

LEGEND:
 Δ = DELTA ANGLE OR CENTRAL ANGLE
 P.O.B. = POINT OF BEGINNING
 IRFC = 5/8" IRON ROD W/ "KHA" CAP FOUND
 IRF = IRON ROD FOUND
 XF = "X" CUT IN CONCRETE FOUND
 C.M. = CONTROLLING MONUMENT
 D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
 O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 M.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
 VOL. = VOLUME
 PG. = PAGE
 INST. NO. = INSTRUMENT NUMBER
 SQ. FT. = SQUARE FEET

GENERAL NOTES:

- THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT AND DEDICATE EASEMENTS FOR DEVELOPMENT FROM 2 PLATTED LOTS.
- THE BASIS OF BEARINGS IS BASED ON GRID NORTH OF THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
- THE GRID COORDINATES SHOWN ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- NO BUILDINGS EXIST ON SITE.
- ACCORDING TO MAP NO. 48113C0340J, COMMUNITY PANEL NO. 480171 0340 J, DATED AUGUST 23, 2001 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF DALLAS COUNTY, TEXAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, THIS PROPERTY IS WITHIN "ZONE X SHADED" OTHER FLOOD AREAS; AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

SURVEYOR'S STATEMENT:
 I, J. Andy Dobbs, 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 Engineers and Land Surveyors, the City of Dallas Development Code (Ordinance no. 19455, as amended), and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown herein 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 _____, 2021.

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
 J. Andy Dobbs
 KIMLEY-HORN AND ASSOC., INC.
 13455 Noel Road, Two Galleria Office Tower, Suite 700
 Dallas, Texas 75240
 972-770-1300
 andy.dobbs@kimley-horn.com

STATE OF TEXAS §
COUNTY OF DALLAS §
 BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared J. Andy Dobbs 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2021.
 Notary Public in and for the State of Texas

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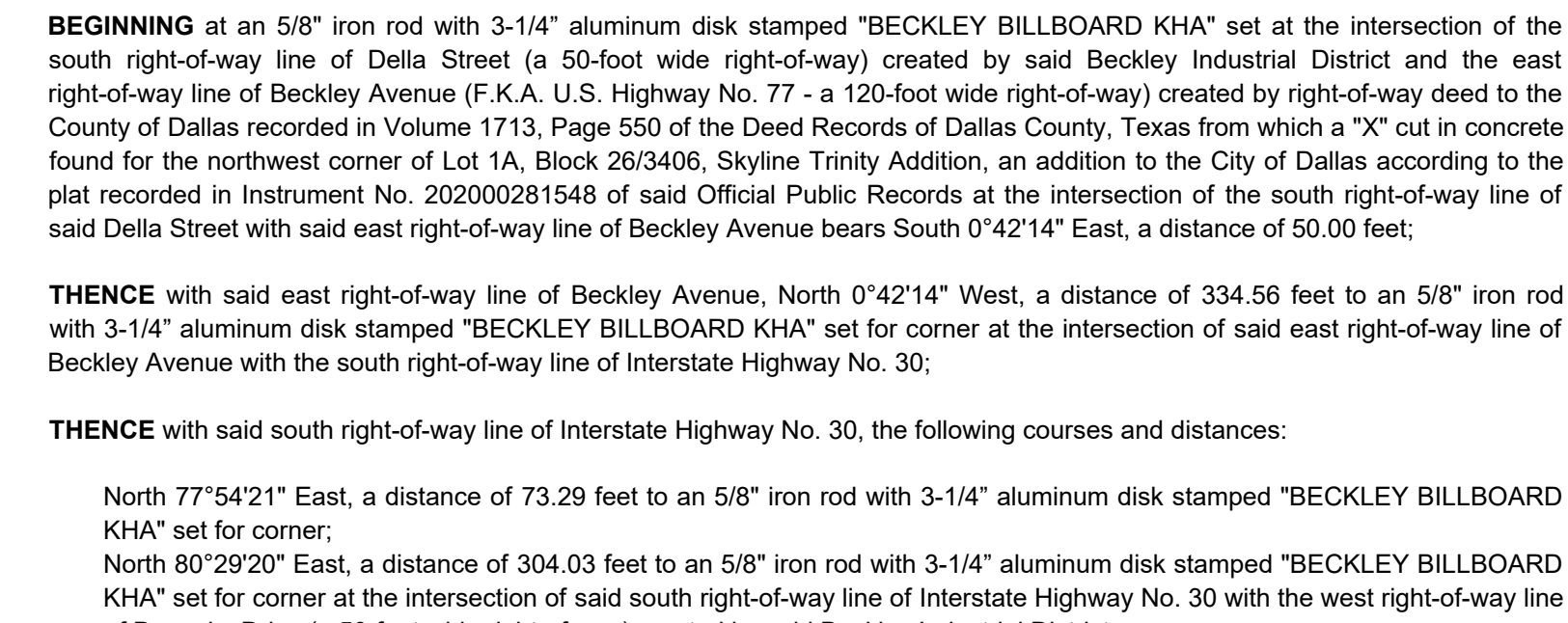
STATE OF TEXAS §
COUNTY OF DALLAS §
 BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared J. Andy Dobbs known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.
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 BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared J. Andy Dobbs 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2021.
 Notary Public in and for the State of Texas

OWNER'S CERTIFICATE
STATE OF TEXAS §
COUNTY OF DALLAS §
 WHEREAS, BISHOP ARTS PROPERTY OWNER, LLC, is the owner of a tract of land situated in the Peter Haught Survey, Abstract No. 607, City of Dallas, Dallas County, Texas being part of Lot 4 and all of Lot 5, Block 2/3406, Beckley Industrial District, an addition to the City of Dallas according to the plat recorded in Volume 16, Page 185 of the Map Records of Dallas County, Texas and being all of a called 0.803 acre tract of land described in Special Warranty Deed to Bishop Arts Property Owner, LLC recorded in Instrument No. 20200355304 of the Official Public Records, Dallas County, Texas and being all of a called 2.905 acre tract of land described in Special Warranty Deed to Bishop Arts Property Owner, LLC recorded in Instrument No. 20200355304 of said Official Public Records and being more particularly described as follows:
BEGINNING at an 5/8" iron rod with 3-1/4" aluminum disk stamped "BECKLEY BILLBOARD KHA" set at the intersection of the south right-of-way line of Della Street (a 50-foot wide right-of-way) created by said Beckley Industrial District and the east right-of-way line of Beckley Avenue (F.K.A. U.S. Highway No. 77 - a 120-foot wide right-of-way) created by right-of-way deed to the County of Dallas recorded in Volume 1713, Page 550 of the Deed Records of Dallas County, Texas from which a "X" cut in concrete found for the northwest corner of Lot 1A, Block 26/3406, Skyline Trinity Addition, an addition to the City of Dallas according to the plat recorded in Instrument No. 20200281548 of said Official Public Records at the intersection of the south right-of-way line of said Della Street with said east right-of-way line of Beckley Avenue bears South 0°42'14" East, a distance of 50.00 feet;
THENCE with said east right-of-way line of Beckley Avenue, North 0°42'14" West, a distance of 334.56 feet to an 5/8" iron rod with 3-1/4" aluminum disk stamped "BECKLEY BILLBOARD KHA" set for corner at the intersection of said east right-of-way line of Beckley Avenue with the south right-of-way line of Interstate Highway No. 30;
THENCE with said south right-of-way line of Interstate Highway No. 30, the following courses and distances:
 North 77°54'21" East, a distance of 73.29 feet to an 5/8" iron rod with 3-1/4" aluminum disk stamped "BECKLEY BILLBOARD KHA" set for corner;
 North 80°29'20" East, a distance of 304.03 feet to an 5/8" iron rod with 3-1/4" aluminum disk stamped "BECKLEY BILLBOARD KHA" set for corner at the intersection of said south right-of-way line of Interstate Highway No. 30 with the west right-of-way line of Donosky Drive (a 50-foot wide right-of-way) created by said Beckley Industrial District;
THENCE with said west right-of-way line of Donosky Drive, the following courses and distances:
 South 18°04'25" East, a distance of 361.81 feet to an 5/8" iron rod with 3-1/4" aluminum disk stamped "BECKLEY BILLBOARD KHA" set for corner;
 South 28°04'25" East, a distance of 56.61 feet to an 5/8" iron rod with 3-1/4" aluminum disk stamped "BECKLEY BILLBOARD KHA" set for corner at the intersection of said north right-of-way line of Della Street with said west right-of-way line of Donosky Drive from which a 5/8" iron rod with plastic cap stamped "KHA" found for the northeast corner of said Lot 1A, Block 26/3406 bears South 29°28'19" East, a distance of 57.04 feet;
THENCE with said north right-of-way line of Della Street, South 89°17'46" West, a distance of 506.33 feet to the **POINT OF BEGINNING** and containing 3.6995 acres or 161,149 square feet of land.
 Bearing system based on the State Plane Coordinate System of 1983, Texas North Central Zone (4202), North American Datum of 1983(2011).
OWNER'S DEDICATION
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
 That BISHOP ARTS PROPERTY OWNER, LLC, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **BANYAN COOMBS CREEK ADDITION**, an addition to the City of Dallas, Dallas County, Texas, and do 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 paving on 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 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.
 WITNESS, my hand at Columbus, Georgia, this _____ day of _____, 2021.
BISHOP ARTS PROPERTY OWNER, LLC
 By: _____
 Name: _____
 Title: _____
STATE OF _____ §
COUNTY OF _____ §
 BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared _____ 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2021.

 Notary Public in and for the State of Georgia



LEGEND

⊠	ROOF DRAIN	⊠	MAIL BOX
⊠	CABLE TV BOX	⊠	SANITARY SEWER CLEAN OUT
⊠	CABLE TV HANDHOLE	⊠	SANITARY SEWER MANHOLE
⊠	CABLE TV MANHOLE	⊠	SANITARY SEWER MARKER FLAG
⊠	CABLE TV MARKER FLAG	⊠	SANITARY SEWER MARKER SIGN
⊠	CABLE TV MARKER SIGN	⊠	SANITARY SEWER SEPTIC TANK
⊠	COMMUNICATIONS BOX	⊠	SANITARY SEWER VAULT
⊠	COMMUNICATIONS HANDHOLE	⊠	STORM SEWER DRAIN
⊠	COMMUNICATIONS MANHOLE	⊠	STORM SEWER MANHOLE
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⊠	FIBER OPTIC BOX	⊠	CROSS WALK SIGNAL
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⊠	FIBER OPTIC MARKER FLAG	⊠	TRAFFIC MARKER SIGN
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⊠	FIBER OPTIC VAULT	⊠	TRAFFIC VAULT
⊠	MONITORING WELL	⊠	UNIDENTIFIED BOX
⊠	GAS HANDHOLE	⊠	UNIDENTIFIED HANDHOLE
⊠	GAS METER	⊠	UNIDENTIFIED METER
⊠	GAS MANHOLE	⊠	UNIDENTIFIED POLE
⊠	GAS MARKER FLAG	⊠	UNIDENTIFIED MARKER FLAG
⊠	GAS MARKER SIGN	⊠	UNIDENTIFIED MARKER SIGN
⊠	GAS SIGN	⊠	UNIDENTIFIED TANK
⊠	GAS TANK	⊠	UNIDENTIFIED VALVE
⊠	GAS VAULT	⊠	UNIDENTIFIED TANK
⊠	GAS VALVE	⊠	UNIDENTIFIED VAULT
⊠	TELEPHONE BOX	⊠	UNIDENTIFIED POLE
⊠	TELEPHONE HANDHOLE	⊠	TREE
⊠	TELEPHONE MANHOLE	⊠	WATER BOX
⊠	TELEPHONE MARKER FLAG	⊠	FIRE DEPT CONNECTION
⊠	TELEPHONE MARKER SIGN	⊠	WATER HAND HOLE
⊠	TELEPHONE VAULT	⊠	FIRE HYDRANT
⊠	PIPELINE MARKER SIGN	⊠	WATER MANHOLE
⊠	ELECTRIC BOX	⊠	WATER MANHOLE
⊠	FLOOD LIGHT	⊠	WATER MARKER FLAG
⊠	GUY ANCHOR	⊠	WATER METER
⊠	GUY ANCHOR POLE	⊠	WATER VAULT
⊠	ELECTRIC HANDHOLE	⊠	WATER VALVE
⊠	LIGHT STANDARD	⊠	AIR RELEASE VALVE
⊠	ELECTRIC METER	⊠	WATER WELL
⊠	ELECTRIC MANHOLE	⊠	IRSC 5/8" IRON ROD W/ "KHA" CAP SET
⊠	ELECTRIC MARKER FLAG	⊠	IRFC IRON ROD WITH CAP FOUND
⊠	ELECTRIC MARKER SIGN	⊠	PKF PK NAIL SET
⊠	UTILITY POLE	⊠	PKF PK NAIL FOUND
⊠	ELECTRIC TRANSFORMER	⊠	IRF IRON ROD FOUND
⊠	ELECTRIC VAULT	⊠	IRF IRON PIPE FOUND
⊠	HANDCAPPED PARKING	⊠	ALUMINUM DISK FOUND
⊠	SIGN	⊠	"X" CUT IN CONCRETE SET
⊠	MARKER/BILLBOARD	⊠	"X" CUT IN CONCRETE FOUND
⊠	BORE LOCATION	⊠	P.O.B. POINT OF BEGINNING
⊠	FLAG POLE	⊠	P.O.C. POINT OF COMMENCING
⊠	GRAVE TRAP		

LINE TYPE LEGEND

---	BOUNDARY LINE
---	EASEMENT LINE
---	BUILDING LINE
---	WATER LINE
---	SEWER LINE
---	STORM SEWER LINE
---	GAS UNDERGROUND GAS LINE
---	OVERHEAD UTILITY LINE
---	UNDERGROUND ELECTRIC LINE
---	UNDERGROUND TELEPHONE LINE
---	FENCE
---	CONCRETE PAVEMENT
---	ASPHALT PAVEMENT
---	OLD LOT LINE

PRELIMINARY PLAT
BANYAN COOMBS CREEK ADDITION
 LOT 1, BLOCK 2/3406
 BEING A REPLAT OF PART OF LOT 4 AND ALL OF LOT 5, BLOCK 2/3406
 BECKLEY INDUSTRIAL DISTRICT
 PETER HAUGHT SURVEY, ABSTRACT NO. 607
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S201-600
 WASTEWATER FILE NO. WWW
 PAVING & DRAINAGE FILE NO. PD _____

Kimley»Horn
 13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240
 FIRM # 10115500
 Tel. No. (972) 770-1300
 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	MTG	JAD	MARCH 2021	064556703	1 OF 1

OWNER:
 BISHOP ARTS PROPERTY OWNER, LLC
 228 MAIN STREET, SUITE 10
 VENICE, CALIFORNIA 90291
 CONTACT: BEN BROSSEAU
 BBROSSEAU@BANYANRES.COM
 858-220-2975

ENGINEER:
 KIMLEY-HORN AND ASSOC., INC.
 13455, TWO GALLERIA OFFICE TOWER, SUITE 700
 DALLAS, TEXAS 75251
 CONTACT: CALLIE AAKER, P.E.
 CALLIE.AAKER@KIMLEY-HORN.COM
 970-770-1347

OWNER'S CERTIFICATE
STATE OF TEXAS §
COUNTY OF DALLAS §
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 This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas.
 WITNESS, my hand at Columbus, Georgia, this _____ day of _____, 2021.
BISHOP ARTS PROPERTY OWNER, LLC
 By: _____
 Name: _____
 Title: _____
STATE OF _____ §
COUNTY OF _____ §
 BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared _____ 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.
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 Notary Public in and for the State of Georgia

LEGEND

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⊠	CABLE TV HANDHOLE	⊠	SANITARY SEWER MANHOLE
⊠	CABLE TV MANHOLE	⊠	SANITARY SEWER MARKER FLAG
⊠	CABLE TV MARKER FLAG	⊠	SANITARY SEWER MARKER SIGN
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⊠	FIBER OPTIC BOX	⊠	CROSS WALK SIGNAL
⊠	FIBER OPTIC HANDHOLE	⊠	TRAFFIC HANDHOLE
⊠	FIBER OPTIC MANHOLE	⊠	TRAFFIC MANHOLE
⊠	FIBER OPTIC MARKER FLAG	⊠	TRAFFIC MARKER SIGN
⊠	FIBER OPTIC MARKER SIGN	⊠	TRAFFIC SIGNAL
⊠	FIBER OPTIC VAULT	⊠	TRAFFIC VAULT
⊠	MONITORING WELL	⊠	UNIDENTIFIED BOX
⊠	GAS HANDHOLE	⊠	UNIDENTIFIED HANDHOLE
⊠	GAS METER	⊠	UNIDENTIFIED METER
⊠	GAS MANHOLE	⊠	UNIDENTIFIED POLE
⊠	GAS MARKER FLAG	⊠	UNIDENTIFIED MARKER FLAG
⊠	GAS MARKER SIGN	⊠	UNIDENTIFIED MARKER SIGN
⊠	GAS SIGN	⊠	UNIDENTIFIED TANK
⊠	GAS TANK	⊠	UNIDENTIFIED VALVE
⊠	GAS VAULT	⊠	UNIDENTIFIED TANK
⊠	GAS VALVE	⊠	UNIDENTIFIED VAULT
⊠	TELEPHONE BOX	⊠	UNIDENTIFIED POLE
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⊠	PIPELINE MARKER SIGN	⊠	WATER MANHOLE
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⊠	ELECTRIC MARKER FLAG	⊠	IRFC IRON ROD WITH CAP FOUND
⊠	ELECTRIC MARKER SIGN	⊠	PKF PK NAIL SET
⊠	UTILITY POLE	⊠	PKF PK NAIL FOUND
⊠	ELECTRIC TRANSFORMER	⊠	IRF IRON ROD FOUND
⊠	ELECTRIC VAULT	⊠	IRF IRON PIPE FOUND
⊠	HANDCAPPED PARKING	⊠	ALUMINUM DISK FOUND
⊠	SIGN	⊠	"X" CUT IN CONCRETE SET
⊠	MARKER/BILLBOARD	⊠	"X" CUT IN CONCRETE FOUND
⊠	BORE LOCATION	⊠	P.O.B. POINT OF BEGINNING
⊠	FLAG POLE	⊠	P.O.C. POINT OF COMMENCING
⊠	GRAVE TRAP		