

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, KENSINGTON RIVERFALL, LLC is the owner of a 17,399 square foot (0.399 acre) tract of land situated in the George L. Leonard Survey, Abstract No. 770, City of Dallas, Dallas County, Texas and in Block Number 27/3147, Official Block Numbers of the City of Dallas, Texas; said tract being all of Lot 1, Lot 2 and Lot 3, Block 27, Dallas Land & Loan Company Addition No. Two, an addition to the City of Dallas, Texas according to the plat recorded in Volume 106, Page 230 of the Deed Records of Dallas County, Texas (said plat being subsequently transcribed and recorded in Volume 3, Page 530 of the Map Records of Dallas County, Texas); said tract also being all of that certain tract of land described in General Warranty Deed to KENSINGTON RIVERFALL, LLC recorded in Instrument No. 201500108799 of the Official Public Records of Dallas County, Texas, all of that certain tract of land described in Special Warranty Deed to KENSINGTON RIVERFALL, LLC recorded in Instrument No. 201500108833 of said Official Public Records and all of that certain tract of land described in DEED to KENSINGTON RIVERFALL, LLC recorded in Instrument No. 2017XXXXXXX of said Official Public Records; said 17,399 square foot (0.399 acre) tract being more particularly described as follows:

BEGINNING, at a 3/4-inch iron rod found for corner at the intersection of the north right-of-way line of Melba Street (a 50-foot wide right-of-way dedicated by said plat of Dallas Land & Loan Company Addition No. Two) with the east right-of-way line of Bishop Avenue (a 60-foot wide right-of-way dedicated by said plat of Dallas Land & Loan Company Addition No. Two); said point being the southwest corner of said Lot 1, Block 27;

THENCE, North 01 degrees, 06 minutes, 51 seconds West, departing the said north line of Melba Street and along the said east line of Bishop Avenue and the west line of said Lot 1, Block 27, a distance of 116.00 feet to a 3.25-inch aluminum disk stamped 'PACHECO KOCH-BAN' (hereinafter referred to as disk) set for corner; said point being at the intersection of said east line of Bishop Avenue with the south right-of-way line of a 20-foot wide alley crossing said Block 27 and the northwest corner of said Lot 1, Block 27;

THENCE, North 89 degrees, 21 minutes, 09 seconds East, departing the said east line of Bishop Avenue and along the south line of said alley and the north lines of said Lot 1, Lot 2 and Lot 3, all in Block 27, a distance of 150.00 feet to a disk set for corner; said point being the northeast corner of said Lot 3, Block 27 and the northwest corner of Lot 4 of said Block 27;

THENCE, South 01 degrees, 06 minutes, 51 seconds East, departing the south line of said alley and along the east line of said Lot 3, Block 27 and the west line of said Lot 4, Block 27, a distance of 116.00 feet to a disk set for corner in the said north line of Melba Street; said point being the southeast corner of said Lot 3, Block 27 and the southwest corner of said Lot 4, Block 27;

THENCE, South 89 degrees, 21 minutes, 09 seconds West, along the said north line of Melba Street and the south lines of said Lot 3, Lot 2 and Lot 1, all in Block 27, a distance of 150.00 feet to the POINT OF BEGINNING;

CONTAINING, 17,399 square feet or 0.399 acres of land, more or less.

SURVEYOR'S STATEMENT

I, Michael C. Clover, 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 _____, 2017.

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.

Michael C. Clover
Texas Registered Professional Land Surveyor
No. 5225

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Michael C. Clover, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2017.

Notary Public in and for the State of Texas

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Kensington Riverfall, LLC does hereby adopt this plat, designating the herein above described property as BISHOP ARTS NORTH, an addition to the City of Dallas, Dallas County, Texas, and does hereby dedicate, in fee simple, to the public use forever any streets and alleys 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 owners. 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, Texas.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2017.

By: _____
Farrokh Nazerian
Managing Member

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the understand authority, a Notary Public in and for the State of Texas, on this day personally appeared Farrokh Nazerian, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2017.

Notary Public in and for the State of Texas

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 2 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 NONE	DATE APRIL 2017	JOB NUMBER 3018-17.098
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