

OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF DALLAS  
WHEREAS Northwest Hospitality, LLC, A Texas limited liability company is the sole owner of a tract of land located in the F.A. WINN SURVEY, ABSTRACT NO. 1579 and the DICKERSON PARKER SURVEY, ABSTRACT NO. 1113, City of Dallas, Dallas County, Texas, and being a part of Lot 2A, Block B/6374, of REGAL ROW ADDITION, an Addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 2000063, Page 1, Deed Records, Dallas County, Texas, and being part of the same tract of land described in General Warranty Deed to Northwest Hospitality, LLC, A Texas limited liability company, recorded in Volume 2001174, Page 2124, Deed Records, Dallas County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron rod found for corner in the East line of N. Stemmons Freeway, at the common West corner of said Lot 2A and Lot 2B of said Regal Row Addition;

Thence North 07°40'47" West, a distance of 188.87' to a 1/2" iron with a 3-1/4" aluminum disc stamped "REGAL ROW PATEL, 5310" set at the Westerly, Northwest corner of said Lot 2A, at the Southwest corner of Lot 1, Block A/6374 of Kings ROW Industrial District, Tenth Installment, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 73059, Page 2164, Deed Records, Dallas County, Texas;

Thence North 82°19'13" East, along the common line of said Lots 2A and 1, a distance of 78.00' to a 1/2" iron rod with a 3-1/4" aluminum disc stamped "REGAL ROW PATEL, 5310" set for corner;

Thence South 07°40'47" East, along said common line, a distance of 4.00' to a 1/2" iron with a 3-1/4" aluminum disc stamped "REGAL ROW PATEL, 5310" set for corner;

Thence North 82°19'13" East, along said common line, a distance of 8.00' to a 1/2" iron with a 3-1/4" aluminum disc stamped "REGAL ROW PATEL, 5310" set for corner;

Thence North 07°40'47" West, along said common line, a distance of 4.00' to a 1/2" iron with a 3-1/4" aluminum disc stamped "REGAL ROW PATEL, 5310" set for corner;

Thence North 82°19'13" East, a distance of 59.00' to a 1/2" iron rod found at an interior ell corner of said Lot 2A and the Southeast corner of said Lot 1;

Thence North 07°40'47" West, along said common line of said Lots 2A and 1, a distance of 213.72' to a 1/2" iron rod found for corner in the Southeast line of Regal Row, a variable width right-of-way, at the Northwest corner of said Lot 2A in the East line of said Lot 1, at the beginning of a non-tangent curve to the left having a central angle of 22°16'05", a radius of 490.93' and a chord bearing and distance of North 49°14'58 East, 189.60';

Thence Northeast along said curve to the left and said Southeast line, an arc distance of 190.80' to a 1/2" iron with a 3-1/4" aluminum disc stamped "REGAL ROW PATEL, 5310" set for corner;

Thence North 38°07'00" East, along said Southeast line, a distance of 44.92' to a 1/2" iron with a 3-1/4" aluminum disc stamped "REGAL ROW PATEL, 5310" set for corner in the West line of Lot 1, Block B/6375 of Kings Row Industrial District, Fifteenth Installment, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 76114, Page 5, Deed Records, Dallas County, Texas, at the North corner of said Lot 2A;

Thence South 35°40'39" East, a distance of 149.36' to a "PK" nail found for corner in concrete paving at the South corner of said Lot 1, the East corner of that portion of said Lot 2A described in said deed to Northwest Hospitality, LLC, and the most Northerly, Northwest corner of that portion of said Lot 2A described in deed to Aviator Development, LP, described in Instrument No. 200503526233, Official Public Records, Dallas County, Texas;

Thence South 32°59'51" West, along a Westerly line of that portion of said Lot 2A described in deed to said Aviator Development, a distance of 233.20' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped "REGAL ROW PATEL, RPLS 5310, B/6374" set for corner;

Thence South 07°40'47" East, a distance of 228.64' to a 1/2" iron rod found at an interior ell corner of said Lot 2B and the Southeast corner of said Lot 2A;

Thence South 82°19'13" West, a distance of 254.20' to the PLACE OF BEGINNING and containing 100,028 square feet or 2.296 acres of land.

DETENTION AREA EASEMENT STATEMENT

The proposed detention area(s) along Block B/6374 within the Limits of this addition, will remain as detention areas to the line and grade shown on the plans at all times and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the Detention Areas in Block B/6374. The City of Dallas will not be responsible for the maintenance and operation of said Detention Areas or for any damage or injury to private property or person that results from the flow of water along, into or out of said Detention Areas, or for the control of Erosion.

No obstruction to the natural flow of storm water run-off shall be permitted by filling or by construction of any type of dam, building, bridge, fence, walkway or any other structure within the designated Detention Areas, as hereinafter defined in Block B/6374, unless approved by the Director of Development Services and Dallas Water Utilities. Provided, however, it is understood that in the event it becomes necessary for the City of Dallas to erect any type of Drainage structure in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivisions, then in such an event, the City of Dallas shall have the right to enter upon the Detention Areas at any point, or points to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep clean and free of debris, silt, and any substance which would result in unsanitary conditions and the City of Dallas shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions, which may occur.

The Detention Area in Block B/6374, as in the case of all Detention Areas, is subject to Storm Water overflow to an extent, which cannot be clearly defined. The City of Dallas shall not be held liable for any damage of any nature resulting from the occurrence of these natural phenomena, nor resulting from the failure of any structure or structures within the Detention Areas or the subdivision storm drainage system.

The Detention Areas serving the plat are shown by the Detention Area Easement Line as shown on the plat.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Northwest Hospitality, LLC, acting by and through its duly authorized agent, Naresh Patel does hereby adopt this plat, designating the herein described property as **REGAL ROW PATEL, PHASE ONE**, an addition to the City of Dallas, Dallas County, Texas, and does hereby dedicate, in fee simple, to the public use forever any floodway management areas shown thereon, and do hereby reserve the street(s) shown thereon as private. Streets to be deeded, in fee simple to the homeowners association. The easements shown thereon are hereby reserved for the purposes indicated. The private streets, 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 private streets is the responsibility of the homeowners association. 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).

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.

WITNESS, my hand at Dallas, Texas, this the \_\_\_\_ day of \_\_\_\_\_, 2025.

By: \_\_\_\_\_  
Northwest Hospitality, LLC  
Naresh Patel, Owner

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 Naresh Patel, 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 \_\_\_\_\_, 2025.

Notary Public in and for the State of Texas  
My commission expires:

SURVEYOR'S STATEMENT

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 Engineers and Land Surveyors, 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.

Dared this the \_\_\_\_ day of \_\_\_\_\_, 2025.

PRELIMINARY RELEASED 8-16-2016 FOR REVIEW PURPOSES ONLY  
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES.

John S. Turner  
Texas 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 thisday personally appeared John S. Turner, 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 \_\_\_\_\_, 2025.

Notary Public in and for the State of Texas  
My commission expires:

PLACE COUNTY RECORDING  
LABEL HERE

CERTIFICATE OF APPROVAL  
I, Tony Shidid, Chairperson or Brent Rubin, Vice Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the \_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_\_\_ and same was duly approved on the \_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_\_\_ by said Commission.

Chairperson or Vice Chairperson  
City Plan Commission  
Dallas, Texas

Attest:

Secretary



**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) 681-4954  
WWW.AWSURVEY.COM

~ PROPERTY ADDRESS: 8830 N. Stemmons Freeway ~  
Owner: Northwest Hospitality, LLC  
~ 1607 N. Watson Road, Arlington, TX 76006 ~  
~ 214-228-1710 ~

Job No: 16-0949 | Drawn by: AR | Date: 02-04-2025 | Revised:

"A professional company operating in your best interest"

**PRELIMINARY PLAT**  
**REGAL ROW PATEL, PHASE ONE**  
**LOTS 2C AND 2D, BLOCK B/6374**

BEING A REPLAT OF  
PART OF LOT 2A, BLOCK B/6374  
REGAL ROW ADDITION  
AN ADDITION TO THE CITY OF DALLAS,  
DALLAS COUNTY, TEXAS  
F.A. WINN SURVEY, ABSTRACT NO. 1579  
DICKERSON PARKER SURVEY, ABSTRACT 1113  
CITY PLAN FILE NO. S245-095  
CITY ENGINEER PLAN FILE NO. \_\_\_\_-\_\_\_\_