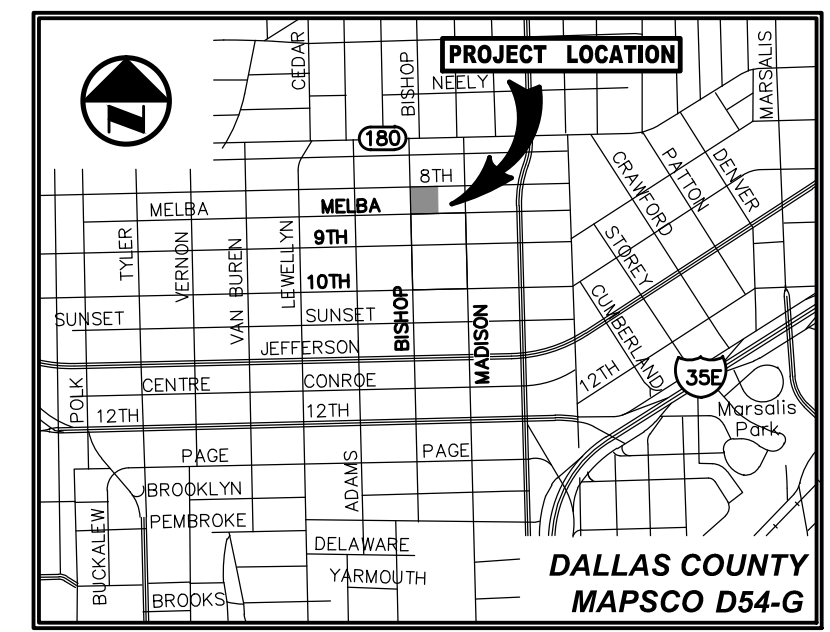
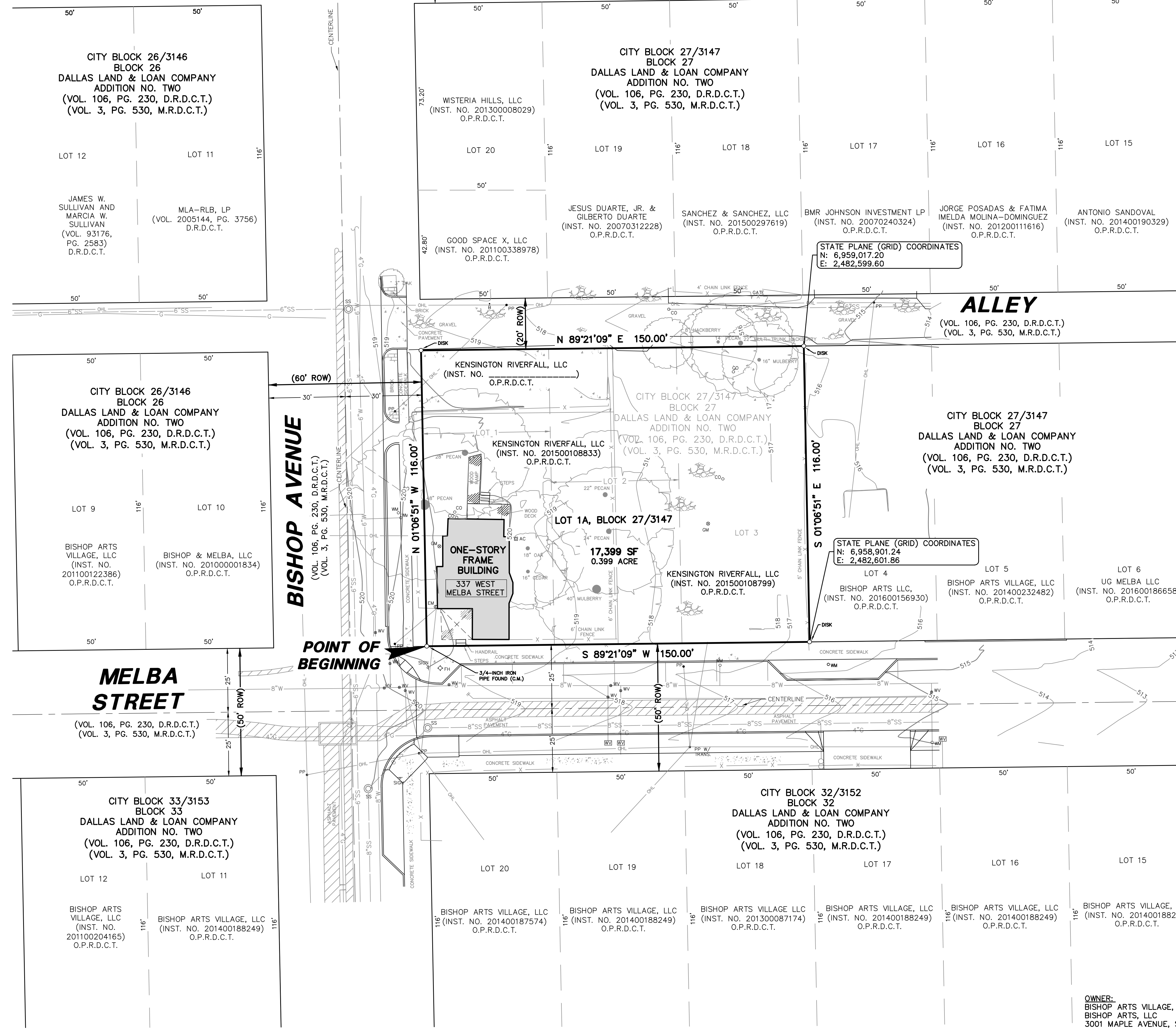


WEST EIGHTH STREET

(60-FOOT RIGHT-OF-WAY)
(VOL. 106, PG. 230, D.R.D.C.T.)
(VOL. 3, PG. 530, M.R.D.C.T.)



VICINITY MAP
(NOT TO SCALE)



- NOTES:**
- Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone (4202). Distances shown have been adjusted to surface by applying the Dallas County TxDOT surface adjustment factor of 1.000136506.
 - The purpose of this plat is to create 1 (one) lot from three previously platted lots.
 - All structures within this replat are to remain.
 - Lot to lot drainage will not be allowed without Engineering Section Approval.
 - Coordinates shown hereon are based on the State Plane Coordinate System, North American Datum of 1983 (2011) Texas North Central Zone (4202), on grid values, no scale and no projection.
 - Lot 1A, Block 27/3147 will not require parking access from the alley.
 - On-site drainage for Lot 1A, Block 27/3147 will be handled by sheet flow into public right-of-way. Drainage leaving the site will be spread out and not concentrated.
 - Storm drain improvements are not proposed for Lot 1A, Block 27/3147.

LEGEND

ELEC	ELECTRIC BOX	---	PROPERTY LINE
FH	FIRE HYDRANT	---	LOT LINE
ICV	IRRIGATION CONTROL VALVE	---	RIGHT-OF-WAY LINE
MB	MAILBOX	---	STORM DRAIN LINE
PP	POWER POLE	---	FENCE
SS	SAN. SEWER MANHOLE	---	OVERHEAD UTILITY LINE
WM	WATER METER	---	UNDERGROUND GAS LINE
WV	WATER VALVE	---	WATER LINE
B	BOLLARD	---	SANITARY SEWER LINE
WV	WATER VAULT	---	EXIST. CONTOUR
GW	GAS METER	---	CENTERLINE
TR	TRAFFIC SIGN	---	M.R.D.C.T.
GM	GAS MANHOLE	---	MAP RECORDS OF DALLAS COUNTY, TEXAS
CA	CLEANOUT	---	D.R.D.C.T.
AC	A/C UNIT	---	DEED RECORDS OF DALLAS COUNTY, TEXAS
DISK	5/8-INCH IRON W/ 3.25" ALUMINUM DISK STAMPED "PACHECO"	---	O.P.R.D.C.T.
	KOCH - BAN" CAP SET	---	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
		---	INSTRUMENT NUMBER
		---	INST. NO.
		---	VOL.
		---	PG.
		---	ROW
		---	RIGHT-OF-WAY

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.
RELEASED 4/11/17.

PRELIMINARY PLAT BISHOP ARTS NORTH LOT 1A, BLOCK 27/3147

SITUATED IN CITY BLOCK 27/3147
AND BEING A REPLAT OF
ALL OF LOT 1, LOT 2 AND LOT 3, BLOCK 27,
DALLAS LAND & LOAN COMPANY ADDITION NO. TWO
BEING OUT OF THE
GEORGE L. LEONARD SURVEY, ABSTRACT NO. 770,
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NUMBER: S167-162
ENGINEERING PLAN NUMBER: 311T-_____

SHEET 1 OF 2

OWNER:
BISHOP ARTS VILLAGE, LLC
BISHOP ARTS, LLC
3001 MAPLE AVENUE, SUITE 101
DALLAS, TX 75201
PH: 805-896-0319
CONTACT: THEA VAN LOGGERENBERG

ENGINEER/SURVEYOR:
PACHECO KOCH CONSULTING ENGINEERS, LLC.
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: (972) 235-3031
FAX: (972) 235-9544
CONTACT: MICHAEL C. CLOVER

Pacheco Koch 7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-14439
TX REG. SURVEYING FIRM LS-10193805

DRAWN BY SBP/KAL	CHECKED BY MCC	SCALE 1"=20'	DATE APRIL 2017	JOB NUMBER 3018-17.098
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PRELIMINARY PLAT-BISHOP ARTS NORTH