

STATE OF TEXAS §
COUNTY OF DALLAS §

OWNER'S CERTIFICATE

WHEREAS Alamo Manhattan BAD, LLC, is the owner of a 41,550 square foot (0.954 acre) tract of land situated in the G. Leonard Survey, Abstract No. 770, City of Dallas, Dallas County, Texas, the subject tract being all of Lot 6A, Block 12/3136, Hillside Addition, an addition to the City of Dallas according to the Replat thereof recorded in Volume 85176, Page 4734, Deed Records, Dallas County, Texas (DRDCT), as conveyed by Special Warranty Deed to Alamo Manhattan BAD, LLC, recorded in Instrument Number 201500234471 of the Official Public Records, Dallas County, Texas (OPRDCT), and being all of Lot 9A, Block 12/3136, Long John Silver Addition, an addition to the City of Dallas according to the Replat thereof recorded in Volume 86078, Page 2034 DRDCT, as conveyed by Special Warranty Deed to Alamo Manhattan BAD, LLC, recorded in Instrument Number 201500331375 OPRDCT, and being a portion of Zang Boulevard, a variable width, undedicated public street at this location, as shown on City of Dallas property map K-13-W, on file in the City of Dallas Survey Records Vault (formerly known as Washington Avenue), and being closed by City of Dallas Ordinance No. _____ and recorded in Instrument Number _____ OPRDCT, and being part of a tract conveyed to Alamo Manhattan BAD, LLC, by Warranty Deed recorded in Instrument Number _____ OPRDCT, with the subject tract being more particularly described as follows:

BEGINNING at a 5/8" iron rod with plastic cap found for the lower southeast corner of said Lot 9A and being the southwest corner of a 10 foot by 10 foot right-of-way dedication created by said Replat of Long John Silver Addition, and being on the north line of Seventh Street, a called 60 foot wide right-of-way, created by the plat of the Hillside Addition to Oak Cliff, recorded in Volume 141, Page 94, being of variable width by use and occupation;

THENCE S 89°20'20" W, 90.00 feet along the north line of Seventh Street and the south line of said Lot 9A, to a _____ found for the southwest corner of said Lot 9A, and for the southeast corner of a 2 foot wide right-of-way dedication created by the Final Plat of Lot 6A, Block 12/3136, Hillside Addition, recorded in Volume 85176, Page 4734 DRDCT;

THENCE N 01°07'18" W, 2.00 feet along the east line of said 2 foot right-of-way dedication to a _____ found for the southeast corner of said Lot 6A, Block 12/3136, Hillside Addition;

THENCE S 89°20'20" W, 150.00 feet along the south line of said Lot 6A and the north line of said 2 foot right-of-way dedication, to a _____ found on the east line of Lot 5, Block 12/3136 of the Hillside Addition to Oak Cliff, according to the plat thereof recorded in Volume 141, Page 94, Map Records, Dallas County, Texas, as conveyed by Warranty Deed to the English Family Limited Partnership, recorded in Volume 2004032, Page 1100 DRDCT, for the southwest corner of said Lot 6A and for the northwest corner of said 2 foot right-of-way dedication;

THENCE N 01°07'18" W, 121.00 feet along the west line of said Lot 6A and the east line of said Lot 5, to a _____ found for the northwest corner of said Lot 6A, and for the southwest corner of another 2 foot wide right-of-way dedication created by the Final Plat of Lot 6A, Block 12/3136, Hillside Addition, recorded in Volume 85176, Page 4734 DRDCT;

THENCE N 89°20'20" E, along the north line of said Lot 6A and the south line of said right-of-way dedication, passing at 150.00 feet the northeast corner of said Lot 6A and the southeast corner of said right-of-way dedication, and being the northeast corner of said Lot 9A, Block 12/3136, Long John Silver Addition, and the southwest corner of a 2 foot wide right-of-way dedication created by the Final Plat thereof, continuing along the common line thereof, passing at 240.00 feet a _____ found for the upper northeast corner of said Lot 9A and for the northwest corner of a 10 foot by 12 foot right-of-way dedication created by the Final Plat of Lot 6A, Block 12/3136, Hillside Addition, continuing through said 10 foot by 12 foot right-of-way dedication, passing at 250.00 feet the east line of said 10 foot by 12 foot right-of-way dedication and the west line of said Zang Boulevard, passing through said Zang Boulevard, passing at 309.86 feet the east line thereof and the west line of said City of Dallas tract, and continuing into said tract a total distance of 355.85 feet to a 3-1/4" aluminum disk stamped "SPIARSEN RPLS 5252" set;

THENCE S 00°39'40" E, 24.19 feet through said City of Dallas tract to a 3-1/4" aluminum disk stamped "SPIARSEN RPLS 5252" set;

THENCE S 19°33'49" W, 85.56 feet continuing through said City of Dallas tract to a 3-1/4" aluminum disk stamped "SPIARSEN RPLS 5252" set;

THENCE S 00°39'40" E, 17.07 feet continuing through said City of Dallas tract to a 3-1/4" aluminum disk stamped "SPIARSEN RPLS 5252" set on the north line of Seventh Street and on the south line of said City of Dallas tract;

THENCE S 89°20'20" W, along the north line of Seventh Street and the south line of said City of Dallas tract, passing at 15.41 feet the southwest corner of said City of Dallas tract and being the intersection of the east line of Zang Boulevard and the north line of Seventh Street, passing at 75.30 feet the west line of Zang Boulevard and the east line of the 10 foot by 10 foot right-of-way dedication created by said Replat of Long John Silver Addition, and continuing through said dedication a total distance of 83.84 feet to a 3-1/4" aluminum disk stamped "SPIARSEN RPLS 5252" set on the northwest line of said dedication and the southeast line of said Lot 9A;

THENCE S 44°06'31" W, 2.05 feet along the common line thereof to the POINT OF BEGINNING with the subject tract containing 41,550 square feet or 0.954 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 STATION 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 line 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 the utility and fire line 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 persons 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 _____, 2016.

Alamo Manhattan BAD, LLC

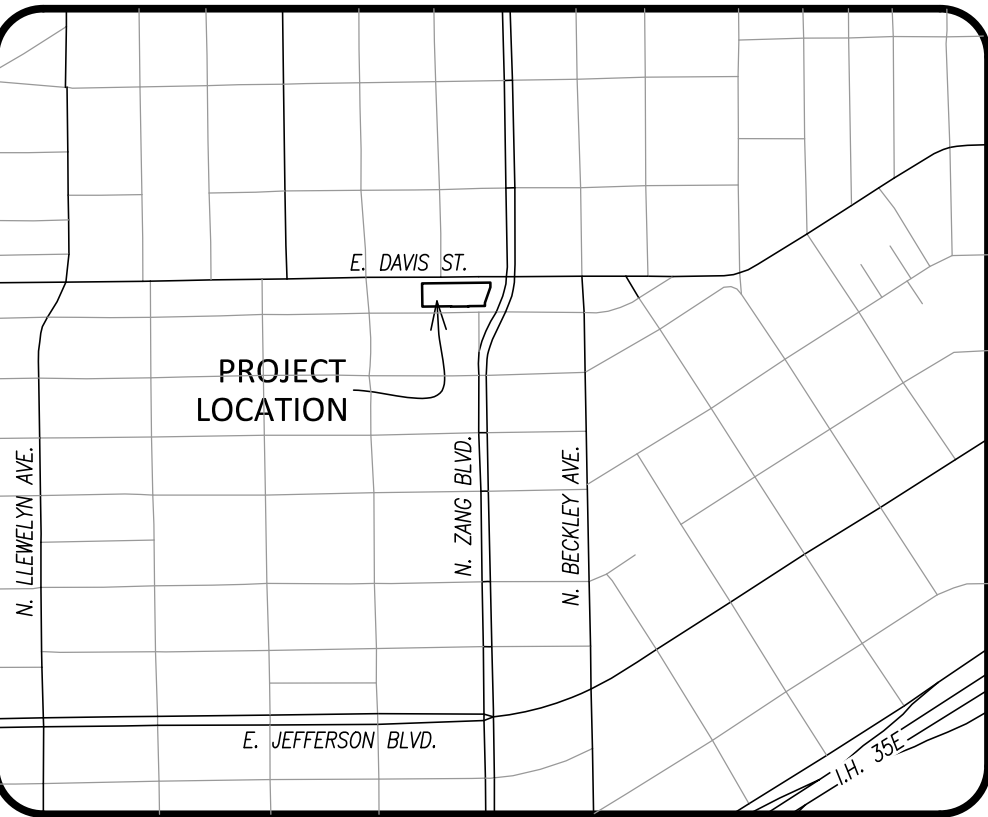
By: _____
Authorized Representative

PRELIMINARY PLAT

ALAMO BISHOP STATION ADDITION
LOT 1, BLOCK 12/3136
BEING A REPLAT OF LOT 6A, BLOCK 12/3136, HILLSIDE ADDITION
& LOT 9A, BLOCK 12/3136, LONG JOHN SILVER ADDITION
& A PORTION OF ZANG BOULEVARD CLOSED BY CITY ORDINANCE
& A PORTION OF BLOCK 19/3135 (UNPLATTED)
IN THE G. LEONARD SURVEY, ABSTRACT NO. 770,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S156-108

OWNER / APPLICANT
Alamo Manhattan BAD, LLC
3012 Fairmont Street, Suite 100
Dallas, Texas 75201
Telephone (469) 941-4500
Contact: Wade Johns

ENGINEER / SURVEYOR
Spars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: Kevin Wier



LOCATION MAP

LEGEND	
(Not all items may be applicable)	
IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
CM	CONTROL MONUMENT
Esmt.	EASEMENT
Util.	UTILITY
(BTP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
BL	BUILDING LINE
Cob.	CABINET
Vol.	VOLUME
Pg.	PAGE
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:

- Basis of bearing, horizontal and vertical position derived from the Texas WDS RTK Network-Texas State Plane Coordinate System, NAD83, North Central Zone (4202).
- Lot to lot drainage will not be allowed without engineering section approval.
- The purpose of this plat is to create one lot from all of Lot 6A, Block 12/3136, Hillside Addition, all of Lot 9A, Block 12/3136, Long John Silver Addition, a portion of Zang Boulevard, and a portion of a tract conveyed to the City of Dallas.
- 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. 18455, 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 _____ day of _____, 2016.

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

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

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 _____, 2016.

Notary Public, State of Texas



STATE OF TEXAS §
COUNTY OF _____ §

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 _____, 2016.

Notary Public, State of Texas