

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That UG Melba, LLC, Tuesday Real Estate, LLC, Juan Cerda and Guadalupe Cerda acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein described property as BISHOP HI LINE PHASE 1 an addition to the City of Dallas, Dallas County, Texas. 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 plotting ordinances, rules, regulations, and resolutions of the City of Dallas, Texas.

WITNESS, my hand at Dallas, Texas, this the \_\_\_ day of \_\_\_\_\_, 2016.

BY: UG Melba LLC

Pouya Feizpour, Development Director Owner Lot 7 & 9

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day Pouya Feizpour personally appeared, the owner known to me to be the persons 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 the \_\_\_ of \_\_\_\_\_, 2016.

Notary Public, State of Texas

WITNESS, my hand at Dallas, Texas, this the \_\_\_ day of \_\_\_\_\_, 2016.

BY: Tuesday Real Estate, LLC

XXXXXXXX XXXXXXXX, Tuesday Real Estate, Owner Lot 6

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day XXXXXXXX XXXXXXXX personally appeared, the owner known to me to be the persons 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 the \_\_\_ of \_\_\_\_\_, 2016.

Notary Public, State of Texas

WITNESS, my hand at Dallas, Texas, this the \_\_\_ day of \_\_\_\_\_, 2016.

Juan Cerda, Owner Lot 8

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day Juan Cerda personally appeared, the owner known to me to be the persons 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 the \_\_\_ of \_\_\_\_\_, 2016.

Notary Public, State of Texas

WITNESS, my hand at Dallas, Texas, this the \_\_\_ day of \_\_\_\_\_, 2016.

Guadalupe Cerda, Owner Lot 8

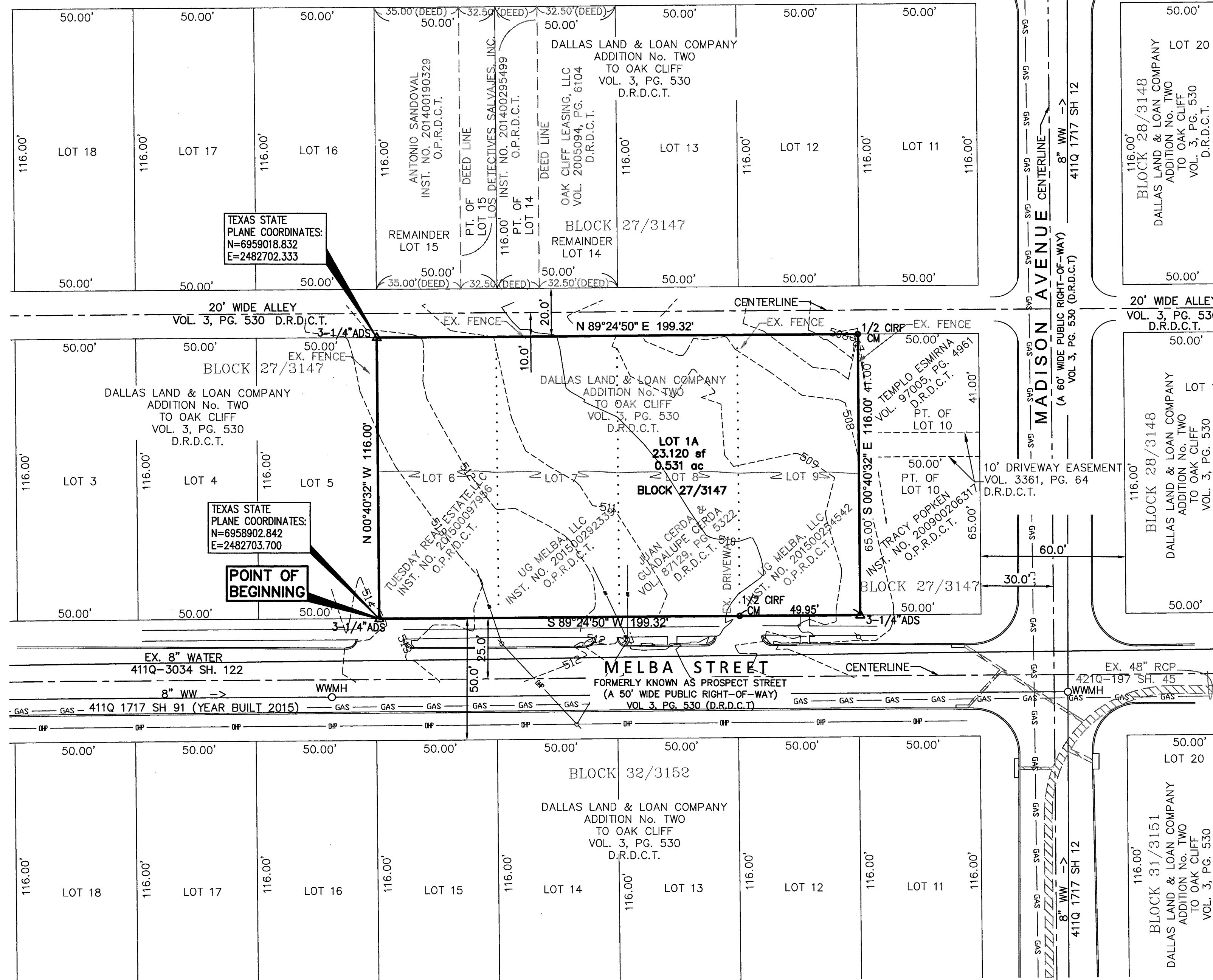
STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day Guadalupe Cerda personally appeared, the owner known to me to be the persons 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 the \_\_\_ of \_\_\_\_\_, 2016.

Notary Public, State of Texas

EIGHTH STREET  
(A 60' WIDE PUBLIC RIGHT-OF-WAY)  
VOL. 3, PG. 530 (D.R.D.C.T.)



TEXAS STATE PLANE COORDINATES:  
N=6958018.832  
E=2482702.333

TEXAS STATE PLANE COORDINATES:  
N=6958902.842  
E=2482703.700

POINT OF BEGINNING

SURVEYOR'S STATEMENT

I, Roy Rodriguez, 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 \_\_\_\_\_, 2016

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

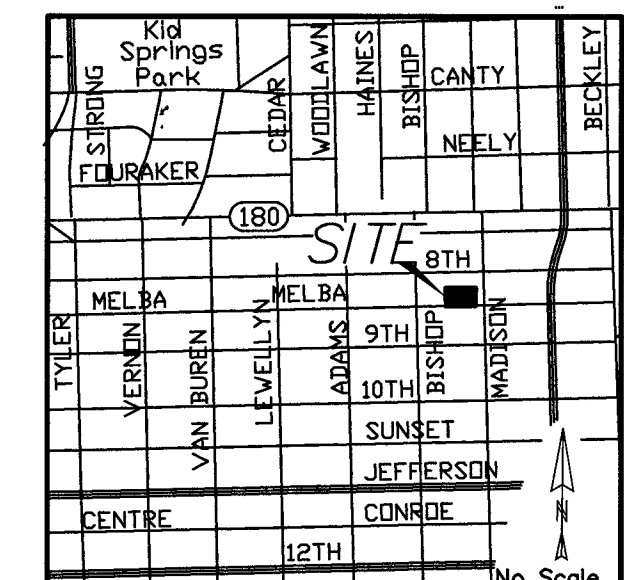
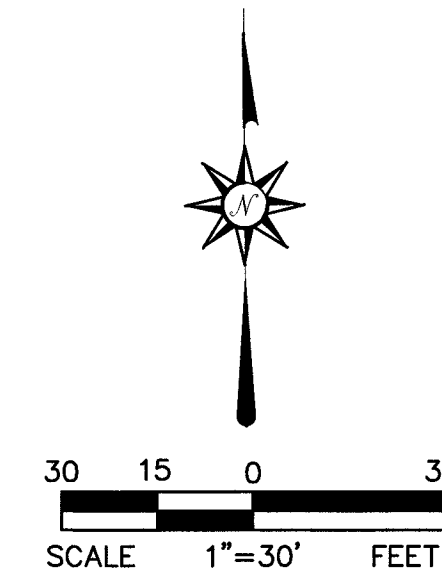
Roy Rodriguez, Registered Professional Land Surveyor, No. 5596  
Blue Star Land Surveying Company 817-659-9206

STATE OF TEXAS  
COUNTY OF DALLAS

Before me, the undersigned, a Notary Public in and for the County and State on this day personally appeared Roy Rodriguez, 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 and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_ of \_\_\_\_\_, 2016.

Notary Public, State of Texas



OWNER'S CERTIFICATE

STATE OF TEXAS }  
COUNTY OF DALLAS }

Whereas UG Melba, LLC, Tuesday Real Estate, LLC, Juan Cerda and Guadalupe Cerda are the owners of a several tracts of land situated in the G. L. LEONARD SURVEY, ABSTRACT NO. 770, City of Dallas, Dallas County, Texas and being all of Lot 6, Lot 7, Lot 8, and Lot 9, Block 27/3147, of Dallas Land and Loan Company Addition Number Two To Oak Cliff, an addition to the City of Dallas, according to the Plat thereof recorded in Volume 3, Page 530, Deed Records, Dallas County, Texas (D.R.D.C.T.) and being a tract of land conveyed by Warranty Deed With Vendor's Lien to UG Melba, LLC, as recorded in Instrument Number 201500254542, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), and being a tract of land conveyed by Warranty Deed With Vendor's Lien in Favor of Mortgage to UG Melba, LLC, as recorded in Instrument Number 201500292339, (O.P.R.D.C.T.), and being a tract of land conveyed by Special Warranty Deed to Tuesday Real Estate, LLC, as recorded in Instrument Number 201500097956, (O.P.R.D.C.T.), and being a tract of land conveyed by General Warranty Deed With Third Party Vendor's Lien to Juan Cerda and Guadalupe Cerda, as recorded in Instrument Number 200900206317, (O.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 3-1/4-inch aluminum disk set in concrete Stamped "Bishop Hi Line Phase 1, R.P.L.S. No. 5596", for a corner, said corner being the southeast corner of Lot 5, Block 27/3147, of said Dallas Land and Loan Company's Addition Number Two said corner being the southwest corner of said Lot 6, Block 27/3147, said corner being in the north line of Melba Street (a 50 foot wide right-of-way);

THENCE North 00 degrees 40 minutes 32 seconds West, departing the north line of said Melba Street, and along the common line between said Lot 5 and said Lot 6, Block 27/3147, a distance of 116.00 feet to a 3-1/4-inch aluminum disk set in concrete Stamped "Bishop Hi Line Phase 1, R.P.L.S. No. 5596", for a corner, said corner being the northwest corner of said Lot 6, Block 27/3147, said corner being in the south line of a 20 foot wide alley;

THENCE North 89 degrees 24 minutes 50 seconds East, along the south line of said 20 foot wide alley, same being the north line of said Lots 6 thru 9, Block 27/3147, a distance of 199.32 feet to a 1/2-inch capped iron rod found for corner, same being the northeast corner of said Lot 9, Block 27/3147, same being in the south line of a 20 foot wide Alley;

THENCE South 00 degrees 40 minutes 32 seconds East, departing the south line of said 20 foot wide alley along the east line of said Lot 9, Block 27/3147, a distance of 116.00 feet to a 3-1/4-inch aluminum disk set in concrete Stamped "Bishop Hi Line Phase 1, R.P.L.S. No. 5596", for a corner, said corner being the southeast corner of said Lot 9, Block 27/3147, same being in the north line of said Melba Street;

THENCE South 89 degrees 24 minutes 50 seconds West, along the north line of said Melba Street, same being the south line of said Lots 6 thru 9, Block 27/314, a distance of 199.32 feet to the POINT OF BEGINNING, containing 23,120 square feet or 0.531 acres of land, more or less.

GENERAL NOTES:

- 1. No lot-to-lot drainage will be permitted without Engineering Section approval.
- 2. Basis of Bearing: The basis of bearings for this survey is the Texas State Plane Coordinate System Grid, North Central Zone (4202), North American Datum 1983(2011)
- 3. The purpose of this plat is to establish 1 Lot from 5 platted Lots.
- 4. Coordinates shown are based on the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, no scale and no projection.

PRELIMINARY PLAT  
BISHOP HI LINE PHASE 1

Lot 1A, Block 27/3147  
0.531 ACRES  
BEING A REPLAT OF

LOTS 6-9, BLOCK 27/3147 OF  
DALLAS LAND & LOAN COMPANY ADDITION No. TWO  
TO OAK CLIFF  
OUT OF THE  
G. L. LEONARD SURVEY, ABSTRACT NO. 770  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S156-232

OWNER LOT 6:

TUESDAY REAL ESTATE, LLC  
400 N. ST. PAUL ST. STE. 1450  
DALLAS, TX 75201  
CONTACT: POUYA FEIZPOUR  
469-688-5398  
pouya@urban-genesis.com

OWNER LOT 7:

UG MELBA LLC  
616 HAWTHORNE STE 200  
HOUSTON, TX 77006  
CONTACT: POUYA FEIZPOUR  
469-688-5398  
pouya@urban-genesis.com

OWNER LOT 8:

JUAN CERDA &  
GUADALUPE CERDA  
309 MELBA STREET  
DALLAS, TX 75208  
CONTACT: POUYA FEIZPOUR  
469-688-5398  
pouya@urban-genesis.com

OWNERS LOT 9:

UG MELBA LLC  
616 HAWTHORNE STE 200  
HOUSTON, TX 77006  
CONTACT: POUYA FEIZPOUR  
469-688-5398  
pouya@urban-genesis.com

LEGEND

- Old Lot Lines
- Boundary Line
- Existing Easement
- Iron Rod Found
- Iron Pipe Found
- Capped Iron Rod Found
- Stamped
- Adjacent Lot/Right-of-way Line
- D.R.D.C.T. Deed Records, Dallas County, Texas
- O.P.R.D.C.T. Official Public Records, Dallas County, Texas
- INST. NO. Instrument Number
- C.M. Controlling Monument
- FND Found
- Aluminum Disk -Bishop Hi Line, R.P.L.S. No. 5596

BLUE STAR LAND SURVEYING

FIRM NUMBER 10147300  
1013 CEDAR BREAK CT. 817-659-9206  
CLEBURNE, TEXAS 76033  
bluestarsurveying@att.net  
MAR 2016-001 GF # 16-076 DATE: 06/22/16