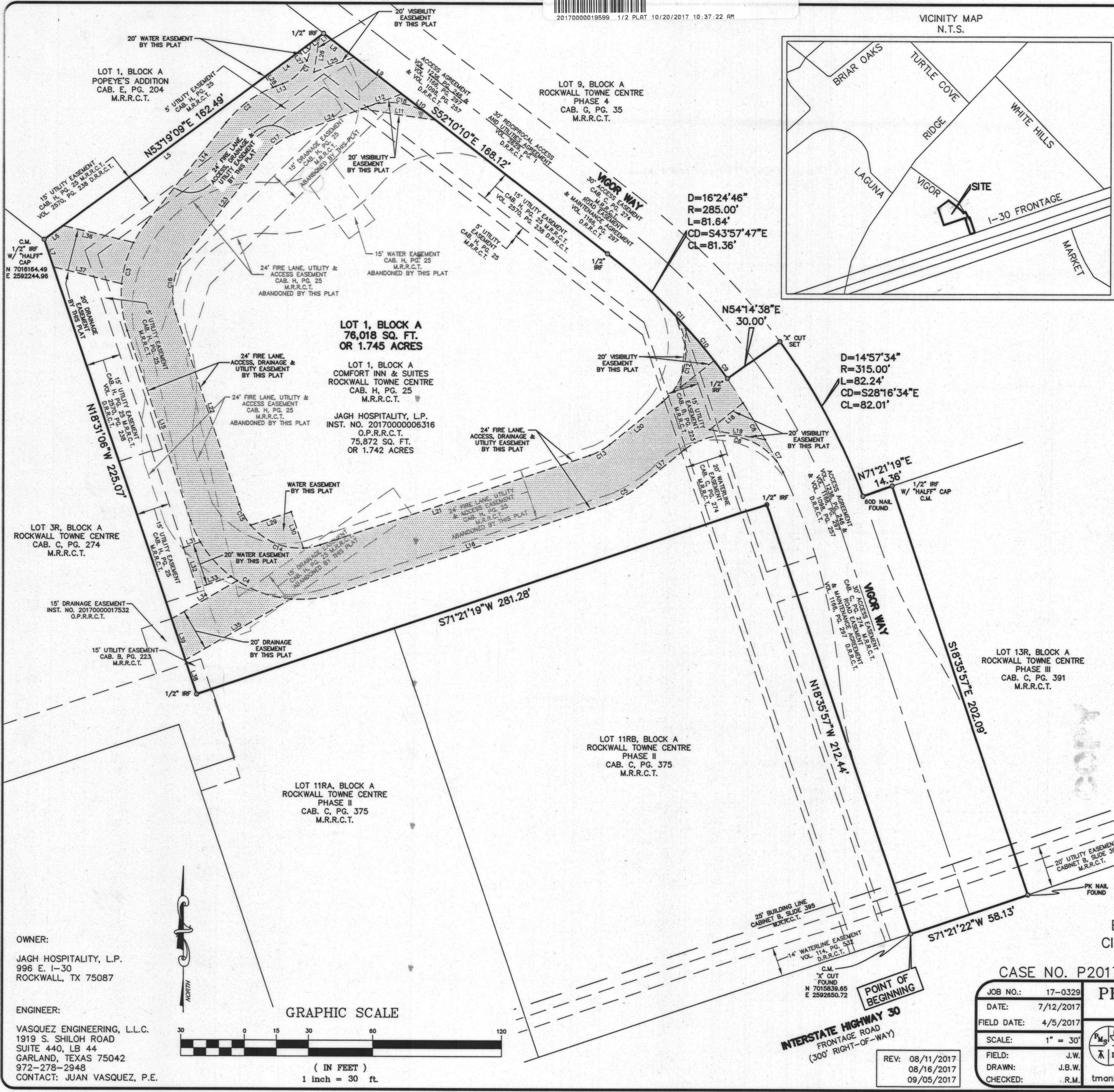


LINE TABLE		
LINE	LENGTH	BEARING
L1	2.40'	S 53°19'09" W
L2	5.32'	S 53°19'09" W
L3	6.27'	S 53°19'01" W
L4	20.00'	S 53°19'09" W
L5	117.59'	S 53°19'09" W
L6	10.92'	S 53°19'09" W
L7	13.69'	S 18°31'06" E
L8	18.06'	S 52°10'10" E
L9	28.14'	S 52°10'11" E
L10	20.00'	S 52°10'10" E
L11	34.89'	N 81°26'28" W
L12	20.00'	N 69°17'14" E
L13	3.38'	S 69°16'07" W
L14	60.27'	S 38°21'25" W
L15	94.13'	S 18°31'01" E
L16	132.74'	N 71°21'24" E
L17	26.01'	N 51°03'00" E
L18	20.00'	S 51°03'00" W
L19	26.21'	S 79°53'22" E
L20	31.81'	S 51°03'00" W
L21	132.74'	S 71°21'24" W
L22	94.13'	N 18°31'01" W
L23	60.27'	N 38°21'25" E
L24	36.90'	N 69°17'14" E
L25	20.00'	S 69°17'12" W
L26	16.91'	N 08°34'35" E
L27	5.67'	N 36°44'14" W
L28	6.31'	N 36°44'14" W
L29	20.02'	N 71°21'19" E
L30	18.03'	S 18°38'41" E
L31	8.37'	S 71°21'19" W
L32	20.00'	S 18°21'07" E
L33	17.07'	N 71°21'19" E
L34	35.57'	S 59°51'25" W
L35	57.27'	N 59°51'25" E
L36	33.67'	N 76°21'54" W
L37	32.56'	N 76°21'54" W
L38	16.83'	N 18°31'06" W
L39	20.42'	N 18°31'06" W

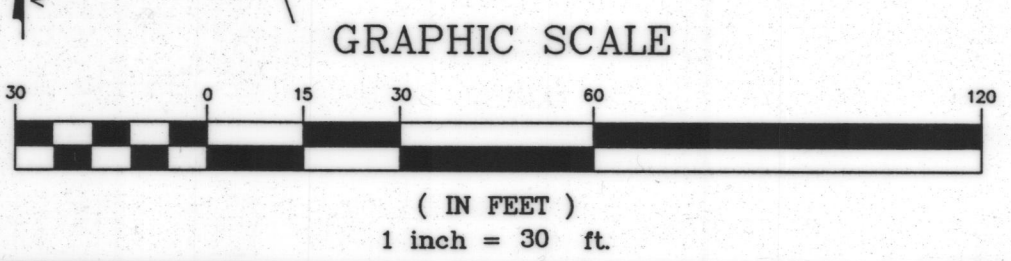
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CB	CD
C1	24.56'	20.00'	70°21'16"	N 34°5'29" E	23.04'
C2	29.13'	54.00'	30°54'42"	S 53°48'46" W	28.78'
C3	53.60'	54.00'	56°52'25"	S 09°55'12" W	51.43'
C4	84.94'	54.00'	90°07'35"	S 63°34'48" E	76.45'
C5	19.14'	54.00'	20°18'24"	N 61°12'12" E	19.04'
C6	54.17'	30.00'	103°27'17"	N 77°13'21" W	47.10'
C7	17.45'	544.70'	01°50'08"	N 28°51'33" W	17.45'
C8	20.00'	544.70'	02°06'14"	N 30°49'44" W	20.00'
C9	10.55'	285.58'	02°07'03"	N 36°49'00" W	10.55'
C10	20.00'	285.00'	04°01'18"	N 39°53'21" W	20.00'
C11	12.94'	284.44'	02°36'25"	N 43°12'17" W	12.94'
C12	50.03'	30.00'	95°33'07"	N 03°16'27" E	44.43'
C13	10.63'	30.00'	20°18'24"	N 61°12'12" E	10.58'
C14	35.97'	30.00'	68°41'35"	S 74°17'48" E	33.85'
C15	11.22'	30.00'	21°26'00"	S 29°14'01" E	11.16'
C16	29.78'	30.00'	56°52'25"	S 09°55'12" W	28.57'
C17	16.20'	30.00'	30°55'49"	S 53°49'19" W	16.00'
C18	30.31'	30.00'	57°52'51"	N 81°46'21" W	29.03'



J 233
**REPLAT
 BW PLUS
 EXECUTIVE RESIDENCY
 LOT 1, BLOCK A**
 BEING 1.742 ACRES OUT OF THE
 E. P. G. CHISUM SURVEY, ABSTRACT NO. 64
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 SEPTEMBER 2017

OWNER:
 JAGH HOSPITALITY, L.P.
 996 E. I-30
 ROCKWALL, TX 75087

ENGINEER:
 VASQUEZ ENGINEERING, L.L.C.
 1919 S. SHILOH ROAD
 SUITE 440, LB 44
 GARLAND, TEXAS 75042
 972-278-2948
 CONTACT: JUAN VASQUEZ, P.E.



REV: 08/11/2017
 08/16/2017
 09/05/2017

CASE NO. P2017-042

JOB NO.:	17-0329	PEISER & MANKIN SURVEYING, LLC www.peisersurveying.com	SHEET 1 OF 2
DATE:	7/12/2017		
FIELD DATE:	4/5/2017	623 E. DALLAS ROAD GRAPEVINE, TEXAS 76051 817-481-1806 (O) 817-481-1809 (F)	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE
SCALE:	1" = 30'		
FIELD:	J.W.		
DRAWN:	J.B.W.		
CHECKED:	R.M.	tmankin@peisersurveying.com FIRM No. 100999-00 Member Since 1977	

OWNER'S CERTIFICATION

WHEREAS JAGH HOSPITALITY, L.P., BEING the owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING that certain tract of land situated in the E. P. G. Chisum Survey, Abstract No. 64, in the City of Rockwall, Rockwall County, Texas, and being all of that certain tract of land conveyed to JAGH HOSPITALITY, L.P. in Warranty Deed recorded under Instrument Number 2017000006316, Official Public Records, Rockwall County, Texas, and being Lot 1, Block A, Comfort Inn & Suites Rockwall Towne Center, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet H, Page 25, Map Records of Rockwall County, Texas, and being more particularly described as follows;

BEGINNING at an 'X' cut found in concrete for the most southerly Southwest corner of said Lot 1, same being the Southeast corner of Lot 11RB, Block A, Rockwall Towne Centre Phase II, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet C, Page 375, Map Records of Rockwall County, Texas, same being in the northerly right-of-way line of Interstate Highway 30 (Frontage Road)(300 foot right-of-way), same being the Southwest corner of Vigor Way (30 foot access easement per Cabinet C, Page 274, said Plat Records);

THENCE along the common line of said Lot 1 (Comfort Inn) and said Lot 11RB as follows:

North 18 deg. 35 min. 57 sec. West, a distance of 212.44 feet to a 1/2 inch iron rod found for internal corner, same being the Northeast corner of said Lot 11RB;

South 71 deg. 21 min. 19 sec. West, passing the Northwest corner of said Lot 11RB, same being the Northeast corner of Lot 11RA, aforesaid Rockwall Towne Centre Phase II, Cabinet C, Page 375, and continuing along the common line of said Lot 1 (Comfort Inn) and said Lot 11RA, passing the most northerly Northwest corner of said Lot 11RA, same being an East corner of Lot 3R, Block A, Rockwall Towne Centre, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet C, Page 274, aforesaid Map Records, and continuing along the common line of said Lot 1 (Comfort Inn), and said Lot 3R, a total distance of 281.28 feet to a 1/2 inch iron rod found for the most westerly Southwest corner of said Lot 1 (Comfort Inn);

THENCE North 18 deg. 31 min. 06 sec. West, continuing along the common line of said Lot 1 (Comfort Inn), and said Lot 3R, a distance of 225.07 feet to a 1/2 inch iron rod with "Half" cap found for the Northwest corner of said Lot 1 (Comfort Inn), same being the Northeast corner of said Lot 3R, same being the South corner of Lot 1, Block A, Popeye's Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet E, Page 204, said Map Records;

THENCE North 53 deg. 19 min. 09 sec. East, along the common line of said Lot 1 (Comfort Inn), and said Lot 1 (Popeye's Addition), a distance of 162.49 feet to a 1/2 inch iron rod found for the most northerly Northeast corner of said Lot 1 (Comfort Inn), same being the East corner of said Lot 1 (Popeye's Addition), same being in the southwesterly line of Lot 9, Block A, Rockwall Towne Centre Phase 4, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Page 35, said Map Records, same being in the southwesterly line of aforesaid Vigor Way;

THENCE along the common line of said Lot 1 (Comfort Inn), and said Lot 9 as follows:

South 52 deg. 10 min. 10 sec. East, a distance of 168.12 feet to a 1/2 inch iron rod found for the beginning of a curve to the right, having a radius of 285.00 feet and a central angle of 16 deg. 24 min. 46 sec.;

Along said curve to the right, an arc distance of 81.64 feet and a chord bearing and distance of South 43 deg. 57 min. 47 sec. East, 81.36 feet to a 1/2 inch iron rod found for internal corner;

North 54 deg. 14 min. 38 sec. East, a distance of 30.00 feet to an 'X' cut in concrete found for corner, same being the beginning of a non-tangent curve to the right, having a radius of 315.00 feet and a central angle of 14 deg. 57 min. 34 sec.;

Along said non-tangent curve to the right, a distance of 82.24 feet and a chord bearing and distance of South 28 deg. 16 min. 34 sec. East, 82.01 feet to a 60D nail found for corner, same being the most southerly Southwest corner of said Lot 9;

North 71 deg. 21 min. 19 sec. East, a distance of 14.36 feet to a 1/2 inch iron rod with "Half" cap found for corner, same being the Northwest corner of Lot 13R, Block A, Rockwall Towne Centre Phase III, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet C, Page 391, aforesaid Map Records;

THENCE South 18 deg. 35 min. 57 sec. East, along the common line of said Lot 1 (Comfort Inn) and said Lot 13R, a distance of 202.09 feet to a PK Nail found for the most southerly Southeast corner of said Lot 1 (Comfort Inn), same being the Southwest corner of said Lot 13R, same being in the northerly right-of-way line of aforesaid Interstate Highway 30, same being the Southeast corner of aforesaid Vigor Way;

THENCE South 71 deg. 21 min. 22 sec. West, along the common line of said Lot 1 (Comfort Inn) and said Interstate Highway 30, a distance of 58.13 feet to the POINT OF BEGINNING and containing 75,872 square feet or 1.742 acres of computed land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: STATE OF TEXAS COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as the BW PLUS EXECUTIVE RESIDENCY subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the BW PLUS EXECUTIVE RESIDENCY subdivision have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following;

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. All detention and drainage systems to be maintained, repaired, and replaced by property owner.
7. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall. I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

WITNESS MY HAND, this 27 day of September, 2017

JAGH HOSPITALITY, L.P.

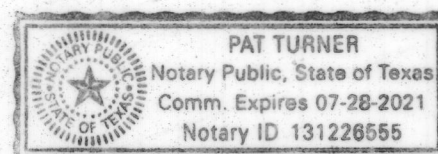
By: HIMMAT CHAUHAN, GENERAL MANAGER & PARTNER

STATE OF TEXAS: COUNTY OF Rockwall

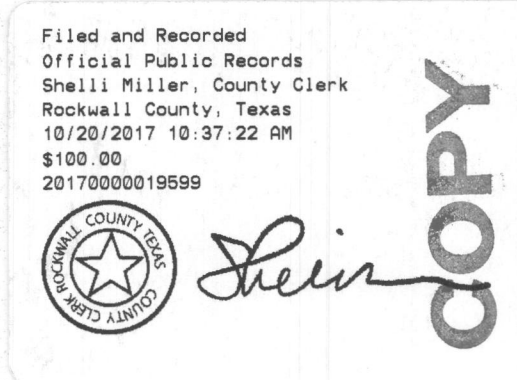
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared HIMMAT CHAUHAN, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 27 DAY OF September, 2017.

NOTARY PUBLIC in and for the STATE OF TEXAS



REV: 08/11/2017, 08/16/2017, 09/05/2017



SURVEYOR'S CERTIFICATE

I, Timothy R. Mankin, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the monuments shown thereon were properly placed under my personal supervision in accordance with the subdivision regulations of the City of Rockwall, Texas.

Signature of Timothy R. Mankin, Registered Professional Land Surveyor, No. 6122, dated 09/20/2017.

RECOMMENDED FOR FINAL APPROVAL

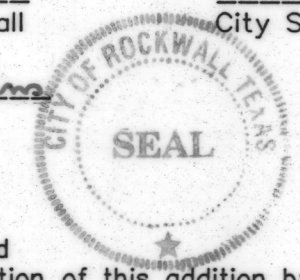
Signature of Planning & Zoning Commission Chairman, dated 9/20/17.

APPROVED: I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 19 day of September, 2017.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this 2nd day of October, 2017.

Signatures of Mayor, City of Rockwall and City Secretary, and City Engineer.



- NOTES: 1. IRF - Iron Rod Found
2. Notice: Selling a portion of this addition by metes and bounds is a violation of city subdivisions ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
3. P.O.B. - Point of Beginning.
4. O.P.R.R.C.T. - Official Public Records, Rockwall County, Texas.
5. M.R.R.C.T. - Map Records, Rockwall County, Texas.
6. D.R.R.C.T. - Deed Records, Rockwall County, Texas.
7. CAB. - CABINET
8. C.M. - Controllin Monument
9. Basis of Bearing -Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202; NAD83 (2011) Epoch 2010) as derived locally from Western Data Systems Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods. An average Combination Factor of 1.00012 was used to scale grid coordinates and distances to surface.
10. Purpose of this replat is to abandon and create easements.
11. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

REPLAT J 234
BW PLUS EXECUTIVE RESIDENCY
LOT 1, BLOCK A
BEING 1.742 ACRES OUT OF THE
E. P. G. CHISUM SURVEY, ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
SEPTEMBER 2017

CASE NO. P2017-042

Table with 2 columns: Survey details (JOB NO., DATE, FIELD DATE, SCALE, FIELD, DRAWN, CHECKED) and Surveyor information (PEISER & MANKIN SURVEYING, LLC, address, phone, website, Texas Society of Professional Surveyors membership).