

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS LOVEFIELD HOTELS, L.L.C., a Texas limited liability company, and 8000 JWC Hotels LLC, a Texas limited liability company, are the sole owners of all that certain 3.224 acre tract of land situated in the James McLaughlin Survey, Abstract No. 845, being a portion of Block E-3/7940, Empire Central Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 34, Page 203, Map Records of Dallas County, Texas, and being all of that certain called 1.743 acre lot, tract or parcel of land described in a Warranty Deed from Riverfront Properties, LP, a Texas limited partnership to Lovefield Hotels, LLC, a Texas limited liability company, recorded in Instrument Number 201500323285, of the Official Public Records of Dallas County, Texas, and being all of that certain called 1.480 acre lot, tract or parcel of land described in a Special Warranty Deed from Lovefield Hotels LLC to 8000 JWC Hotels LLC, a Texas limited liability company, recorded in Instrument Number 202400160621, said Official Public Records, and being more particularly described as follows:

COMMENCING at the east corner of Tract 3, Block E-2/7940, Empire Central Addition a revision of Block E-2/2790, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 34, Page 203, Map Records, Dallas County, Texas, same being in the northerly line of said Block E-3/7940, same being in the northerly line of that certain tract of land conveyed to AZTECA Records, LLC, by deed recorded under Instrument Number 202200234613, said Official Public Records;

THENCE North 52 deg. 33 min. 24 sec. West, along the common line of said Block E-2/7940 and said Block E-3/7940, a distance of 335.42 feet to a 1/2 inch iron rod found for the East corner of aforesaid Lovefield (Instrument Number 201500323285) tract, same being the northwest corner of that certain tract of land conveyed to Mockingbird Hotels, L.L.C., by deed recorded in Instrument Number 201700207064, said Official Public Records, same being the POINT OF BEGINNING;

THENCE South 37 deg. 24 min. 36 sec. West, along the common line of said Lovefield (Instrument Number 201500323285) tract and said Mockingbird tract, and through the interior of said Block E-3/7940, a distance of 199.98 feet, the west corner of said Lovefield (Instrument Number 201500323285) tract, same being the south corner of aforesaid 8000 JWC tract, and continuing along the common line of said 8000 JWC tract and said John W. Carpenter Freeway, same being the southwest line of said Block E-3/7940, a total distance of 369.95 feet to an 'X' cut found for the West corner of said 8000 JWC tract, same being the south corner of that certain tract of land conveyed to Diaz Real Estate Holdings, L.L.C., by deed recorded in Instrument Number 201800136175, said Official Public Records;

THENCE North 52 deg. 33 min. 24 sec. West, along the common line of said Lovefield (Instrument Number 201500323285) tract and said John W. Carpenter Freeway, same being the southwest line of said Block E-3/7940, passing at a distance of 199.98 feet, the west corner of said Lovefield (Instrument Number 201500323285) tract, same being the south corner of aforesaid 8000 JWC tract, and continuing along the common line of said 8000 JWC tract and said John W. Carpenter Freeway, same being the southwest line of said Block E-3/7940, a total distance of 369.95 feet to an 'X' cut found for the West corner of said 8000 JWC tract, same being the south corner of that certain tract of land conveyed to Diaz Real Estate Holdings, L.L.C., by deed recorded in Instrument Number 201800136175, said Official Public Records;

THENCE North 37 deg. 24 min. 36 sec. East, along the common line of said 8000 JWC tract and said Diaz tract, and through the interior of said Block E-3/7940, a distance of 379.60 feet to an 'X' cut found for the north corner of said 8000 JWC tract, same being the east corner of said Diaz tract, same being in the northeast line of said Block E-3/7940, same being in the southwest line of aforesaid Tract 3, Block E-2/7940, Empire Central Addition a revision of Block E-2/2790;

THENCE South 52 deg. 33 min. 24 sec. East, along the common line of said 8000 JWC tract and said Tract 3, Block E-2/7940, same being the northeast line of said Block E-3/7940, passing at a distance of 169.97 feet, the east corner of said 8000 JWC tract, same being the North corner of aforesaid Lovefield (Instrument Number 201500323285) tract, and continuing along the common line of said Lovefield (Instrument Number 201500323285) tract and said Block E-2/7940, same being the northeast line of said Block E-3/7940, a total distance of 369.95 feet to the POINT OF BEGINNING and containing 140,433 square feet or 3.224 acres of computed land, more or less.

DETENTION AREA EASEMENT STATEMENT:

THE PROPOSED DETENTION AREA(S) ALONG BLOCK E-3/7940 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 E-3/7940. 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 OBSTRUCTIONS 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 E-3/7940, UNLESS APPROVED BY THE DIRECTORS OF DEVELOPMENT SERVICES AND DALLAS WATER UTILITIES, AND CONSTRUCTION. 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 ARE IN BLOCK E-3/7940, 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 SUBDIVISION STORM DRAINAGE SYSTEM.

THE DETENTION AREAS SERVING THE PLAT ARE SHOWN BY THE DETENTION AREA EASEMENT LINE AS SHOWN ON THE PLAT.

SURVEYOR'S STATEMENT

I, TIMOTHY R. MANKIN, 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.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE. RELEASED FOR REVIEW 2/6/2026

TIMOTHY R. MANKIN DATE REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6122

STATE OF TEXAS: COUNTY OF TARRANT:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED TIMOTHY R. MANKIN, KNOWN TO ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED AND THE ACT AND DEED OF SAID COMPANY. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____ 2026.

NOTARY PUBLIC IN AND FOR TARRANT COUNTY, TEXAS

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT LOVEFIELD HOTELS, LLC AND 8000 JWC HOTELS LLC, TEXAS LIMITED LIABILITY COMPANIES ACTING BY AND THROUGH THEIR DULY AUTHORIZED AGENT, MUKESH PATEL, DO HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS JWC ADDITION 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 FLOODWAY MANAGEMENT AREAS SHOWN THEREON. THE EASEMENTS SHOWN THEREON ARE HEREBY RESERVED FOR THE PURPOSES 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, 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 AND UPON 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, TEXAS.

WITNESS MY HAND THIS THE _____ DAY OF _____, 2026.

LOVEFIELD HOTELS, LLC

BY: _____ MUKESH PATEL, MANAGER

STATE OF TEXAS: COUNTY OF DALLAS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED MUKESH PATEL, KNOWN TO ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2026.

NOTARY PUBLIC IN AND FOR DALLAS COUNTY

WITNESS MY HAND THIS THE ____ DAY OF _____, 2026.

8000 JWC HOTELS LLC

BY: _____ MUKESH PATEL, MANAGER

STATE OF TEXAS: COUNTY OF DALLAS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED MUKESH PATEL, KNOWN TO ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2026.

NOTARY PUBLIC IN AND FOR DALLAS COUNTY

PLACE COUNTY RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, _____, Chairperson or 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

PRELIMINARY PLAT
JWC ADDITION
LOT 3, CITY BLOCK E-3/7940
BEING 3.224 ACRES OUT OF THE JAMES MCLAUGHLIN SURVEY, ABSTRACT NO. 845
BEING A REPLAT OF A PART OF BLOCK E-3/7940
EMPIRE CENTRAL ADDITION
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. 26-00065 ENGINEERING PLAN NO. _____

OWNER:

MUKESH PATEL
LOVEFIELDS HOTELS, LLC
8000 JWC HOTELS LLC
7701 LAS COLINAS RIDGE
SUITE 250
IRVING, TEXAS 75063-7552
214-395-9398
MIKE@AMHOTELS.NET

JOB NO.:	17-0729	PEISER & MANKIN SURVEYING, LLC www.peisersurveying.com	SHEET		
DATE:	02/03/2026				
FIELD DATE:	01/30/2026	1612 HART STREET SUITE 201 SOUTHLAKE, TEXAS 76092 817-481-1806 (O)	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE	Texas Society of Professional Surveyors	2
SCALE:	1" = 30'				OF
FIELD:	A.R.M.	tmanin@peisersurveying.com	FIRM No. 100999-00	Member Since 1977	2
DRAWN:	J.B.W.				
CHECKED:	T.R.M.				