

BEING all that certain 1.971 acres tract of land situated in the James McLaughlin Survey, Abstract No. 845, Dallas County, Texas, and being a portion of Block E-3/7940, Empire Central Addition, an addition to the City of Dallas, Dallas County, Texas, recorded in Volume 34, Page 203, Map Records, Dallas County, Texas, same being all of that certain tract of land conveyed to BRP Hospitality, LLC, by Warranty Deed With Vendor's Lien recorded in Instrument Number 201800083451, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found for the north corner of said BRP tract, same being the east corner of that certain tract of land conveyed to 7700 JWC, LLC, by deed recorded in Instrument Number 201500321702, said Official Public Records, same being in the northeast line of said Block E-3/7940, same being in the southwest line of Block E-1/7940 of said Empire Central Addition, same being in the southwest line of that certain tract of land conveyed to RCI Holdings, Inc., by deed recorded in Instrument Number 201200013149, said Official Public Records;

THENCE South 51 deg. 51 min. 00 sec. East, along the common line of said BRP tract and said RCI tract, same being the common line of said Block E-3/7940 and said Block E-1/7940, a distance of 227.09 feet to a 3 inch aluminum disk stamped "RAYMOND L. GOODSON JR., INC. BOMBHELLS" for the east corner of said BRP tract, same being in the south line of said RCI tract, same being the north corner of that certain tract of land conveyed to RCI Holding, Inc., by deed recorded in Instrument Number 201200013173, said Official Public Records;

THENCE South 38 deg. 09 min. 00 sec. West, through the interior of said Block E-3/7940 and along the common line of said BRP tract and said RCI Holding, Inc. tract, (Instrument Number 201200013173) a distance of 374.70 feet to a mag nail found for the south corner of said BRP tract, same being the west corner of said RCI Holding, Inc. tract, (Instrument Number 201200013173) same being in the northeast line of John W. Carpenter Freeway (State Highway 183), same being in the south line of said Block E-3/7940, from which a 60D nail found bears North 77 deg. 39 min. West, a distance of 0.30 feet;

THENCE North 53 deg. 45 min. 33 West, along the common line of said BRP tract and said John W. Carpenter Freeway, same being the south line of Block E-3/7940, a distance of 147.17 feet to a 1/2 inch iron rod found for an angle point, from which a 5/8 inch iron rod found bears South 72 deg. 04 min. West, a distance of 0.51 feet;

THENCE North 51 deg. 51 min. 00 sec. West, continuing along the common line of said BRP tract and said John W. Carpenter Freeway, same being the south line of Block E-3/7940 line of said BRP tract and said John W. Carpenter Freeway, a distance of 80.00 feet to a 1/2 inch iron rod found for the west corner of said BRP tract same being the south corner of aforesaid 7700 JWC tract, from which an 'X' cut in concrete bears South 80 deg. 33 min. West, a distance of 0.42 feet;

THENCE North 38 deg. 09 min. 00 sec. East, through the interior of said Block E-3/7940 and along the common line of said BRP tract and said 7700 JWC tract, a distance of 379.60 feet to the POINT OF BEGINNING and containing 85,843 square feet or 1.971 acres of computed land, more or less.

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **BRP HOSPITALITY, LLC**, ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, RAJ PATEL, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **BRP HOSPITALITY LLC 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 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).

NOTWITHSTANDING THE GENERAL EASEMENT LANGUAGE RECITED ABOVE, THE DETENTION AREA EASEMENT SHOWN ON THIS PLAT IS HEREBY DEDICATED TO THE PUBLIC USE FOREVER, AND MAY NOT BE USED IN A MANNER INCONSISTENT WITH THE DETENTION AREA EASEMENT STATEMENT RECITED ON THIS PLAT, WHICH STATEMENT IS HEREBY ADOPTED AND ACCEPTED.

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 _____ 2019.

BRP HOSPITALITY, LLC

By: _____
RAJAN PATEL, OWNER

STATE OF TEXAS:
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED RAJAN 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 _____ 2019.

NOTARY PUBLIC IN AND FOR _____ COUNTY

LIEN HOLDER'S SUBORDINATION AGREEMENT:

The lien holder or mortgagee concurs with the Owner's Certificate and agrees to subordinate its interests to the provisions of the Owner's Dedication.
Lien holder:
[Bank/mortgagee]
By: _____
Name: _____
Title: _____

STATE OF TEXAS
COUNTY OF _____
This instrument was acknowledged before me on _____, 2019 by _____ (name of person who signed), as _____ (title of officer—usually president or secretary, of _____ (name of business), a _____ (state of business, i.e., LLC, Corp, etc.), on behalf of the _____ (LLC, Corp., etc.).

Notary Public in and for the State of Texas

**PRELIMINARY PLAT
BRP HOSPITALITY LLC ADDITION
LOT 1, BLOCK E3/7940**

A REPLAT OF BLOCK E-3/7940, EMPIRE CENTRAL ADDITION
JAMES MCLAUGHLIN SURVEY, ABSTRACT NO. 845
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S189-319 ENGINEERING PLAN NO. _____

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 09/19/2019

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 _____ 2019.

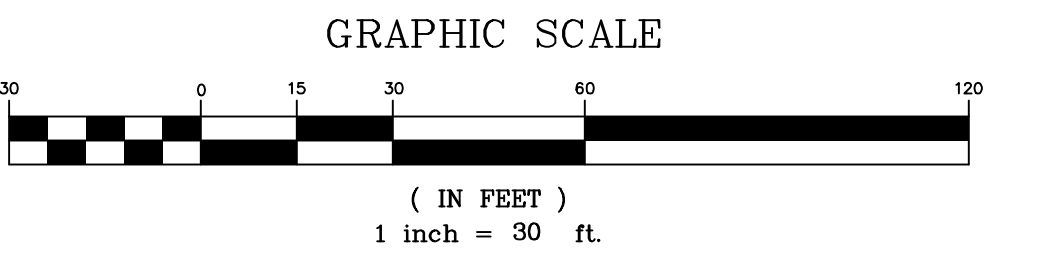
NOTARY PUBLIC IN AND FOR TARRANT COUNTY, TEXAS

LEGEND	
O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS	
M.R.D.C.T. - MAP RECORDS, DALLAS COUNTY, TEXAS	
INST. NO. - INSTRUMENT NUMBER	
D.R.D.C.T. - DEED RECORDS, DALLAS COUNTY, TEXAS	
VOL. - VOLUME	
PG. - PAGE	
SQ. FT. - SQUARE FEET	
FND. - FOUND	
N - NORTH	
E - EAST	
IRF - IRON ROD FOUND	

**JOHN W. CARPENTER FREEWAY
(STATE HIGHWAY 183)**
FORMERLY EMPIRE FREEWAY
FORMERLY HI-LINE ROAD
(153' TO CENTERLINE OF RIGHT-OF-WAY)

- GENERAL NOTES:**
1. BASIS OF BEARINGS IS 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.
 2. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
 3. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT OUT OF A PORTION OF A PLATTED BLOCK.
 4. 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.
 5. TxDOT APPROVAL MAY BE REQUIRED FOR ANY DRIVEWAY MODIFICATION OR NEW ACCESS POINT(S).

LINETYPE TABLE	
—	BOUNDARY LINE
—	ADJOINER LINE
—	CONTOUR LINE
—	WATER LINE
—	OVERHEAD SERVICE LINE
—	SEWER LINE
—	EASEMENT LINE
—	BUILDING LINE



JOB NO.: 17-0729FP	PEISER & MANKIN SURVEYING, LLC www.peisersurveying.com	1604 HART STREET SOUTHLAKE, TEXAS 76092 817-481-1806 (O) 817-481-1809 (F)	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE	
DATE: 08/22/2019				
FIELD DATE: 08/21/2019				
FIELD: A.R.M.				
DRAWN: T.R.M.				
CHECKED: J.B.W.				
ENGINEER: ZABLON MMBIFWA, P.E. 5435 N. GARLAND ROAD SUITE 140-276 GARLAND, TEXAS 75040 TEL: 972-741-6414 ZMMBIFWA@ZJENGINEERS.COM	OWNER: BRP HOSPITALITY, LLC 1824 SHUMARD OAK LANE IRVING, TEXAS 75063 CONTACT: RAJAN PATEL TEL: 214-493-8144 RONNIEPATEL1@YAHOO.COM	FIRM No. 100999-00	Member Since 1977	