

**Legal Description**  
 Being a tract of land situated in the G. L. Leonard Survey Abstract 770, in the City of Dallas, Dallas County, Texas, and being those Lots 2, 3 and 4 of City Block 36 / 3166 of Dallas Land & Loan Company No. 2 recorded in Volume 106, Page 203, Map Records of Dallas County, and being more particularly described as follows:

**POINT OF BEGINNING** at a 1/2 inch iron rod with cap stamped R.P.S. 5310 in north line of Tenth Street (60' Right of Way) and being the southwest corner of Lot 2 from which a 2 inch iron pipe bears South 89 degrees 21 minutes 32 seconds West, a distance of 62.50 feet in the north line of said Tenth Street and the East line of Adams Ave (60' Right of Way) and being the most southeasterly corner of Whites Subdivision as recorded in Volume 17, Page 55 of the Map Records of Dallas County.

THENCE North 01 degrees 06 minutes 28 seconds West, along the common line of said Whites Subdivision and Lot 2 passing a 1/2 inch iron with cap stamped R.P.S. 5310 at 97.00 feet and continuing a total distance of 194.50 to a set 1/2 inch iron rod with cap stamped R.P.S. 5664 set in the south line of a 20' right of way, from which a 1/2 inch iron rod bears North 43 degrees 50 minutes 51 seconds East, a distance of 0.70 feet.

THENCE North 89 degrees 21 minutes 32 seconds East, with the said south line distance of 162.50 feet to a set 1/2 inch iron rod with cap stamped R.S. 5664 for the northeast corner of Lot 4 and the northwest of Lot 5 from which a 1/2 inch iron rod stamped D.C.A. bears South 26 degrees 15 minutes 36 seconds East a distance of 0.84 feet.

THENCE South 01 degrees 06 minutes 28 seconds East, with said common line, a distance of 194.50 feet to a set 1/2 inch iron rod with cap stamped R.S. 5664 in the north line of Tenth Street for the southeast corner of Lot 4 and the southwest of Lot 5 from which a 5/8 inch iron rod bears South 19 degrees 20 minutes 43 seconds West, a distance of 0.54 feet.

THENCE South 89 degrees 21 minutes 32 seconds West, a distance of 162.50 feet to the POINT OF BEGINNING having an area of 31,605 square feet or 0.726 acres

**SHARED ACCESS AREA EASEMENT STATEMENT**

This plat is approved by the Chief Engineer of the Department of Development Services of the City of Dallas and accepted by the Owner, subject to the following conditions, which shall be binding upon the Owner, his heirs, grantees and assigns:

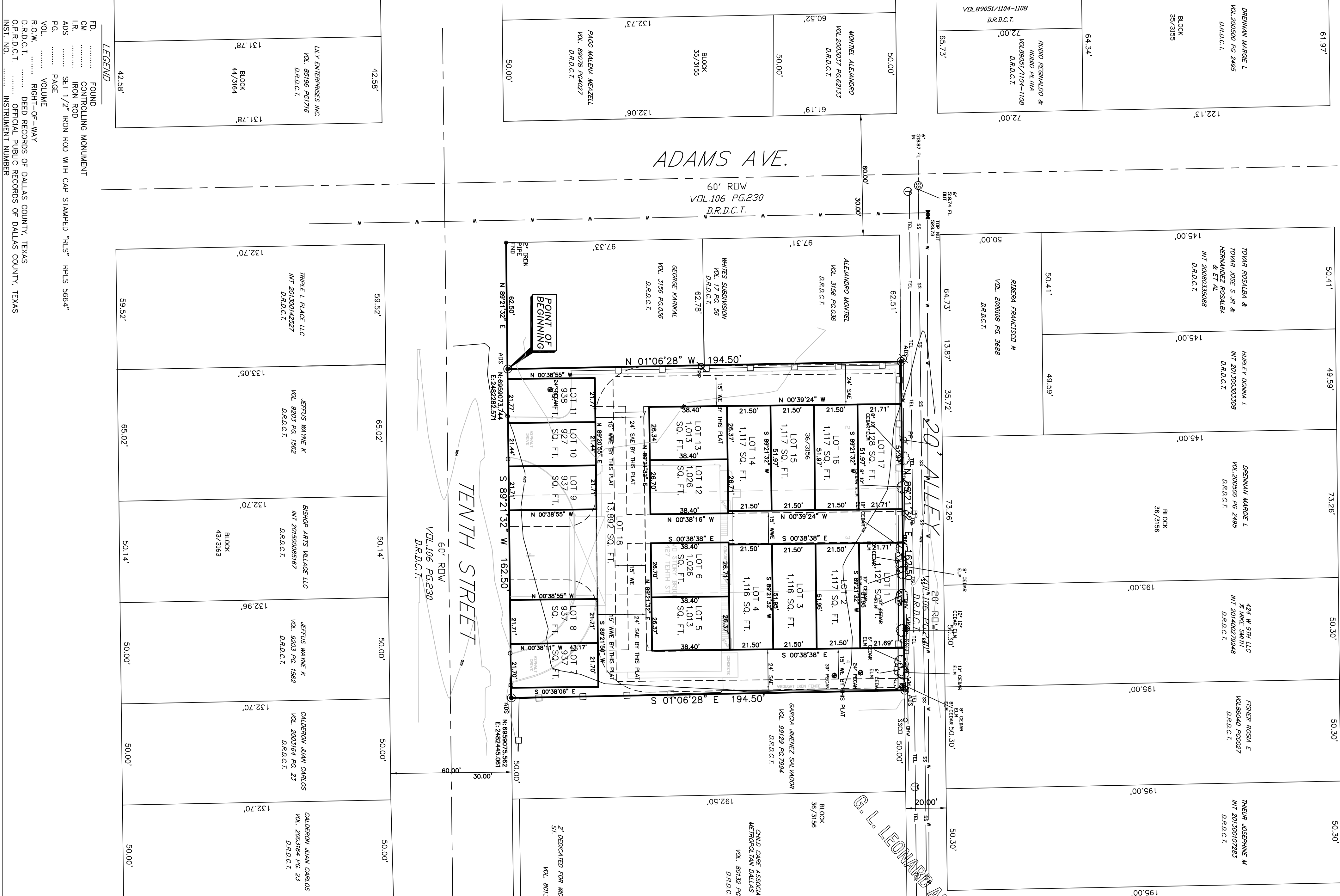
The shared access area as designated within the limits of this addition will be maintained by a homeowner's association and/or the individual lot owners of the lot or lots that are traversed by or adjacent to the shared access area. The City of Dallas will not be responsible for the maintenance and operation of the shared access area or for any damage to private property or person that results from the use or condition of the shared access area. In the event that the City of Dallas or Dallas Water Utilities does elect to repair, paving in the shared access area after work on water or wastewater lines or for any other reason, the pavement repair will be to minimum standards set forth in the City of Dallas pavement cut and repair standards and the repair and maintenance shall be the responsibility of the homeowner. This plat is repaired or replaced by the homeowners association at its option.

XXXXXXXXXXXX, P.E.  
 CHIEF ENGINEER OF DEPARTMENT OF DEVELOPMENT SERVICES

TREE DESCRIPTION	QUANTITY
2" TO 4" GROUND LUMBER (SAPOROUS)	1
4" TO 6" GROUND LUMBER (SAPOROUS)	1
6" TO 8" GROUND LUMBER (SAPOROUS)	1
8" TO 10" GROUND LUMBER (SAPOROUS)	1
10" TO 12" GROUND LUMBER (SAPOROUS)	1
12" TO 14" GROUND LUMBER (SAPOROUS)	1
14" TO 16" GROUND LUMBER (SAPOROUS)	1
16" TO 18" GROUND LUMBER (SAPOROUS)	1
18" TO 20" GROUND LUMBER (SAPOROUS)	1
20" TO 22" GROUND LUMBER (SAPOROUS)	1
22" TO 24" GROUND LUMBER (SAPOROUS)	1
24" TO 26" GROUND LUMBER (SAPOROUS)	1
26" TO 28" GROUND LUMBER (SAPOROUS)	1
28" TO 30" GROUND LUMBER (SAPOROUS)	1
30" TO 32" GROUND LUMBER (SAPOROUS)	1
32" TO 34" GROUND LUMBER (SAPOROUS)	1
34" TO 36" GROUND LUMBER (SAPOROUS)	1
36" TO 38" GROUND LUMBER (SAPOROUS)	1
38" TO 40" GROUND LUMBER (SAPOROUS)	1
40" TO 42" GROUND LUMBER (SAPOROUS)	1
42" TO 44" GROUND LUMBER (SAPOROUS)	1
44" TO 46" GROUND LUMBER (SAPOROUS)	1
46" TO 48" GROUND LUMBER (SAPOROUS)	1
48" TO 50" GROUND LUMBER (SAPOROUS)	1
50" TO 52" GROUND LUMBER (SAPOROUS)	1
52" TO 54" GROUND LUMBER (SAPOROUS)	1
54" TO 56" GROUND LUMBER (SAPOROUS)	1
56" TO 58" GROUND LUMBER (SAPOROUS)	1
58" TO 60" GROUND LUMBER (SAPOROUS)	1

**NOTES**

1. BEARINGS SOURCE IS THE NORTH LINE OF WEST 10 TH STREET, DALLAS LAND AND LOAN CO. ADDITION TO OAK CUPP VOL. 106, PG.230, D.R.D.C.T., S 89°21'32" W, SECTION APPROVAL.
2. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
3. THE PURPOSE OF THIS PLAT IS TO CREATE 18 LOTS FROM 3 LOTS.
4. COORDINATE SYSTEM USE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE, ZONED ZONAL MERCATOR, DATUM OF 1983 AND Spheroidal VALUES, NO SCALE AND NO PROJECTION.
5. SHARED ACCESS AREA AGREEMENT RECORDED INSTRUMENT NUMBER: \_\_\_\_\_ OFFICIAL PROPERTY RECORDS DALLAS COUNTY, TEXAS



**LEGEND**

TO ..... FOUND

BY ..... CONTROLING MONUMENT

LA ..... IRON ROD

AD ..... SET 1/2" IRON ROD WITH CAP STAMPED "R.L.S." PLUS 5664"

PG ..... PAGE

VOL. .... VOLUME

ROW ..... RIGHT-OF-WAY

..... DEPARTMENTS OF DALLAS COUNTY, TEXAS

DP D.R.D.C.T. .... OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS

INST. NO. .... INSTRUMENT NUMBER

**OWNER'S DEDICATION**  
 NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That JOSH GRAHAM CHAPMAN, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **BISHOP AND TENTH STREET** an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever the streets and alleys shown thereon in the easements shown hereon, as hereby reserved for the purposes indicated. The utility to be dedicated to the public use shall be for water, sewer, gas, electric, telephone, 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 within any easements shown hereon, whether or not they are a utility, without in any way interfering with the easements and all public utilities shall at all times have the full right of ingress and egress to or from and upon 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 consisting of utility easement, on one of subdivided clear areas, for meters, valves and equipment for installations, maintenance and repair of the water, gas, electric, sewer services and wastewater services from 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 \_\_\_\_\_ day of \_\_\_\_\_, 2015.

By: \_\_\_\_\_  
 JOSH GRAHAM CHAPMAN

STATE OF TEXAS,  
 COUNTY OF DALLAS.

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared XXXXXXXX, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed.

GIVEN under my hand and seal of office, this the \_\_\_ day of \_\_\_\_\_, 2015.

Notary Public in and for the State of Texas.

**SURVEYOR'S STATEMENT:**  
 I, RUDY RANGEL, 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-6617 (b)(1)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

RELEASED FOR PRELIMINARY REVIEW ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

RUDY RANGEL,  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 56664

STATE OF TEXAS,  
 COUNTY OF DALLAS.

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Scott Davis, 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.

GIVEN under my hand and seal of office, this the \_\_\_ day of \_\_\_\_\_, 2015.

Notary Public in and for the State of Texas.

PRELIMINARY PLAT  
**BISHOP AND TENTH STREET**  
 LOTS 1 - 18  
 BLOCK 36/3166 OF  
 DALLAS LAND & LOAN COMPANY'S  
 ADDITION NO. 2  
 A SHARED ACCESS DEVELOPMENT

CIVIL ENGINEER:  
 CUMULUS DESIGN  
 Office: 214.235.0367  
 2080 North Highway 360  
 Suite #240  
 Grand Prairie, Texas 75050

SURVEYOR  
 RANGEL LAND SURVEYING  
 1012 TIMBERLINE  
 HEATH TX 75115

**RANGEL LAND SURVEYING**  
 HEATH, TEXAS 75032  
 RANGEL@RANGELANDSURVEYING.COM  
 214-432-8926  
 1251 E. W. 10027190

DATE: 07/22/15  
 JOB NO. xxxx