

OWNERS CERTIFICATE

WHEREAS Kaizen Real Estate, Inc. is the sole owner of a tract of land located in the THACHER V. GRIFFIN SURVEY, Abstract No. 511, City of Dallas, Dallas County, Texas, and being the same tract of land described in Special Warranty Deed to Kaizen Real Estate, Inc., recorded in Instrument No. 201500333901, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

Commencing at a 5/8" iron rod found for corner in a Westerly line of Westmoreland Road, a variable width right-of-way, with the intersection of a Southerly line of Interstate Highway No. 30;

Thence North 68°12'51" West, along a said Southerly line of Interstate Highway 30, a distance of 227.71' to a 5/8" iron rod found for corner in a non-hangent curve to the left having a central angle of 00°46'41", a radius of 4,946.50' and a chord bearing and distance of North 83°45'49" West, 67.17';

Thence Westerly along said curve to the left and a said Southerly line, an arc distance of 67.17' to a 5/8" iron rod found for corner;

Thence North 70°43'00" West, along a said Southerly line, a distance of 27.66' to a 5/8" iron rod found for corner;

Thence North 84°37'23" West, along a said Southerly line, a distance of 38.88' to the PLACE OF BEGINNING at the Eastern, Northwest corner of a tract of land described in deed to Contribution to SLF III-The Canyon Retail JV, L.P., recorded in Instrument No. 201500097843, Official Public Records, Dallas County, Texas;

Thence South 04°23'54" West, a distance of 160.51' to a 5/8" iron rod found at an interior ell corner of said Contribution tract;

Thence North 85°32'26" West, passing at 22.23', a 5/8" iron rod found at an exterior ell corner of said Contribution tract, and the Northeast corner of Canyons Hotel Venture, LLC, a Texas Limited Liability Company, recorded in Instrument No. 201500207943, Official Public Records, Dallas County, Texas, and continuing a total distance of 176.68' to a 1/2" iron rod with a 3-1/4" aluminum disc stamped "DENNY'S MARRAUX, RPLS 5310" set for corner at the beginning of a curve to the left having a central angle of 05°07'45", a radius of 500.00' and a chord bearing and distance of North 88°06'18" West, 44.75';

Thence Westerly along said curve to the left, an arc distance of 44.76' to a 1/2" iron rod with a 3-1/4" aluminum disc stamped "DENNY'S MARRAUX, RPLS 5310" set at the Westerly, Southeast corner of said Contribution tract;

Thence North 03°11'07" East, a distance of 154.99' to a 5/8" iron rod found for corner in a Southerly line of said Interstate Highway No. 30, at the Westerly, Northeast corner of said Contribution tract;

Thence South 87°44'47" East, along a said Southerly line, a distance of 127.54' to a 5/8" iron rod found for corner;

Thence North 89°21'38" East, along a said Southerly line, a distance of 40.21' to a 5/8" iron rod found for corner;

Thence South 84°37'23" East, along a said Southerly line, a distance of 57.17' to the PLACE OF BEGINNING and containing 35,183 square feet or 0.808 of an acre of land.

OWNERS DEDICATION

STATE OF TEXAS  
COUNTY OF DALLAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Kaizen Real Estate, Inc., acting by and through its duly authorized agent \_\_\_\_\_ does here by adopt this plat, designating the herein described property as **DENNY'S MARRAUX**, 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 are as shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and the 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 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).

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.

WITNESS MY HAND AT DALLAS, TEXAS, this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

XXXXXXXXXXXXXXXXXXXXXXXXXXXX  
AUTHORIZED AGENT for Kaizen Real Estate, Inc.

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared \_\_\_\_\_, State of Texas, 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 therein stated.

Given under my hand and seal of office,  
This \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF DALLAS

I, John S. Turner, 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.

Witness my hand at Mesquite, Texas,  
This \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

PRELIMINARY, RELEASED 3-23-2016 FOR REVIEW PURPOSES ONLY.  
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

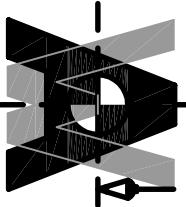
John S. Turner  
Registered Professional Land Surveyor #5310

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared John S. Turner, R.P.L.S. NO. 5310, State of Texas, 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 therein stated.

Given under my hand and seal of office,  
This \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public in and for the State of Texas



A&W SURVEYORS, INC.

Professional Land Surveyors  
TEXAS REGISTRATION NO. 100174-00  
P.O. BOX 870029, MESQUITE, TX, 75187  
PHONE: (972) 681-4975 FAX: (972) 681-4854  
WWW.AWSURVEY.COM

PROPERTY ADDRESS: 1600 WESTMORELAND ROAD -

Owner: Kaizen Real Estate, Inc.  
- 3405 Spectrum Boulevard, Richardson, TX 75082 -  
- 972-856-0777 ~

Job No. 16-0140 | Drawn by: 543 | Date: 03-23-16 | Release: "A professional company operating in your best interest"

PRELIMINARY PLAT  
DENNY'S MARRAUX  
LOT 1, BLOCK 7216

BEGING A FLAT OF  
PART OF BLOCK 7216

THACHER V. GRIFFIN SURVEY, ABSTRACT NO. 511  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S156-159