOX 4209 CERRITOS, CA 90703

SURVEYOR: RAYMOND L. GOODSON JR., INC. 5445 LA SIERRA, STE 300, LB 17 DALLAS, TX 75231-4138 214-739-8100 rlg@rlginc.com TX PE REG #1-493 TBPUS R66 #100341-00

RECORDED	INST#	JOB NO.	14111	E-FILE	14111pplat	DWG NO.
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OWNER'S CERTIFICATE

COUNTY OF DALLAS §
STATE OF TEXAS §

Whereas Horizons Hospitality LLC and Anne Marie Bristow are the sole owners of a tract of land situated in Block 7021, William Jones Survey, Abstract No. 686, City of Dallas, Dallas County, Texas, being a tract of land conveyed to Horizons Hospitality LLC by Substitute Trustee's Deed And Bill of Sale recorded in Volume 99214, Page 4994, Deed Records, Dallas County, Texas, and being a tract of land conveyed to Anne Marie Bristow by Quitclaim Deed recorded in Volume 97088, Page 5655, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set for corner at the intersection of the north line of R.L. Thornton Freeway (Interstate Highway 30, a variable width right-of-way) and the northwest line of Ferguson Road (a variable width right-of-way), said rod being the southerly east corner of said Horizons Hospitality tract;

THENCE South 85° 05' 39" West along the north line of said R.L. Thornton Freeway and the south line of said Horizons Hospitality tract a distance of 296.13 feet to an aluminum disc found for corner at the beginning of a tangent curve to the left, from which an aluminum disc stamped "TX DOT" found bears South 01° 59' 16" East a distance of 2.52 feet;

THENCE in a southwesterly direction along the north line of said R.L. Thornton Freeway and the south line of said Horizons Hospitality tract and said tangent curve to the left whose chord bears South 75° 29' 28" West a distance of 382.33 feet, having a radius of 1145.92 feet, a central angle of 19° 12' 22" and an arc length of 384.12 feet to an iron rod with yellow plastic cap stamped "Shields & Lee" found for corner, said rod being the southerly common corner of said Horizons Hospitality tract and a tract of land conveyed to George T. Reynolds by Warranty Deed recorded in Volume 96253, Page 1051, Deed Records, Dallas County, Texas;

THENCE North 45° 40' 21" West, departing the north line of said R.L. Thornton Freeway, along the common line between said Horizons Hospitality tract and said Reynolds tract a distance of 89.12 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set for corner, said rod being the common corner of said Reynolds tract and said Horizons Hospitality tract, from which a 1/2" iron rod found bears South 34° 25' 42" East a distance of 0.25 feet;

THENCE South 44° 19' 39" West along the common line between said Horizons Hospitality tract and said Reynolds tract a distance of 24.00 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set for corner in the northeast line of a tract of land conveyed to the City of Dallas by deed recorded in Volume 3068, Page 398, Deed Records, Dallas County, Texas, said rod being the common corner of said Reynolds tract and said Horizons Hospitality tract, from which an iron rod with a yellow plastic cap stamped "Pacheco Koch" (Volume 96253, Page 1051, Deed Records, Dallas County, Texas) bears North 00° 23' 49" West a distance of 0.30 feet;

THENCE North 46° 01' 01" West along the common line between said City of Dallas tract and said Horizons Hospitality tract, passing at a distance of 195.36 feet an iron rod with yellow plastic cap stamped "Shields & Lee" found for the southwest common corner between said Horizons Hospitality tract and said Bristow tract, continuing along the common line between said Bristow tract and said City of Dallas tract a total distance of 291.66 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set for corner on the southeast line of Valley Glen Drive (60' right-of-way), said rod being the northwest common corner of said City of Dallas tract and said Bristow tract;

THENCE North 29° 29' 39" East along the southeast line of said Valley Glen Drive and the northwest line of said Bristow tract a distance of 236.59 feet to a 1/2" iron rod found for corner, said rod being the northwest common corner of said Bristow tract and Block A/7024, L'Atrium East Addition, an addition to the City of Dallas according to the plat recorded in Volume 72227, Page 1571, Deed Records, Dallas County, Texas;

THENCE South 45° 40' 21" East, departing the southeast line of said Valley Glen Drive, along the common line between said Bristow tract and said L'Atrium East Addition a distance of 153.84 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set for corner on the northwest line of said Horizons Hospitality tract, said rod being the common corner between said Bristow tract and said L'Atrium East Addition from which a 1/2" iron rod found bears South 22° 43' 50" East a distance of 0.47 feet and a 1/2" iron rod found bears South 19° 48' 56" East a distance of 2.42 feet;

THENCE North 44° 19' 39" East along the common line between said Horizons Hospitality tract and L'Atrium East Addition a distance of 418.00 feet to a 1/2" iron rod found (Volume 99214, Page 4994, Deed Records, Dallas County, Texas) for corner, said rod being the common corner of said L'Atrium East Addition and said Horizons Hospitality tract;

THENCE South 45° 40' 21" East along the common line between said Horizons Hospitality tract and said L'Atrium East Addition, passing at a distance of 534.08 feet the common corner of said L'Atrium East Addition and a tract of land conveyed to Abubaker Yusuf & Fozia A. Yusuf by General Warranty Deed with Vendor's Lien recorded in Volume 99045, Page 1251, Deed Records, Dallas County, Texas, continuing along the common line between said Yusuf tract and said Horizons Hospitality tract a total distance of 684.15 feet to a 3/8" iron rod found for corner on the northwest line of said Ferguson Road, said point being in a curve to the left from which a 1/2" iron rod found (Volume 99214, Page 4994 and Volume 99045, Page 1251, Deed Records, Dallas County, Texas) bears North 87° 23' 00" West a distance of 0.21 feet;

THENCE in a southwesterly direction along said northwesterly line of said Ferguson Road and along said curve to the left whose chord bears South 48° 47' 18" West a distance of 69.73 feet, having a radius of 2341.93 feet, a central angle of 01° 42' 21" and an arc length of 69.73 feet to the POINT OF BEGINNING and containing 333,337 square feet or 7.652 acres, more or less.

OWNER'S DEDICATION

COUNTY OF DALLAS §
STATE OF TEXAS §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Horizons Hospitality LLC, acting by and through its duly authorized agent, _____ does hereby adopt this plat, designating the herein described property as LUNA UPLIFT, 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 of 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 _____, California, this the _____ day of _____, 2015.

Signature: _____

Name: _____

Title: _____

STATE OF CALIFORNIA §
COUNTY OF _____ §

On _____ before me, _____ personally appeared _____ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

OWNER'S DEDICATION

COUNTY OF DALLAS §
STATE OF TEXAS §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Anne Marie Bristow does hereby adopt this plat, designating the herein described property as LUNA UPLIFT, 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 of 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 _____, Texas, this the _____ day of _____, 2015.

Signature: _____

Name: Anne Marie Bristow

COUNTY OF _____ §
STATE OF TEXAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Anne Marie Bristow, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she 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 _____, 2015.

Notary Public in and for the State of Texas
My commission expires:

SURVEYOR'S STATEMENT

I, G. Richard Busby, 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.

Dated this the _____ day of _____, 2015

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed upon as a final survey document".

G. Richard Busby
Texas Registered Professional Land Surveyor No. 4111

COUNTY OF DALLAS §
STATE OF TEXAS §

BEFORE ME, the undersigned authority on this day personally appeared G. Richard Busby, 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 purposes and considerations therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this the _____ day of _____, 2015

Notary Public in and for the State of Texas

**PRELIMINARY PLAT
OF
LUNA UPLIFT
LOT 1, BLOCK A/7021
WILLIAM JONES SURVEY, ABSTRACT NO. 686
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S145-261**

SCALE: 1" = 40' DATE: AUGUST 2015

OWNER: ANNE MARIE BRISTOW
802 HAINES AVENUE
DALLAS, TX 75208
972-400-2969

OWNER: HORIZONS HOSPITALITY LLC
PO BOX 4209
CERRITOS, CA 90703

SURVEYOR: RAYMOND L. GOODSON JR., INC.
5445 LA SIERRA, STE 300, LB 17
DALLAS, TX 75231-4138
214-739-8100
rlg@rlginc.com
TX PE REC #F-493
TBPLS REG #100341-00

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