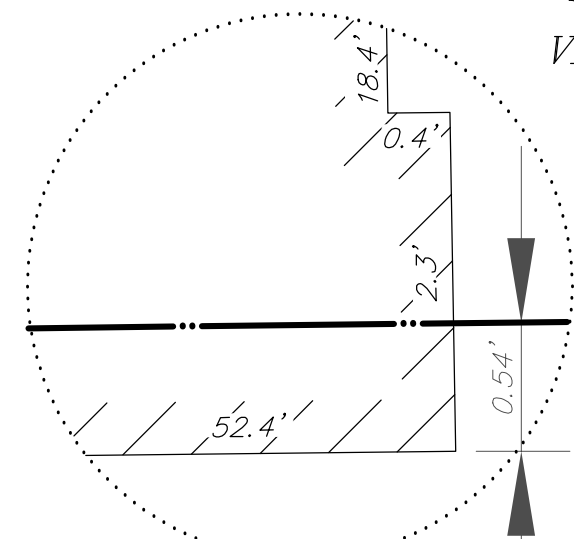
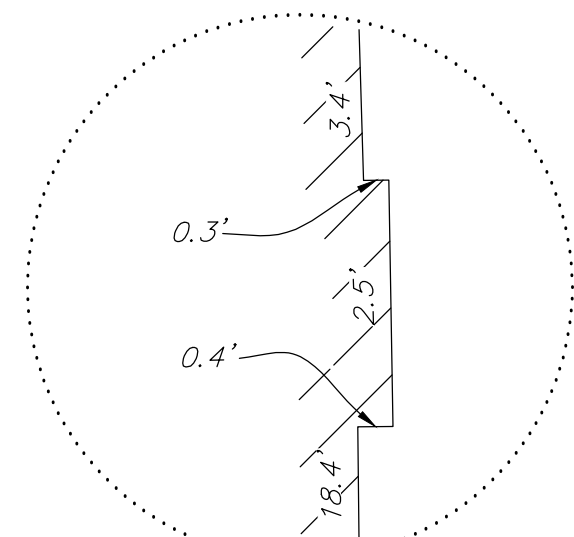


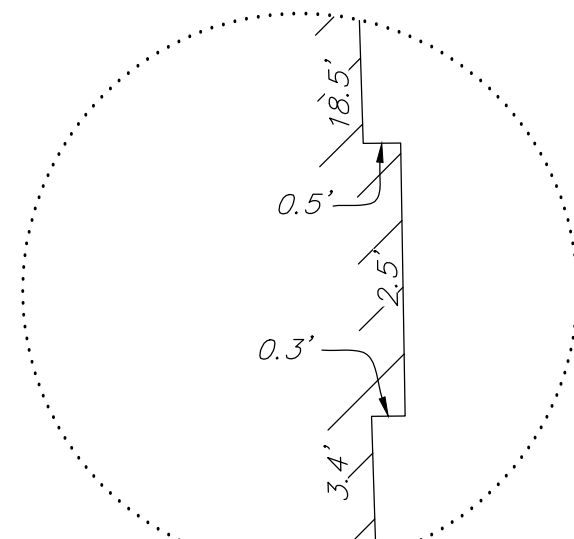
VICINITY MAP
NOT TO SCALE



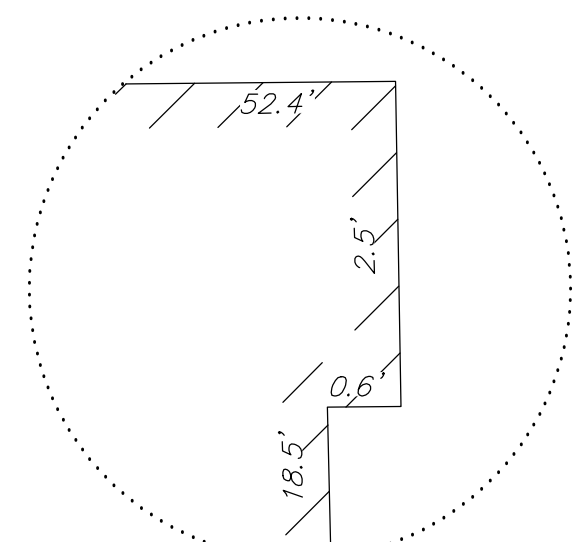
DETAIL "A"
NOT TO SCALE



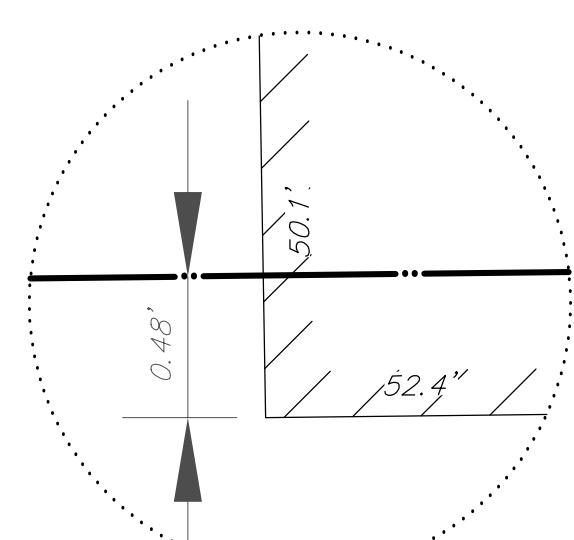
DETAIL "B"
NOT TO SCALE



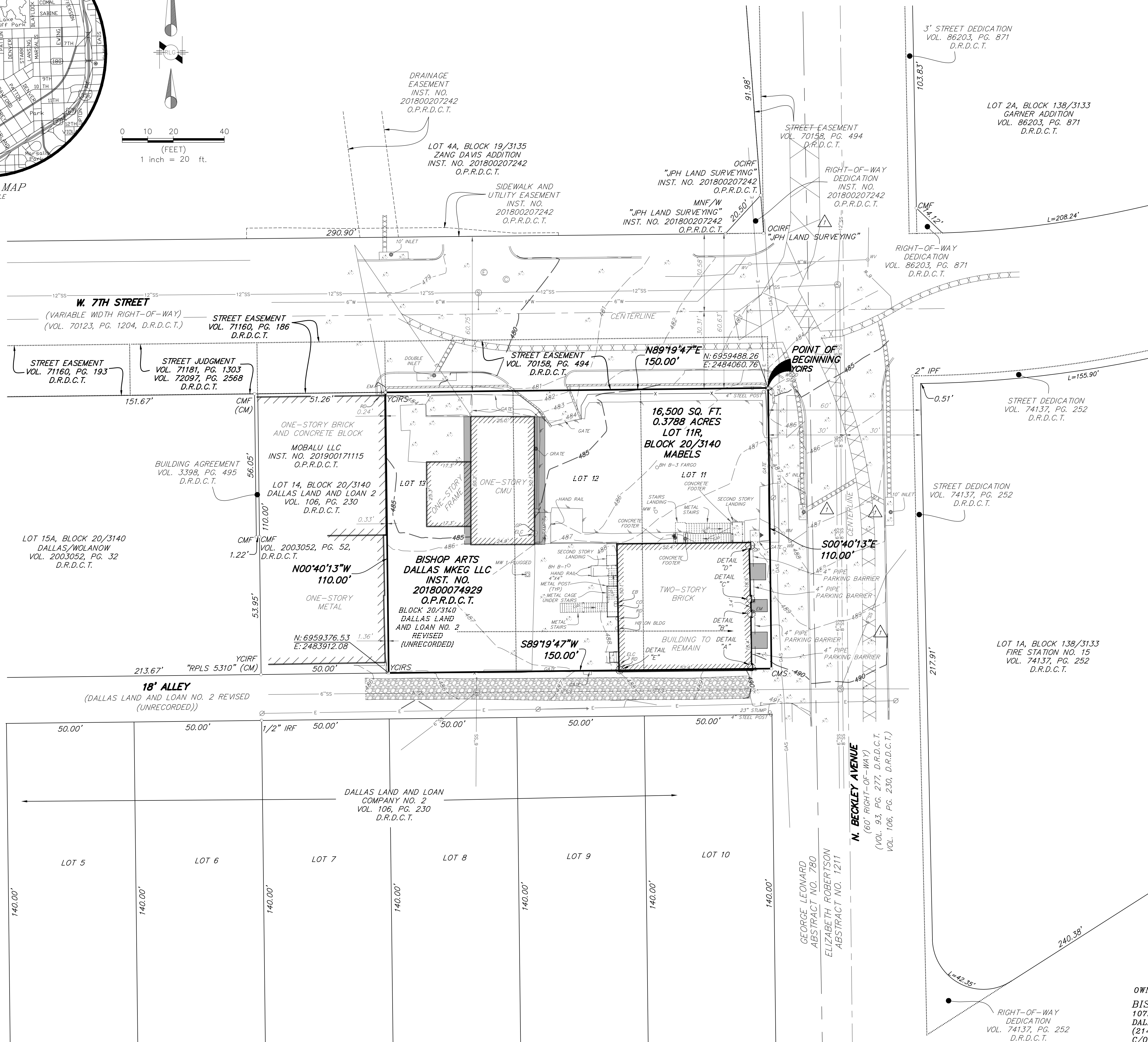
DETAIL C
NOT TO SCALE



DETAIL "D"
NOT TO SCALE



DETAIL "E"
NOT TO SCALE



THE PURPOSE OF THIS PLAT IS TO COMBINE
LOTS 11, 12, & 13, BLOCK 20/3140,
DALLAS LAND AND LOAN NO. 2 REVISED,
AN UNRECORDED ADDITION IN THE CITY OF
DALLAS, INTO 1 LOT AS SHOWN HEREON.

LEGEND

	PROPERTY LINE		EASMENT LINE		OVERHEAD POWER
	BUILDING		GAS LINE		SEWER LINE
	ASPHALT		STORM SEWER LINE		WATER LINE
	CONCRETE		EXISTING CONTOUR LINE		EXISTING SPOT ELEVATION
	FENCE LINE		1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TUC INC" SET		1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TUC INC" SET
	LIGHT STANDARD		1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TUC INC" SET		1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TUC INC" SET
	LIGHT BOLLARD		1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TUC INC" SET		1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TUC INC" SET
	BOLLARD		1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TUC INC" SET		1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TUC INC" SET
	WATER VALVE		1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TUC INC" SET		1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TUC INC" SET
	FIRE HYDRANT		1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TUC INC" SET		1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TUC INC" SET
	STAND PIPE		1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TUC INC" SET		1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TUC INC" SET
	CLEAN OUT		1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TUC INC" SET		1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TUC INC" SET
	IRRIGATION BOX		1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TUC INC" SET		1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TUC INC" SET
	TELEPHONE PEDESTAL		1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TUC INC" SET		1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TUC INC" SET
	POWER POLE		1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TUC INC" SET		1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TUC INC" SET
	POWER POLE WITH 1/2" CONDUIT		1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TUC INC" SET		1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TUC INC" SET
	GUY WIRE		1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TUC INC" SET		1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TUC INC" SET
	SIGN		1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TUC INC" SET		1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TUC INC" SET
	SANITARY SEWER MANHOLE		1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TUC INC" SET		1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TUC INC" SET
	STORM SEWER MANHOLE		1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TUC INC" SET		1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TUC INC" SET
	GAS MANHOLE		1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TUC INC" SET		1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TUC INC" SET
	TELEPHONE MANHOLE		1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TUC INC" SET		1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TUC INC" SET
	ELECTRIC MANHOLE		1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TUC INC" SET		1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TUC INC" SET
	FIBER OPTIC MANHOLE		1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TUC INC" SET		1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TUC INC" SET
	COMMUNICATIONS MANHOLE		1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TUC INC" SET		1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TUC INC" SET
	ELECTRIC BOX		1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TUC INC" SET		1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TUC INC" SET
	ELECTRIC METER		1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TUC INC" SET		1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TUC INC" SET
	TRAFFIC SIGNAL		1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TUC INC" SET		1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TUC INC" SET
	TRAFFIC SIGNAL BOX		1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TUC INC" SET		1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TUC INC" SET
	STAND PIPE		1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TUC INC" SET		1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TUC INC" SET
	HOSE BIB		1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TUC INC" SET		1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TUC INC" SET

NOTES:

BASIS OF BEARINGS: STATE PLANE COORDINATE
SYSTEM, NORTH AMERICAN DATUM OF 1983.
ADJUSTMENT REALIZATION 2011.

CONTROLLING MONUMENTS: TO BE DETERMINED

LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED
WITHOUT ENGINEERING SECTION APPROVAL.

EXISTING BUILDINGS TO BE REMOVED, EXCEPT AS SHOWN.

COORDINATES BASED ON TEXAS STATE PLANE
COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH
AMERICAN DATUM OF 1983 ON GRID COORDINATE
VALUES. NO SCALE AND NO PROJECTION.

1 AS SHOWN ON WATER PLAN 685W0504_SH012

PRELIMINARY PLAT
 LOT 11R, BLOCK 20/3140
MABELS
 REPLAT OF
 LOTS 11-13, BLOCK 20/3140
 REVISION OF
DALLAS LAND AND LOAN ADDITION NO. 2
 GEORGE L. LEONARD SURVEY, ABSTRACT NO. 770
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S190-044
 ENGINEERING NO. 311T-____

OWNER:
BISHOP ARTS DALLAS MKEG LLC
10726 COX LANE
DALLAS, TX 75229
(214) 566-0843
C/O TIMM MATTHEWS

SURVEYOR:
RAYMOND L. GOODSON JR., INC.
 12001 N. CENTRAL EXPRESSWAY, STE 300
 DALLAS, TEX. 75243
 214-739-8100
 rlg@rlginc.com
 TX PE REG #F-493
 TRPLS REG #100341-00

RECORDED	INST#	-	JOB NO.	1913.075	E-FILE	1913.075PP	DWG NO.	27,211W
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OWNER'S CERTIFICATE
STATE OF TEXAS §
COUNTY OF DALLAS §

Whereas, Bishop Arts Dallas MKEG LLC is the sole owner of a tract of land situated in the George L. Leonard Survey, Abstract No. 77, City of Dallas, Dallas County, Texas, conveyed by Special Warranty Deed with Vendor's Lien recorded in Instrument Number 201800074929, Official Public Records, Dallas County, Texas, being part of Lots 11, 12 and 13, Block 20/3140, Revision of Dallas Land and Loan Company's Addition No. 2 to Oak Cliff, unrecorded, annexed by the City of Dallas on April 4, 1903 by Ordinance Number 1903, Volume 12, Page 1, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set for the northeast corner of said Bishop Arts Dallas MKEG LLC tract, at the intersection of the west line of Beckley Avenue (a 60' right-of-way created by plats recorded in Volume 93, Page 277, Volume 106, Page 230, Map Records, Dallas County, Texas and Volume 74137, Page 252, Deed Records, Dallas County, Texas), and the south line of Seventh Street (a variable width right-of-way created by Street Easements recorded in Volume 70158, Page 494, Volume 71160, Page 186 and Volume 71160, Page 193, Judgment recorded in Volume 72097, Page 2568, Deed Records, Dallas County, Texas and by use and occupation), being the southeast corner of said Street Easement (Volume 70158, Page 494) and the northwest corner of said Lot 11;

THENCE South 00° 40' 13" East, along the west right-of-way line of said Beckley Avenue and the east line of said Bishop Arts Dallas MKEG LLC tract and said Lot 11, a distance of 110.00 feet to a chiseled "X" in concrete set for the southeast corner of said Bishop Arts Dallas MKEG LLC tract and said Lot 13, at the intersection of the west right-of-way line of said Beckley Avenue and the north right-of-way line of an 18-foot alley (created by said unrecorded plat);

THENCE South 89° 19' 47" West, along the north right-of-way line of said 18-foot alley and the south line of Bishop Arts Dallas MKEG LLC tract, a distance of 150.00 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set for the southwest corner of said Bishop Arts Dallas MKEG LLC tract, the southwest corner of said Lot 13 and the southeast corner of Lot 14, Block 20/3140, said Revision of Dallas Land and Loan Company's Addition No. 2 to Oak Cliff, from which a 1/2" iron rod with yellow plastic cap stamped "RPLS 5310" found bears South 89° 19' 47" West a distance of 50.00 feet on the north right-of-way line of said 18-foot alley for the southwest corner of said Lot 14 and the southeast corner of Lot 15A, Block 20/3140, Dallas/Wolanow Addition, an addition to the City of Dallas, recorded in Volume 2003052, Page 32, Deed Records, Dallas County, Texas;

THENCE North 00° 40' 13" West, along the common line between said Lot 13 and said Lot 14, a distance of 110.00 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set on the south right-of-way line of said Seventh Street, for the northwest corner of said Bishop Arts Dallas MKEG LLC tract, the southwest corner of said Street Easement (Volume 70158, Page 494) and the southeast corner of said Street Easement (Volume 71160, Page 186), from which a chiseled "X" in concrete found bears South 89° 19' 47" West a distance of 51.26 feet on the south line of said Judgment (Volume 72097, Page 2568) for the northwest corner of a Building Agreement recorded in Volume 3398, Page 495, Deed Records, Dallas County, Texas, and the northeast corner of said Lot 15A;

THENCE North 89° 19' 47" East, along the south right-of-way line of said Seventh Street and said Street Easement (Volume 70158, Page 494) and the north line of said Bishop Arts Dallas MKEG LLC tract, a distance of 150.00 feet to the **POINT OF BEGINNING**, containing 16,500 square feet or 0.3788 acres, more or less.

CITY OF DALLAS PLAT DEDICATION – CORPORATE OWNER

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Bishop Arts Dallas MKEG LLC, a Texas limited liability company, acting by and through its duly authorized agent, Timm Matthews does hereby adopt this plat, designating the herein described property as **MABELS** 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 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).

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 _____, 2019.

By:

Timm Matthews
Managing Partner

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 Timm Matthews, 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 _____, 2019.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

I, Brian R. Wade, 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 _____, 2019.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Brian R. Wade
Texas Registered Professional Land Surveyor No. 6098

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared Brian R. Wade, 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 purposes and considerations therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this the ____ day of _____, 2019.

Notary Public in and for the State of Texas

PRELIMINARY PLAT
LOT 11R, BLOCK 20/3140
MABELS
REPLAT OF
LOTS 11-13, BLOCK 20/3140
REVISION OF
DALLAS LAND AND LOAN ADDITION NO. 2
GEORGE L. LEONARD SURVEY, ABSTRACT NO. 770
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S190-044
ENGINEERING NO. 311T-____
SCALE: 1" = 40' DATE: 10-14-19

THE PURPOSE OF THIS PLAT IS TO COMBINE
LOTS 11, 12, & 13, BLOCK 20/3140, DALLAS
LAND AND LOAN NO. 2 REVISED, AN
UNRECORDED ADDITION IN THE CITY OF DALLAS,
INTO 1 LOT AS SHOWN ON SHEET 1 OF 2.

OWNER: BISHOP ARTS DALLAS MKEG LLC 10726 COX LANE DALLAS, TX 75229 (214) 566-0843 C/O TIMM MATTHEWS				SURVEYOR: RAYMOND L. GOODSON JR., INC. 12001 N. CENTRAL EXPRESSWAY, STE 300 DALLAS, TX. 75243 214-739-8100 rlg@rlginc.com TX PE REC #F-493 TBPLS REC #100341-00				SHEET	2 OF 2
RECORDED	INST#	-	JOB NO.	1913.075	E-FILE	1913.075PP	DWG NO.	27.211W	