



LOCATION MAP

LEGEND	
(Not all items may be applicable)	
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
CM	CONTROL MONUMENT
Esmt.	EASEMENT
Util.	UTILITY
(BIP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
BL	BUILDING LINE
Cab.	CABINET
Vol.	VOLUME
Pg.	PAGE
No.	NUMBER
Ord. No.	ORDINANCE NUMBER
Inst./Doc.	INSTRUMENT OR DOCUMENT
DRDCT	DEED RECORDS, DALLAS COUNTY, TEXAS
MRDCT	MAP RECORDS, DALLAS COUNTY, TEXAS
OPRDCT	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

NOTES:

1. Basis of bearing, horizontal and vertical position derived from the Texas WDS RTK Network-Texas State Plane Coordinate System, NAD83, North Central Zone (4202).
2. Lot to lot drainage will not be allowed without engineering section approval.
3. The purpose of this plat is to create one lot from all of Lots 8-14, Block 1/3134, Hillside Addition, Lots 8-10, Block 21/3134, Dallas Land and Loan Co's Addition and a portion of Zang Boulevard.
4. All buildings onsite to be removed.

SURVEYOR'S CERTIFICATE

I, Darren K. Brown, 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 Land Surveying, 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.

Dated this the ____ day of _____, 2021.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

DARREN K. BROWN, R.P.L.S. NO. 5252



darren.brown@sparsengineering.com

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darren K. Brown, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2021.

Notary Public, State of Texas

STATE OF TEXAS
COUNTY OF DALLAS

OWNER'S CERTIFICATE

WHEREAS Alamo Manhattan BAD, LLC, is the owner of a tract of land situated in the George L. Leonard Survey, Abstract No. 770, City of Dallas, Dallas County, Texas, being all of Lots 8, 9, 10, 11, 12, 13, and 14, Block 1/3141, of the Hillside Addition to Oak Cliff, according to the plat thereof recorded in Volume 141, Page 94, Map Records, Dallas County, Texas (MRDCT), and being all of Lots 8, 9, and 10, Block 21/3141, of the Dallas Land and Loan Company's Addition to Oak Cliff, recorded in Volume 106, Page 230 MRDCT, as conveyed by Special Warranty Deeds to Alamo Manhattan BAD, LLC, recorded in Instrument Numbers 201500331377, 201500331782, and 201600351783, Official Public Records, Dallas County, Texas (OPRDCT), and all of a 0.5 foot wide alley abandonment by City of Dallas Ordinance Number 20785, and that portion of Zang Boulevard, which is a called 60 foot right-of-way shown on the plat of the Dallas Land and Loan Company's Addition to Oak Cliff, recorded in Volume 106, Page 230 MRDCT (formerly known as Washington Avenue), as abandoned by City of Dallas Ordinance Number _____, recorded in Instrument Number _____ OPDCT, and conveyed to Alamo Manhattan BAD, LLC, recorded in instrument Number _____ OPDCT, with the subject tract more particularly described as follows:

BEGINNING at a 1/2" iron rod found for the intersection of the east line of Madison Avenue, a 60 foot right-of-way created by plat recorded in Volume 141, Page 94 MRDCT, with the north line of a 20 foot alley created by plat recorded in Volume 106, Page 230 MRDCT, for the southwest corner of Lot 14, Block 1/3141;

THENCE N 01°07'18" W, 119.00 feet along the east line of Madison Avenue and the west line of Lot 14 to the northwest corner of Lot 14 and being the intersection of the east line of Madison Avenue with the south line of Seventh Street, a 60 foot right-of-way created by plat recorded in Volume 141, Page 94 MRDCT;

THENCE N 89°20'20" E, along the south line of Seventh Street and the north line of Lots 14 through 8, Block 1/3141, passing at 350.01 feet on "X" found in concrete for the northeast corner of Lot 8, Block 1/3141, of the Hillside Addition to Oak Cliff, and the northwest corner of Lot 8, Block 21/3141, of the Dallas Land and Loan Company's Addition to Oak Cliff, and continuing along the north line of Lots 8, 9, and 10 thereof, passing the northeast corner of Lot 10 and the northwest corner of the closed portion of Zang Boulevard, and continuing along the north line thereof a total distance of 521.51 feet to the northeast corner of said closed portion, being the intersection of the south line of Seventh Street and the recognized west line of Zang Boulevard, a 110 foot wide right-of-way established by use and occupation, also being a portion of Lot 20, Block 20/3140 of the Dallas Land and Loan Company No. 2 Revised Addition, an unrecorded addition to the City of Dallas, as conveyed by Warranty Deed to the City of Dallas, recorded in Volume 2277, Page 225, Deed Records, Dallas County, Texas (DRDCT);

THENCE S 23°36'01" W, along the west line of Zang Boulevard and the east line of the closed portion, passing the west line of said Lot 20 and the east line of the original right-of-way of Zang Boulevard, established by plat recorded in Volume 106, Page 230 MRDCT, and continuing through said original right-of-way a total distance of 119.50 feet to the southeast corner of said closed portion;

THENCE S 89°20'20" W, along the south line of said closed portion, passing at 21.85 feet on "X" found in concrete for the southwest corner thereof, being the southeast corner of said 0.5 foot wide alley abandonment, and being in the original right-of-way of said 20 foot wide alley, continuing along the south line of said abandonment, a total distance of 319.72 feet to the southwest corner of said closed portion;

THENCE N 01°07'18" W, 0.50 feet along the west line of said abandonment, through said alley, to the north line of said corner of Lot 11, Block 1/3141, of the Hillside Addition to Oak Cliff;

THENCE S 89°20'20" W, 200.01 feet along the north line of said alley and the south line of Lots 11 through 14, Block 1/3141, of the Hillside Addition to Oak Cliff, to the POINT OF BEGINNING with the subject tract containing 62.113 square feet or 1.426 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Alamo Manhattan BAD, LLC, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **ALAMO BISHOP ARTS PHASE 2 ADDITION**, an addition to the City of Dallas, Dallas County, Texas, and does 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 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 rights 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 rights 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).

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 _____, 2021.

Alamo Manhattan BAD, LLC

By: Matt Segrest, Manager

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2021.

Notary Public, State of Texas

PRELIMINARY PLAT

ALAMO BISHOP ARTS PHASE 2 ADDITION

LOT 1, BLOCK 1/3141
BEING A REPLAT OF LOTS 8-10, BLOCK 21/3141,
DALLAS LAND AND LOAN CO.'S ADDITION TO OAK CLIFF
& A REPLAT OF LOTS 8-14, BLOCK 1/3141, HILLSIDE ADDITION TO OAK CLIFF
& A PORTION OF ZANG BOULEVARD CLOSED BY CITY ORDINANCE
IN THE GEORGE L. LEONARD SURVEY, ABSTRACT NO. 770,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S201-667

OWNER / APPLICANT
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Contact: Wade Johns

ENGINEER / SURVEYOR
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