

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 4813C0170K, for Dallas County, Texas and incorporated areas, dated July 7, 2014, this property is located within:

Zone X (shaded) defined as "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood"

The subject tract is located completely in zone "AH" as defined by Flood Insurance Rate Map Community Panel No. 4813C0170K map revised July 7, 2014, as issued by the Federal Emergency Management Agency. "Zone X" is defined on this map as an area of special flood hazard (100 year flood.) Said area is further defined as having flood depths of from 1 to 3 feet (usually areas of ponding). Base flood elevation is determined as 430 feet by said map.

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures 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.

NOTES:

1. The purpose of this replat is to dedicate new easements on Lot 1R and abandon easements.
2. Notice: Selling a portion of this addition by metes and bounds is a violation of city subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
3. Setbacks are set in accordance with current zoning.
4. Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

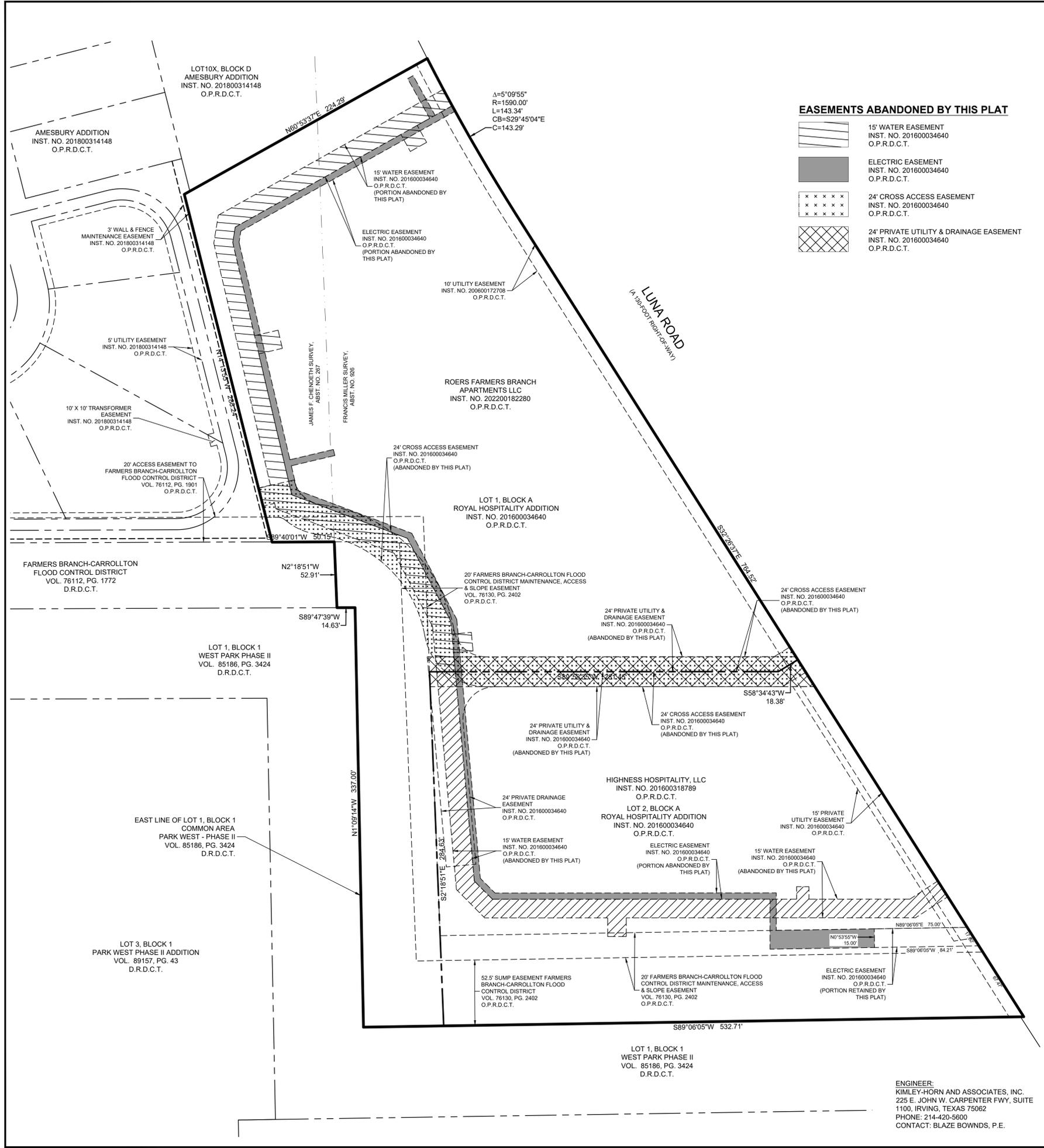
LEGEND

Δ = CENTRAL ANGLE
 P.O.C. = POINT OF COMMENCING
 P.O.B. = POINT OF BEGINNING
 XF = "X" CUT IN STONE WALL FOUND
 IRFC = 5/8" IRON ROD W/ CAP FOUND
 IRF = IRON ROD FOUND
 D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
 O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S57°23'07"W	30.30'	L28	S32°27'41"E	15.91'
L2	S32°27'41"E	14.61'	L29	N57°23'07"E	20.30'
L3	S89°58'35"W	11.85'			
L4	N32°27'41"W	8.22'			
L5	S57°23'07"W	12.88'			
L18	S35°00'08"W	28.16'			
L19	N57°32'19"E	27.93'			
L20	S32°27'41"E	10.00'			
L21	S57°32'19"W	27.93'			
L22	S32°27'41"E	14.03'			
L23	S77°27'41"E	30.03'			
L24	N78°49'23"E	23.48'			
L25	N57°23'07"E	21.16'			
L26	N32°27'41"W	15.93'			
L27	N57°32'19"E	10.00'			

EASEMENTS ABANDONED BY THIS PLAT

- 15' WATER EASEMENT
INST. NO. 201600034640
O.P.R.D.C.T.
- ELECTRIC EASEMENT
INST. NO. 201600034640
O.P.R.D.C.T.
- 24' CROSS ACCESS EASEMENT
INST. NO. 201600034640
O.P.R.D.C.T.
- 24' PRIVATE UTILITY & DRAINAGE EASEMENT
INST. NO. 201600034640
O.P.R.D.C.T.



REPLAT
LOTS 1R & 2R, BLOCK A
ROYAL HOSPITALITY ADDITION
 BEING A REPLAT OF LOTS 1 & 2, BLOCK A
ROYAL HOSPITALITY ADDITION
FARMERS BRANCH, DALLAS COUNTY, TEXAS
JAMES F. CHENOETH SURVEY,
ABSTRACT NO. 267 AND
FRANCIS MILLER SURVEY,
ABSTRACT NO. 926

Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	JDF	JAD	Mar. 2024	069290312	2 OF 3

OWNER/DEVELOPER:
 HIGHNESS HOSPITALITY, LLC
 C/O FISHER LEGAL, LLC
 2201 LONG PRAIRIE ROAD, SUITE 107-612
 FLOWER MOUND, TX 75022
 PHONE: 214-869-7309
 CONTACT: ZAHRA MAKHANI

OWNER/DEVELOPER:
 ROERS COMPANIES
 TWO CARLSON PARKWAY, SUITE 400,
 PLYMOUTH, MINNESOTA 55447
 PHONE: 763-285-8808
 CONTACT: LOGAN SCHMIDT

SURVEYOR:
 KIMLEY-HORN AND ASSOCIATES, INC.
 13455 NOEL ROAD, TWO GALLERIA OFFICE
 TOWER, SUITE 700 DALLAS, TEXAS 75240
 PHONE: 972-770-1300
 CONTACT: ANDY DOBBS, R.P.L.S.

ENGINEER:
 KIMLEY-HORN AND ASSOCIATES, INC.
 225 E. JOHN W. CARPENTER FWY, SUITE
 1100, IRVING, TEXAS 75062
 PHONE: 214-420-5600
 CONTACT: BLAZE BOWND, P.E.

D:\G\NAME\FCD\ SURVEY\069290312\ROERS LUNA FARMERS BRANCH\TOP\CONV\DATA\DWG\ PLOTTED BY: FENMORE LUSTIN 3/27/2024 12:32 PM LAST SAVED 3/27/2024 10:4 AM

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, ROERS FARMERS BRANCH APARTMENTS LLC and HIGHNESS HOSPITALITY, LLC, a Texas limited liability company, are the owners of the following described tract of land situated in the James F. Chenoeth Survey, Abstract No. 267 and Francis Miller Survey, Abstract No. 926, Dallas County, Texas and being part of Lots 1 & 2, Block A, Royal Hospitality Addition, an addition to the City of Farmers Branch recorded in Instrument No. 201600034640, Official Public Records, Dallas County, Texas and being part of the land described in Special Warranty Deed to Roers Farmers Branch Apartments, LLC, recorded in Instrument No. 202200182280, of said Official Public Records, and being all of the land described in Special Warranty Deed to Highness Hospitality, LLC, recorded in Instrument No. 2016000318789, of said Official Public Records, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod found for the north corner of said Lot 1, Block A and being in the southwest right-of-way line of Luna Road (a 130-foot right-of-way) and being at the beginning of a non-tangent curve to the left with a radius of 1,590.00 feet, a central angle of 05°09'55", and a chord bearing and distance of South 29°45'04" East, 143.29 feet;

THENCE with said southwest right-of-way line of Luna Road, the following courses and distances:

In an easterly direction, with said non-tangent curve to the left, an arc distance of 143.34 feet to a 5/8-inch iron rod with plastic cap stamped "PATE" for corner;
South 32°26'37" East, a distance of 764.52 feet to a PK Nail found for the southeast corner of said Lot 2, Block A;

THENCE departing said southwest right-of-way line of Luna Road and with the south line of said Lots 1 & 2, Block A, South 89°06'05" West, a distance of 532.71 feet to a point for the southwest corner of said Lot 1, Block A and being an inner ell corner of Lot 1, Block 1, of West Park Phase II, an addition to the City of Farmers Branch, recorded in Volume 85186, Page 3424, Deed Records, Dallas County, Texas;

THENCE with an east line of said Lot 1, Block 1, West Park Phase II, North 01°09'14" West, a distance of 337.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for the northernmost northeast corner of said Lot 1, Block 1, West Park Phase II;

THENCE with a north line of Lot 1, Block 1, West Park Phase II, South 89°47'39" West, a distance of 14.63 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for the southeast corner of a tract of land described in Warranty Deed to Farmers Branch-Carrollton Flood Control District, recorded in Volume 76112, Page 1772, of said Deed Records;

THENCE with the east line of said Farmers Branch-Carrollton Flood Control District tract, North 02°18'51" West, a distance of 52.91 feet to a 1/2-inch iron rod found for the northeast corner of said Farmers Branch-Carrollton Flood Control District tract;

THENCE with the north line of said Farmers Branch-Carrollton Flood Control District tract, South 89°40'01" West, a distance of 50.15 feet to a PK nail found for a west corner of said Lot 1, Block A;

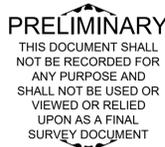
THENCE with the west line of said Lot 1, Block A, North 14°13'55" West, a distance of 288.24 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" found for the northwest corner of said Lot 1, Block A;

THENCE North 60°53'37" East, a distance of 224.29 feet to the **POINT OF BEGINNING** and containing 262,129 square feet or 6.0177 acres of land.

SURVEYORS CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

I, J. Andy Dobbs, a Registered Professional Land Surveyor in the State of Texas, do hereby declare that I have prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with Subdivision Regulations of the Town of Farmers Branch, Texas.



J. Andy Dobbs
Registered Professional Land Surveyor #6196
Kimley-Horn and Associates, Inc.
12750 Merit Drive, Suite 1000
Dallas, Texas 75251
972-770-1300

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared J. Andy Dobbs, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 20____.

NOTARY PUBLIC in and for the STATE OF TEXAS

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL BY THESE PRESENTS:

That,ROERS FARMERS BRANCH APARTMENTS LLC and HIGHNESS HOSPITALITY, LLC acting by and through their duly authorized so to act, does hereby adopt this plat designating the herein above described property as ROYAL HOSPITALITY ADDITION, an addition to the City of Farmers Branch, Dallas County, Texas, and does hereby dedicate to the public use forever, the streets and easements shown hereon. The easements are hereby reserved for the purposes indicated. No permanent structures (buildings, fences, trees, shrubs, or paving) shall be constructed or placed upon, over or across said easements as shown, except with the written permission of the City of Farmers Branch, Texas. Said easements being hereby reserved for the mutual use and accommodation of all public utilities. All and any public utility shall have the full right and privilege to remove and keep removed all or any parts of any buildings, fences, trees, shrubs, paving or other improvements or growths which may in any way endanger or interfere with the construction, maintenance or efficiency of its respective utility system located within the easement, and all public utilities shall at all times have the full right of ingress and egress to or from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone. The reconstruction, relocation or other replacement of any buildings, fences, trees, shrubs, paving or other improvements or growths within such easements shall accrue no responsibility or liability to the City of Farmers Branch, Texas. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.) There will be no permanent structures (buildings, fences, trees, shrubs, paving or other improvements or growths) or obstructions built, placed or planted within the 100 year flood plain. The maintenance of all easements shown hereon shall be the responsibility of the property owners.

This plat approved subject to all platting ordinances, rules, and regulations of the City of Farmers Branch, Texas.

EXECUTED this the ____ day of _____, 20 ____.

By: ROERS FARMERS BRANCH APARTMENTS LLC

By: _____
Name: _____
Title: _____

ACKNOWLEDGEMENT

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public for the State of _____, on this day personally appeared _____, known to me to be the person whose name is subscribed to the forgoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.
GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 20 ____.

NOTARY PUBLIC in and for the STATE OF _____

This plat approved subject to all platting ordinances, rules, and regulations of the City of Farmers Branch, Texas.

EXECUTED this the ____ day of _____, 20 ____.

By: HIGHNESS HOSPITALITY, LLC

By: _____
Name: _____
Title: _____

ACKNOWLEDGEMENT

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COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public for the State of _____, on this day personally appeared _____, known to me to be the person whose name is subscribed to the forgoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.
GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 20 ____.

NOTARY PUBLIC in and for the STATE OF _____

CERTIFICATE OF APPROVAL

Approved this ____ day of _____, 20____, by the Planning and Zoning Commission of the City of Farmers Branch, Dallas County, Texas.

Chair, Planning and Zoning Commission, City of Farmers Branch, Texas

Director of Public Works or Deputy Director of Planning

REPLAT
LOTS 1R & 2R, BLOCK A
ROYAL HOSPITALITY ADDITION
BEING A REPLAT OF LOTS 1 & 2, BLOCK A
ROYAL HOSPITALITY ADDITION
FARMERS BRANCH, DALLAS COUNTY, TEXAS
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