

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

DESCRIPTION of a 1.103 acre tract of land situated in the George L. Leonard Survey, Abstract No. 770, Dallas County, Texas; said tract being all of Lot 6-A, Block 36/3156, Child Care Association of Metropolitan Dallas Addition, an addition to the City of Dallas, recorded in Volume 80132, Page 676 of the Deed Records of Dallas County, Texas, Part of Lots 9 and 10, Block 36/3156 of Dallas Land and Loan Company Addition No. Two, an addition to the City of Dallas recorded in Volume 106, Page 230 of the Map Records of Dallas County, Texas; said tract also being all of that certain tract of land described in Special Warranty Deed to Bishop Arts, LLC recorded in Instrument No. 201700363581 and all of that certain tract of land described in Warranty Deed to Arts Village, LLC, both of the Official Public Records of Dallas County, Texas; said 1.103 acre tract being more particularly described as follows:

BEGINNING, at a 3-inch aluminum disk stamped 'PACHECO KOCH - 407 W 10TH STREET' set at the intersection of the south right-of-way line of a 20-foot wide alley as shown on said Dallas Land and Loan Company Addition No. Two and the west right-of-way line of Bishop Avenue (a 60-foot wide right-of-way);

THENCE, South 01 degrees, 06 minutes, 51 seconds East, along the said west line of Bishop Avenue and the east line of said Block 36, a distance of 177.50 feet to a 3-inch aluminum disk stamped 'PACHECO KOCH - 407 W 10TH STREET' for the northeast corner of a right of way corner clip at the intersection of the west line of Bishop Avenue and the north right-of-way line of Tenth Street (a 62-foot wide right-of-way);

THENCE, South 44 degrees, 03 minutes, 09 seconds West, along said corner clip, a distance of 21.11 feet to a 3-inch aluminum disk stamped 'PACHECO KOCH - 407 W 10TH STREET' for the southwest corner of said corner clip;

THENCE, South 89 degrees, 21 minutes, 09 seconds West, along the said north line of Tenth Street and the south line of said Block 36, a distance of 235.31 feet to a 5/8-inch iron rod with 'D.C.A. INC.' cap found for corner in the east line of Lot 5, Block 36/3156 of said Dallas Land and Loan Company Addition No. Two;

THENCE, North 01 degrees, 06 minutes, 51 seconds West, along the said east line of Lot 5, a distance of 192.51 feet to a 1/2-inch iron rod found for corner in the said south line of the 20-foot wide alley; said point being the northeast corner of said Lot 5;

THENCE, North 89 degrees, 21 minutes, 09 seconds East, along the said south line of the 20-foot wide alley a distance of 250.28 feet to the POINT OF BEGINNING;

CONTAINING: 48,067 square feet or 1.103 acres of land, more or less.

SURVEYOR'S STATEMENT

That I, Kyle Coleman Harris, 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 Preliminary Plat.

Dated this the \_\_\_\_ day of \_\_\_\_\_, 2019

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 8/21/19.

Kyle Coleman Harris
Registered Professional Land Surveyor,
No. 6266
kharris@pkce.com

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 Kyle Coleman Harris, 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 \_\_\_\_\_, 2019.

Notary Public in and for the State of Texas

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That BISHOP ARTS, LLC & ARTS VILLAGE LLC acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein above described property as 407 West 10th Street, 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 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, Texas.

WITNESS my hand at Dallas, Texas, this the \_\_\_\_ day of \_\_\_\_\_, 2019.

By: Bishop Arts, LLC & Arts Village LLC

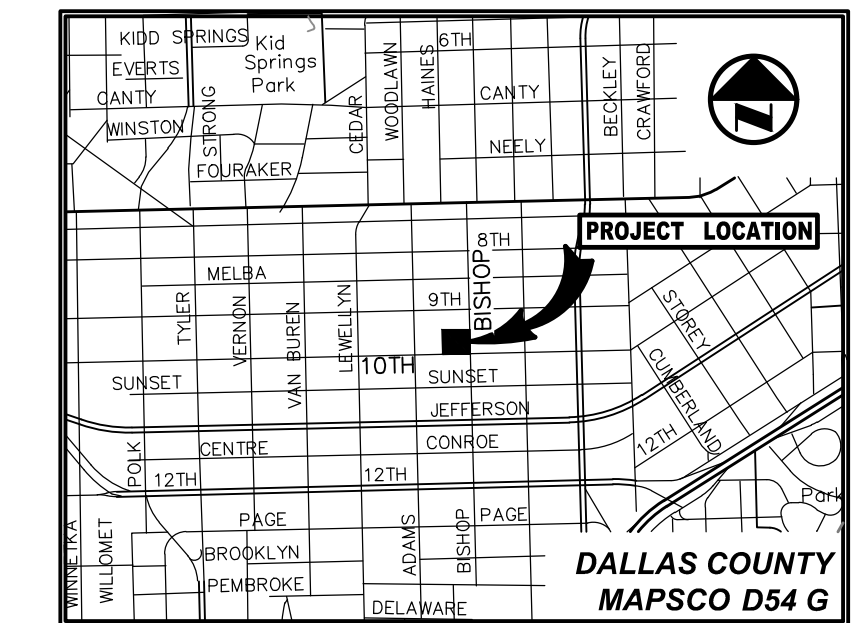
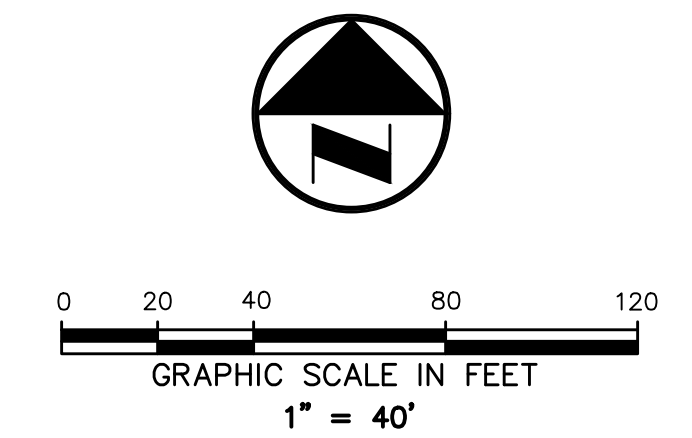
Authorized Agent:
Title:

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day Tim Strucely 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 purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_\_, 2019.

Notary Public in and for the State of Texas



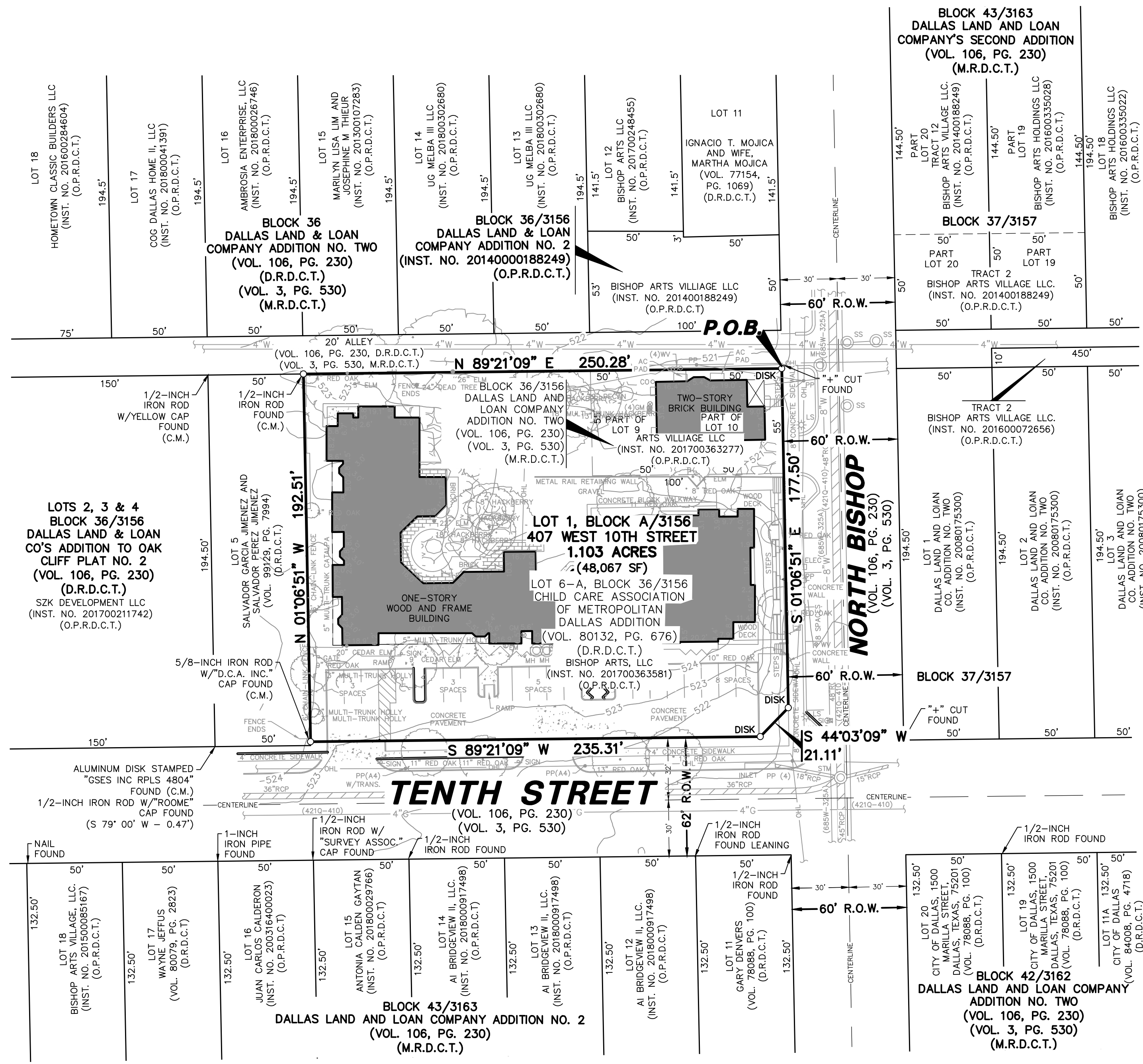
VICINITY MAP (NOT TO SCALE)

LEGEND

- Legend items: ELECTRIC BOX, FIRE HYDRANT, LIGHT STANDARD, POWER POLE, W/ GROSS ARM (LENGTH IN FEET), TRAFFIC SIGN, SAN, SEWER MANHOLE, STORM SEWER MANHOLE, WATER VALVE, ALUMINUM DISK W/ 407 W 10TH STREET CAP SET, CONTROLLING MONUMENT, PROPERTY LINE, EASEMENT LINE, SETBACK LINE, FENCE, OVERHEAD UTILITY LINE, UNDERGROUND ELECTRIC LINE, UNDERGROUND TELEPHONE LINE, UNDERGROUND CABLE LINE, UNDERGROUND FIBER OPTIC LINE, UNDERGROUND GAS LINE, STORM DRAIN LINE, WATER LINE, SANITARY SEWER LINE, EXIST CONTOUR.

GENERAL NOTES

- General Notes: 1. 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 combination factor of 1.000136506. 2. Lot to lot drainage will not be allowed without engineering section approval. 3. The purpose of this plat is to create one lot from three platted lots. 4. All existing buildings to remain on site. 5. Coordinates shown hereon are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum 1983, no scale and no projection. 6. Existing building will stay in shown location.



SHEET 1 OF 1
PRELIMINARY PLAT
LOT 1, BLOCK A/3156
407 WEST 10TH STREET
BEING PART OF CITY BLOCKS 36/3156
OFFICIAL NUMBERS OF THE CITY OF DALLAS
AND BEING OUT OF THE
GEORGE L. LEONARD SURVEY, ABSTRACT NO. 770
DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S189-300
ENGINEER NO. \_\_\_\_\_

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 8/21/19.

Pacheco Koch logo and contact information: 7557 RAMBLER ROAD, SUITE 1400, DALLAS, TX 75231, 972.235.3031, TX REG. ENGINEERING FIRM F-469, TX REG. SURVEYING FIRM LS-10089000. Includes a table with columns: DRAWN BY (JAN), CHECKED BY (LMG/KCH), SCALE (1"=40'), DATE (AUG. 2019), JOB NUMBER (3018-19.322).

SURVEYOR:

PACHECO KOCH CONSULTING ENGINEERS, INC.
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: (972) 235-3031
CONTACT: KYLE COLEMAN HARRIS

OWNER:

BISHOP ARTS, LLC
101 NORTH ZANG BOULEVARD
DALLAS, TEXAS 75208
PH: (805) 896-0319
CONTACT: THEA VAN LOGGERENBERG

OWNER:

ARTS VILLAGE LLC
101 NORTH ZANG BOULEVARD
DALLAS, TEXAS 75208
PH: (805) 896-0319
CONTACT: THEA VAN LOGGERENBERG

LOOKZALEX 6:05 AM
6/27/2019 10:30:30 (3018-19.322).DWG(SURVEY\_C3D\_2018) (3018-19.322) PPR.DWG

PRELIMINARY PLAT - LOT 1, BLOCK A/3156, 407 WEST TENTH STREET