

OWNER'S CERTIFICATE  
STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, Kessler Hospitality, LLC, a Texas limited liability company is the owner of a tract of land situated in the E. Burham Survey, Abstract No. 106 in the City of Dallas, Dallas County, Texas, being all of Lot 1, Block F/77202, TURNPIKE WEST SEC, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Instrument No. 200600433118, Official Public Records, Dallas County, Texas, same being conveyed to Kessler Hospitality, LLC, a Texas limited liability company by Special Warranty Deed recorded in Instrument No. 20080342667, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

Beginning of a concrete monument found for corner, and being the beginning of a corner clip at the intersection of the East line of N. Cockrell Hill Road (an 80 foot public right-of-way as recorded in Volume 2004060, Page 61, D.R.D.C.T.) and the South line of La Reunion Parkway (a 60 foot public right-of-way as recorded in Volume 2004060, Page 69, D.R.D.C.T.):

Thence North 62 degrees 01 minutes 08 seconds East, along said corner clip, a distance of 54.22 feet to a concrete monument found for corner in the South line of said La Reunion Parkway;

Thence South 72 degrees 58 minutes 15 seconds East, along the said South line of La Reunion Parkway, a distance of 54.23 feet to a concrete monument found for corner, said point being in a non-tangent curve to the left having a radius of 852.69 feet, a central angle of 18 degrees 15 minutes 50 seconds, and a chord that bears South 81 degrees 30 minutes 17 seconds East, a distance of 270.66 feet;

Thence continuing along the said South line of La Reunion Parkway and along said curve to the left, an arc length of 271.81 feet to a concrete monument found for corner;

Thence North 89 degrees 21 minutes 49 seconds East, continuing along the said South line of La Reunion Parkway, a distance of 187.78 feet to a 1/2 inch iron rod found at the Northwest corner of a tract of land conveyed to PRIM Turnpike Portfolio, LLC, a Delaware limited liability company, by deed recorded in Instrument No. 201200379098, Official Public Records, Dallas County, Texas;

Thence South 00 degrees 47 minutes 57 seconds East, along the West line of said PRIM Turnpike Portfolio, LLC Tract, a distance of 503.53 feet to a 1/2 inch iron rod found at the Northeast corner of Lot 2, Block F/7202 of said TURNPIKE WEST SEC;

Thence South 82 degrees 39 minutes 48 seconds West, along the North line of said Lot 2, Block F/7202, a distance of 602.98 feet to a 1/2 inch iron rod found at the Northwest corner of said Lot 2, Block F/7202, being in the said East line of N. Cockrell Hill Road, said point being in a curve to the right having a radius of 810.00 feet, a central angle of 34 degrees 42 minutes 21 seconds, and a chord that bears North 00 degrees 19 minutes 01 seconds West, a distance of 483.18 feet;

Thence along the said East line of N. Cockrell Hill Road and along said curve to the right, an arc length of 490.64 feet to a concrete monument found for corner;

Thence North 17 degrees 02 minutes 00 seconds East, continuing along the said East line of N. Cockrell Hill Road, a distance of 131.42 feet to the Point of Beginning and containing 340,854 square feet or 7.825 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Kessler Hospitality, L.L.C., acting by and through it's duly authorized officer, Amar Patel, Managing Member, do hereby adopt this plat, designating the herein above described property as **KESSLER HOSPITALITY ADDITION**, an addition to the City of Dallas, Dallas County, Texas and do hereby dedicate, in fee simple, to the public use forever the streets and alleys shown hereon. The easements shown hereon are hereby reserved for the purpose 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, reserved for, 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 parts of any buildings, 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 and all public utilities shall of all times have the full right of ingress and egress to or from and upon the said easements for the or 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, Texas. Sidewalks shall be constructed by the builder as required by City Council Resolution No. 68-1058 and in accordance with the requirements of the Director of Public Works and Transportation.

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

BY: \_\_\_\_\_ day of \_\_\_\_\_  
Amar Patel, Managing Member  
Kessler Hospitality, L.L.C.

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Amar Patel 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 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, Section 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 \_\_\_\_\_ day of \_\_\_\_\_, 2016.  
RELEASED 05/20/16 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

Bryan Connolly  
Texas Registered Professional Land Surveyor No. 5513

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 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

### BENCHMARK NOTES

#### CITY OF DALLAS WATER DEPARTMENT BENCHMARKS

1) BENCHMARK IS A SQUARE CUT ON THE NORTHWEST CORNER OF CONCRETE WATER MANHOLE ON EAST SIDE OF MOCKINGBIRD LANE AND ON THE SOUTH LEVEL OF THE TRINITY RIVER. (ELEV.=441.10)

2) BENCHMARK IS A SQUARE CUT ON SIDEWALK AT FENCE LINE AT ENTRANCE TO MOOSE LODGE ON THE WEST SIDE OF CHALK HILL ROAD AND 1,000 FEET SOUTH OD DALLAS FT. WORTH TURNPIKE (1-30) (ELEV.=484.92')

#### ONSITE BENCHMARK

1) BENCHMARK IS AT THE TOP OF SOUTHEAST END OF THE HEADWALL THAT COVERS THE BOX CULVERTS THAT RUN UNDER N. COCKRELL HILL ROAD. (ELEV.=444.18')

### GENERAL NOTES

1) BASIS OF BEARINGS IS THE EAST LINE OF LOT 1, BLOCK F/7202, TURNPIKE WEST SEC. PER PLAT RECORDED IN DOCUMENT NO. 200600433118, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS. (S00°47'57"E)

2) THE REASON FOR THIS PLAT IS TO CREATE 2 LOTS OUT OF 1 PLATTED LOT.

4) LOT-TO-LOT PRAMAKE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.

5) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.

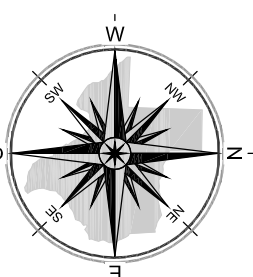
6) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

### PRELIMINARY PLAT KESSLER HOSPITALITY ADDITION

LOTS 1A AND 1B, BLOCK F/7202  
BEING A REPLAT OF LOT 1,  
BLOCK F/7202, TURNPIKE WEST SEC  
H. BURHAM SURVEY, ABSTRACT NO. 106  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S156-213

### CBG Surveying, Inc.

12025 Shiloh Road, Suite 230, Dallas, Texas 75228  
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From: 01/06/2010 To: 01/06/2010  
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OWNER: KESSLER HOSPITALITY, L.L.C.  
ATTN: AMAR PATEL  
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