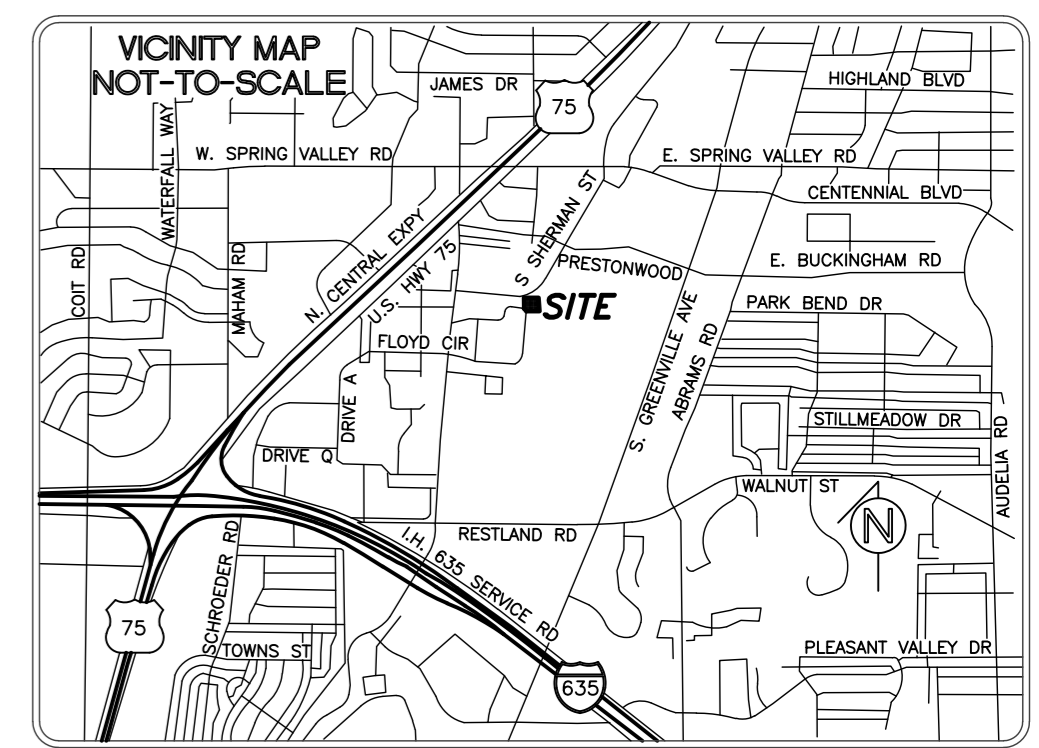
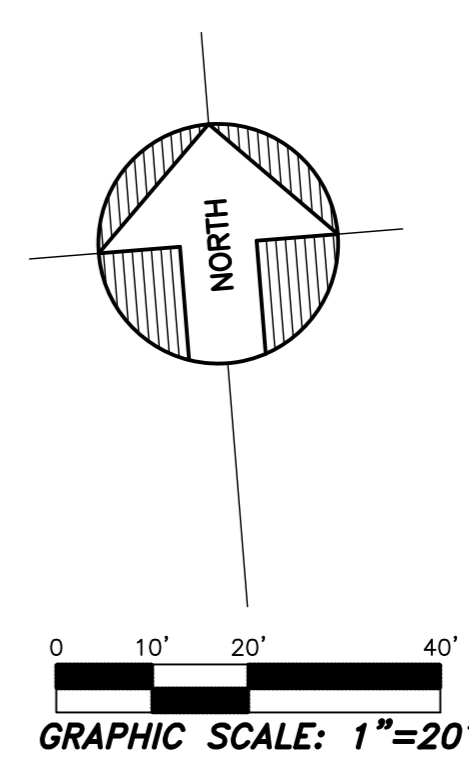


~ CURVE TABLE ~

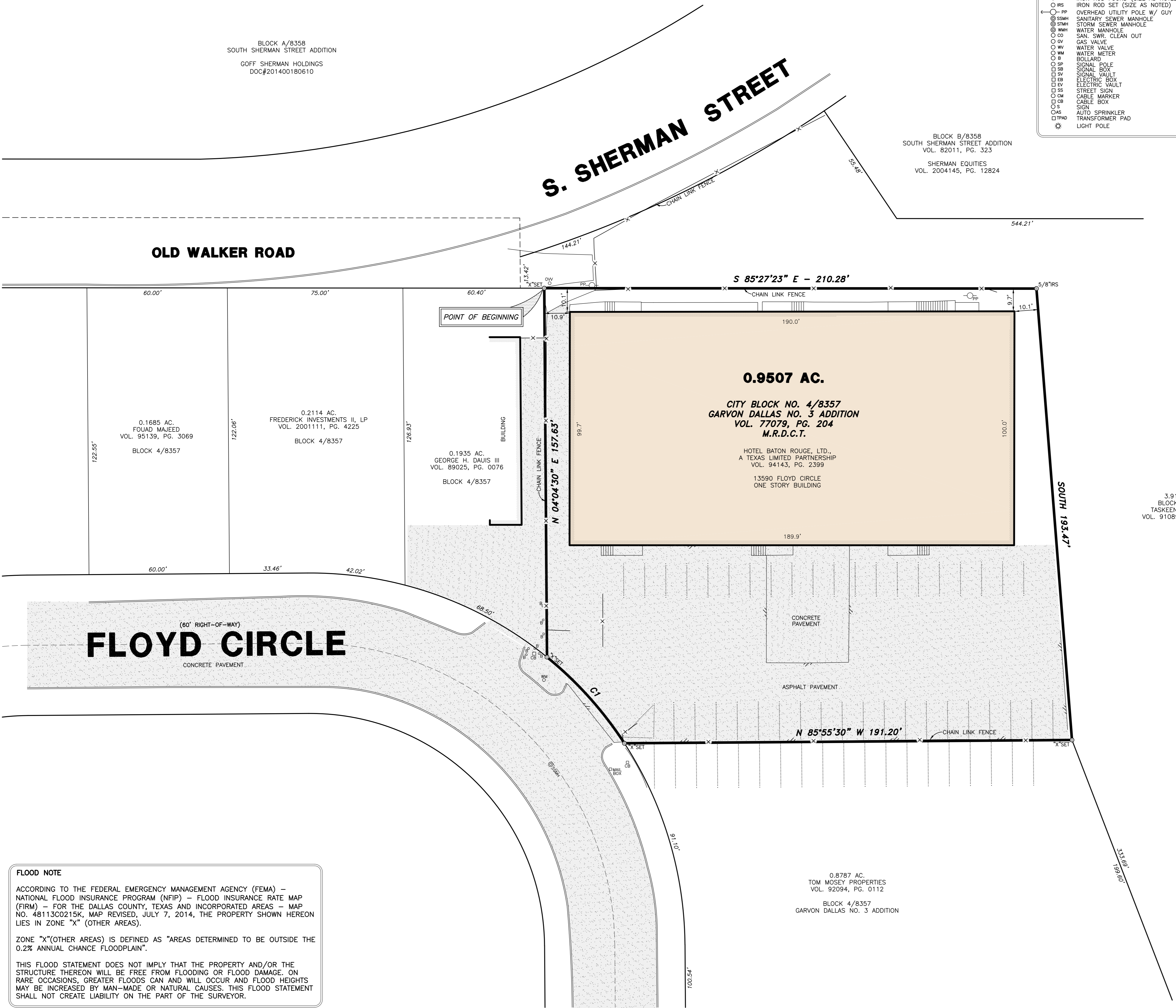
NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	160.00'	17°48'12"	49.72'	N 37°26'49" W	49.52'

- LEGEND**
- F.H. FIRE HYDRANT
 - X SET CHISELED "X" SET
 - X FND CHISELED "X" FOUND
 - IRF IRON ROD FOUND (SIZE AS NOTED)
 - IRS IRON ROD SET (SIZE AS NOTED)
 - PP OVERHEAD UTILITY POLE W/ GUY
 - SSMH SANITARY SEWER MANHOLE
 - STMH STORM SEWER MANHOLE
 - WMH WATER MANHOLE
 - SWR SAN. SWR. CLEAN OUT
 - GV GAS VALVE
 - WV WATER VALVE
 - WM WATER METER
 - B BOLLARD
 - SP SIGNAL POLE
 - SB SIGNAL BOX
 - SV SIGNAL VAULT
 - EB ELECTRIC BOX
 - EV ELECTRIC VAULT
 - SS STREET SIGN
 - CM CABLE MARKER
 - CB CABLE BOX
 - S SIGN
 - AS AUTO SPRINKLER
 - TPAD TRANSFORMER PAD
 - LP LIGHT POLE



BLOCK A/8358
SOUTH SHERMAN STREET ADDITION
GOFF SHERMAN HOLDINGS
DOC#201400180610

BLOCK B/8358
SOUTH SHERMAN STREET ADDITION
VOL. 82011, PG. 323
SHERMAN EQUITIES
VOL. 2004145, PG. 12824



SURVEY PLAT

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED

BEING A 0.9507 ACRE PARCEL OF LAND SITUATED IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS AND BEING A PART OF DALLAS CITY BLOCK NO. 4/8357 IN GARVON DALLAS NO. 3, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 77079, PAGE 0204 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, AND BEING THE SAME 0.9507 ACRE TRACT OF LAND DESCRIBED IN DEED TO HOTEL BATON ROUGE, LTD., A TEXAS LIMITED PARTNERSHIP AND RECORDED IN VOLUME 94143, PAGE 2399 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, SAID AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN "X" CUT IN CONCRETE SET FOR CORNER IN THE SOUTH RIGHT-OF-WAY LINE OF WALKER LANE (30 FOOT RIGHT-OF-WAY) EXTENDED, SAID POINT BEING SOUTH 85° 27' 23" EAST, ALONG THE SOUTH LINE OF WALKER LANE EXTENDED 1207.85 FEET FROM THE EAST RIGHT-OF-WAY LINE OF FLOYD ROAD;

THENCE SOUTH 85° 27' 23" EAST AND FOLLOWING ALONG THE MOST NORTHERLY LINE OF AFORESAID GARVON DALLAS NO. 3 ADDITION FOR A DISTANCE OF 210.28 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE MOST NORTHEASTERLY CORNER OF AFORESAID GARVON DALLAS NO. 3 ADDITION;

THENCE SOUTH AND FOLLOWING ALONG THE EAST LINE OF AFORESAID GARVON DALLAS NO. 3 ADDITION FOR A DISTANCE OF 193.47 FEET TO AN "X" CUT IN CONCRETE SET FOR CORNER;

THENCE NORTH 85° 55' 30" WEST FOR A DISTANCE OF 191.20 FEET TO AN "X" CUT IN CONCRETE SET FOR CORNER IN THE NORTHEAST RIGHT-OF-WAY LINE OF FLOYD CIRCLE, SAID POINT BEING IN THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 160.00 FEET, A CENTRAL ANGLE OF 17° 48' 12", A CHORD BEARING NORTH 37° 26' 49" WEST AT A DISTANCE OF 49.52 FEET;

THENCE NORTHWESTERLY AND FOLLOWING ALONG SAID CURVE TO THE LEFT AND ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF SAID FLOYD CIRCLE FOR AN ARC DISTANCE OF 49.72 FEET TO AN "X" CUT IN CONCRETE SET FOR CORNER;

THENCE NORTH 4° 04' 30" EAST AND DEPARTING THE NORTHEAST RIGHT-OF-WAY LINE OF SAID FLOYD CIRCLE FOR A DISTANCE OF 157.63 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.9507 ACRES (41,414 SQUARE FEET) OF LAND, MORE OR LESS.

BASIS OF BEARINGS FOR THIS DESCRIPTION IS PLAT RECORDED IN VOLUME 77079, PAGE 0204, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

TITLE NOTES

ACCORDING TO THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY (GF NO. 1002-235297-RTT) EFFECTIVE DATE OF SEPTEMBER 06, 2017, ISSUED DATE OF SEPTEMBER 26, 2017, THE FOLLOWING MATTERS OF RECORD ARE ITEMIZED AS EXCEPTIONS TO INSURANCE COVERAGE AS INDICATED ON SCHEDULE B THEREOF:

1. RESTRICTIVE COVENANTS OF RECORD DESCRIBED IN INSTRUMENT FILED 09/08/1977, RECORDED IN VOLUME 77175, PAGE 3002, REAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS.

CERTIFICATION

TO: 13590 FLOYD CIRCLE LLC; HOTEL BATON ROUGE, LTD., A TEXAS LIMITED PARTNERSHIP; LANDMARK BANK, N.A.; REPUBLIC TITLE OF TEXAS, INC.; AND FIRST AMERICAN TITLE INSURANCE COMPANY (GF NO. 1002-235297-RTT)

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 2, 4, 7(a), 8 & 13 OF TABLE A THEREOF.

David Petree
DAVID PETREE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 1890

FLOOD NOTE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) - NATIONAL FLOOD INSURANCE PROGRAM (NFIP) - FLOOD INSURANCE RATE MAP (FIRM) - FOR THE DALLAS COUNTY, TEXAS AND INCORPORATED AREAS - MAP NO. 48113C0215K, MAP REVISED, JULY 7, 2014, THE PROPERTY SHOWN HEREON LIES IN ZONE "X" (OTHER AREAS).

ZONE "X"(OTHER AREAS) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURE THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

ALTA/NSPS LAND TITLE SURVEY
13590 FLOYD CIRCLE
CITY BLOCK NO. 4/8357
GARVON-DALLAS NO. 3 ADDITION
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BLUE SKY SURVEYING & MAPPING CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358-4500
FAX: (214) 358-4600

DATE: OCTOBER 17, 2017
SCALE: 1"= 20'
DPPETREE@BLUESKYSURVEYING.COM
TBLPS REGISTRATION NO. 10105700