

8051 LBJ FREEWAY ALTA/NSPS LAND TITLE SURVEY

March 14, 2019
Revised: April 25, 2019

STATE OF TEXAS
COUNTY OF DALLAS

The undersigned, being a registered surveyor of the State of Texas certifies to: (i) Y Hospitality Delaware LLC, a Delaware limited liability company, (ii) Republic Title of Texas, Inc. and (iii) First American Title Insurance Company as described in G.F. No. NCS-946498-BOS1, issued February 19, 2019.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6, 7(a), 7(b), 7(c), 8, 9, 11 (as to utilities, surface matters only), 13, 14, 16, 17 and 18 of Table A thereof. The field work was completed on March 11, 2019.

Date of Plat or Map: March 14, 2019. (Revised: April 25, 2019)

The property is not situated in a 100-year Flood Plain area per FIRM Community Panel No. 48113C0195K (Zone X). Map Revised: July 7, 2014.

DESCRIPTION OF PROPERTY

TRACT 1

BEING Lot 7-B, Block E/7756 of WYNDHAM HOTEL ADDITION, an Addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 98015, Page 190, Map Records, Dallas County, Texas.

TRACT 2

BEING a tract of land situated in the Forester W. Dunaway Survey, Abstract No. 403, Dallas County, Texas, being part of City Block 7756, City of Dallas, Dallas County, Texas, being the same tract of land conveyed to Perry Lots LLC, by deed recorded in Instrument No. 201700148849, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a point in the North line of L.B.J. Freeway (Interstate Highway No. 635), (a Variable Width Public Right of Way), said point being the Southeast corner of Lot 7-B, Block E/7756 of Wyndham Hotel Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 98015, Page 190, Map Records, Dallas County, Texas, a 1/2" capped iron rod found for corner;

THENCE: North 01 deg. 39 min. 00 sec. West, with an East line of said Lot 7-B, a distance of 83.80 feet, an "x" found in concrete for corner;

THENCE: North 85 deg. 41 min. 00 sec. East, with a South line of said Lot 7-B, a distance of 86.40 feet to a point in the West line of Lot 9-B, Block E/7756 of Gateway Centre Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 82061, Page 1291, Map Records, Dallas County, Texas, said point also being the most Easterly Southeast corner of said Lot 7-B, a 1/2" iron rod found for corner;

THENCE: South 13 deg. 12 min. 40 sec. East, with the said West line of Lot 9-B, a distance of 86.91 feet to a point in the said North line of L.B.J. Freeway (Interstate Highway No. 635), said point also being the Southwest corner of said Lot 9-B, a 1/2" capped iron rod found for corner;

THENCE: South 86 deg. 49 min. 07 sec. West, with the said North line of L.B.J. Freeway (Interstate Highway No. 635), a distance of 112.76 feet to the PLACE OF BEGINNING and CONTAINING 8,815 square feet or 0.202 acres of land.

Ben D. Rychlik

Ben D. Rychlik R.P.L.S. No. 1630

ZONING REQUIREMENTS

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
MU-1 Mixed Use-1	15'	20' adjacent to residential Other: No Min.	0.8 FAR base 1.0 FAR maximum +bonus for residential	90' 7 stories 120' 9 stories with retail	80%	Proximity Slope U-form setback Tower Spacing Visual Intrusion	Office, retail & personal service, lodging, residential

NOTE: No Platted Building Lines.
Building Lines are by Zoning only.

LOT 9-B
BLOCK E/7756
Gateway Centre Addition
Vol. 82061 Pg. 1291
M.R.D.C.T.
Hartman SPE LLC
Inst. 201800264057
O.P.R.D.C.T.

PARKING

Required Off-Street Parking	
One space of each unit for units 1 to 250; 3/4 space for each unit for units 251 to 500; 1/2 space for all units over 500; plus one space per 200 square feet of meeting room.	
Handicapped Parking	
Must be provided if more than ten off-street parking spaces are required for this use.	
Total number of required off-street parking spaces	Minimum number of handicapped spaces required
1-50	1
51-100	2
101-300	3
301-500	5
over 500	1% of Total

Notes as to "Schedule B":

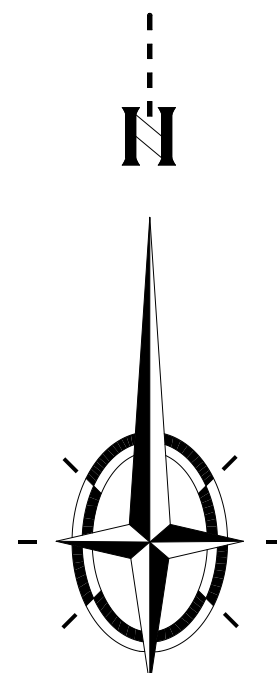
- Item 10(a): Easement to T.P. & L., Vol. 2979, Pg. 205, R.P.R.D.C.T., assigned to D.P. & L., Vol. 4680, Pg. 29 D.R.D.C.T., partially released and defined in Vol. 80098, Pg. 491, R.P.R.D.C.T., and as shown on Plat - Vol. 98015, Pg. 190, M.R.D.C.T. (Affects Tract 1 - General Easement to serve Valley View Acres, Vol. 2979, Pg. 205, D.R.D.C.T.) (Cannot be plotted)
- Item 10(f): Easement to D.P. & L., Vol. 73117, Pg. 1040, D.R.D.C.T., and as shown on Plat - Vol. 98015, Pg. 190, M.R.D.C.T. (Affects Tract 1)
- Item 10(g): Easement to S.W. Bell, Vol. 89225, Pg. 216, R.P.R.D.C.T., and as shown on Plat - Vol. 98015, Pg. 190, M.R.D.C.T. (Affects Tract 1)
- Item 10(h): Easement to S.W. Bell, Vol. 90035, Pg. 2586, R.P.R.D.C.T., and as shown on Plat - Vol. 98015, Pg. 190, M.R.D.C.T. (Affects Tract 1)
- Item 10(i): Easement to Douglas S. Perry, dba The Perry Company, Vol. 97236, Pg. 5674, R.P.R.D.C.T., assigned to Eller Media Company, Vol. 2000198, Pg. 5955, R.P.R.D.C.T. (Affects Tract 1)
- Item 10(j): Easement granted by Wyndham Hotel Corporation to Douglas S. Perry, an individual doing business as The Perry Company, filed 12/05/1997, recorded in Vol. 97236, Pg. 5674, R.P.R.D.C.T., as affected by the Deed of Easements filed 10/11/2000, recorded in Vol. 2000198, Pg. 5955, R.P.R.D.C.T. and Perpetual Easement and Declaration of Restrictions filed 10/11/2000, recorded in Vol. 2000198, Pg. 5998, R.P.R.D.C.T. (Affects Tract 1)

Notes as to "Table A":

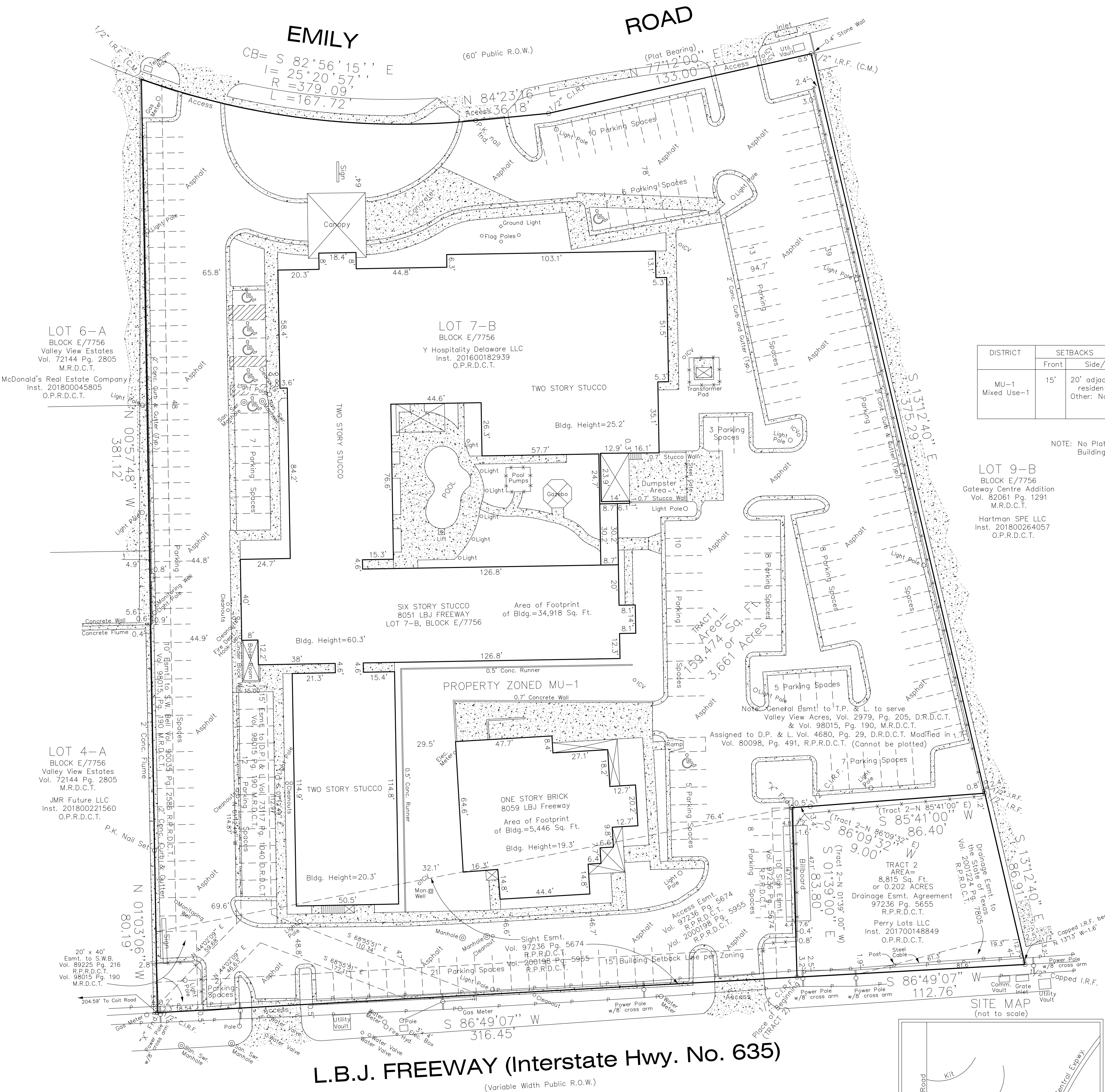
- Item 6: Property Zoned MU-1 (Mixed Use-1)
- Item 10(a): Relationship and location of certain division or party walls not designated by client.
- Item 10(b): Not designated by client.
- Item 16: No observed evidence of current earth moving work, building construction or building additions.
- Item 17: No observed evidence of recent street or sidewalk construction or repairs.
- Item 18: Subject property not located within a national wetlands area, per National Wetlands Inventory Map.

LEGEND

	CONCRETE PAVEMENT
	ASPHALT PAVEMENT
	IRON ROD FOUND
	CAPPED IRON ROD FOUND
	IRON ROD SET
	X* CUT ON CONCRETE
	PARKER KALON MASONRY NAIL
	IRRIGATION CONTROL VALVE
	HANDICAP PARKING SPACE
	FENCE LINE
	POWER LINE
	Map Records, Dallas County, Texas
	Deed Records, Dallas County, Texas
	Real Property Records, Dallas County, Texas
	Official Property Records, Dallas County, Texas



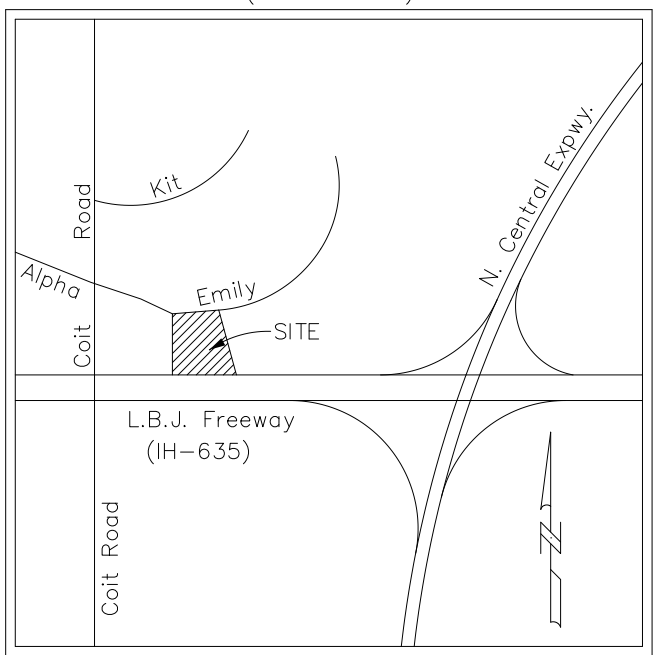
30 0 30 60 90
Scale 1" = 30'



NOTE: Basis of Bearings: Southeast Line of Emily Road as N 77°12'00" E, per Plat of Wyndham Hotel Addition, Volume 98015, Page 190, M.R.D.C.T.

PARKING:

212 Regular Parking Spaces
7 Handicap Parking Spaces
219 Total Parking Spaces

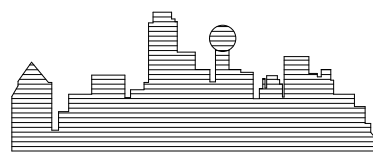


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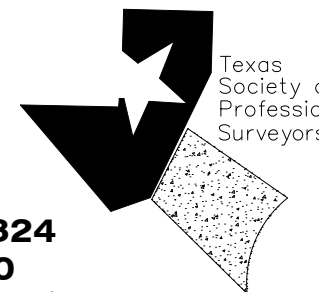


SURVEYING ASSOCIATES
1018 SOUTH BECKLEY AVE.

DALLAS, TEXAS 75203
FIRM Registration / License No. 10040200



PHONE (214) 948-3324
FAX (214) 946-7540
Email: brychlik@SWBell.net



DRAWN BY
Lynn L.

19-208-L
JOB NO.