

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Deborah Lynne Wicker, Eberto Mendez, Jose Filemon Guardado, Moises Cano, Felix Soto and Magdalena Delgado Soto acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein described property as **BISHOP HI LINE PHASE 2** 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 oil 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 _____, 2016.

Deborah Lynne Wicker, Owner	Eberto Mendez, Owner
Jose Filemon Guardado, Owner	Moises Cano, Owner
Felix Soto, Owner	Magdalena Delgado Soto, Owner

STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared the owners 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

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, #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

OWNERS:

DEBORAH LYNNE WICKER
437 MELBA STREET
DALLAS, TX 75208

OWNERS:

EBERTO MENDEZ
439 MELBA STREET
DALLAS, TX 75208

OWNERS:

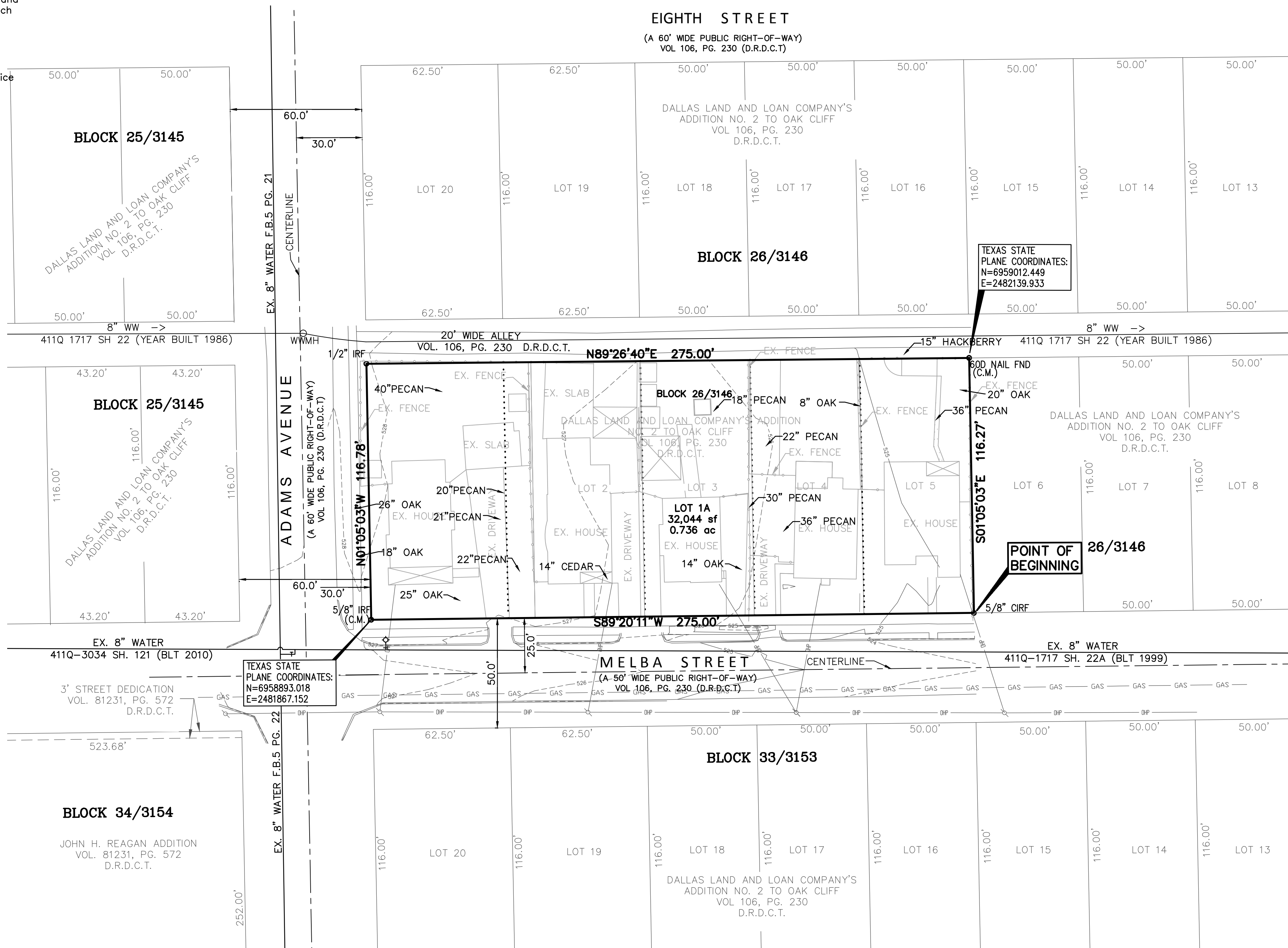
JOSE FILEMON GUARDADO
429 MELBA STREET
DALLAS, TX 75208

OWNERS:

MOISES CANO
425 MELBA STREET
DALLAS, TX 75208

OWNERS:

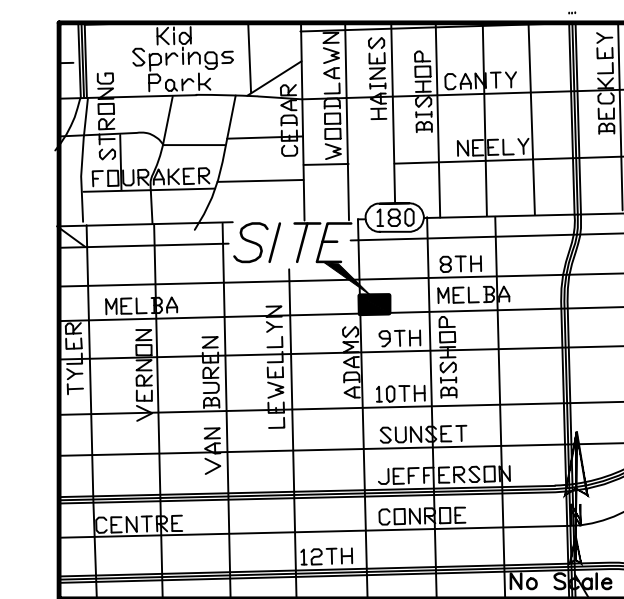
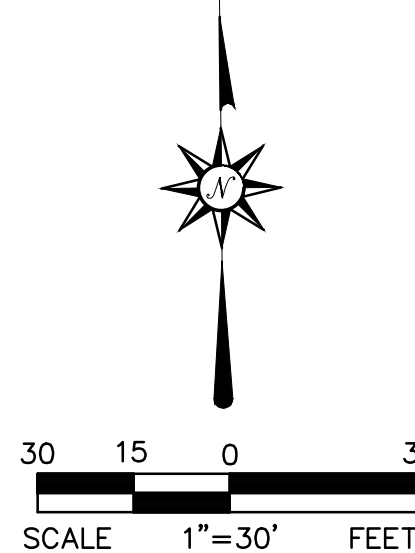
FELIX SOTO &
MAGDALENA DELGADO SOTO
421 MELBA STREET
DALLAS, TX 75208



GENERAL NOTES:

- No lot-to-lot drainage will be permitted without Engineering Section approval.
- 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)
- This development is restricted to single family dwellings only.
- The purpose of this plat is to establish 1 Lot from 5 platted Lots.

NOTE:
ALL EX. HOUSES AND
DRIVEWAYS WILL BE
REMOVED



VICINITY MAP
MAPSCO: 54C
NOT TO SCALE

OWNER'S CERTIFICATE

STATE OF TEXAS }
COUNTY OF DALLAS }

Whereas Deborah Lynne Wicker, Eberto Mendez, Jose Filemon Guardado, Moises Cano, Felix Soto and Magdalena Delgado Soto, 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 1, Lot 2, Lot 3, Lot 4 and Lot 5, Block 26/3146, of Dallas Land and Loan Company's Addition Number 2, an addition to the City of Dallas, according to the Plat thereof recorded in Volume 106, Page 230, Deed Records, Dallas County, Texas (D.R.D.C.T.) and being a tract of land conveyed by General Warranty Deed With Vendor's Lien in Favor of Third Party to Deborah Lynne Wicker, as recorded in Volume 99250, Page 9958 and being a tract of land conveyed by Special Warranty Deed to Eberto Mendez, as recorded in Instrument Number 200600021322, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), and being a tract of land conveyed by Warranty Deed to Jose Filemon Guardado, as recorded in Instrument Number 20080089169, (O.P.R.D.C.T.), and being a tract of land conveyed by Warranty Deed With Vendor's Lien to Moises Cano, as recorded in Instrument Number 201000011609, (O.P.R.D.C.T.), and being a tract of land conveyed by Warranty Deed to Felix Soto and Magdalena Delgado Soto, as recorded in Volume 96011, Page 697, (D.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 5/8-inch capped iron rod found for a corner, said corner being the southeast corner of said Lot 5, Block 26/3146, said corner being the southwest corner of Lot 6, Block 5/695, of said Dallas Land and Loan Company's Addition Number 2, said corner being in the north line of Melba Street (a 50 foot wide right-of-way);

THENCE South 89 degrees 20 minutes 11 seconds West, along the north line of said Melba Street, and along the south line of said Lots 1 thru 5, Block 26/3146, a distance of 275.00 feet to a 5/8-inch iron rod found for a corner, said corner being the southwest corner of said Lot 1, Block 26/3146, said corner being in the east line of Adams Avenue (a 60 foot wide right-of-way);

THENCE North 01 degrees 05 minutes 03 seconds West, departing the north line of said Melba Street, along the common line between said Lot 1, Block 26/3146, and said Adams Avenue, a distance of 116.76 feet to a 1/2-inch iron rod found for corner, same being the northwest corner of said Lot 1, Block 26/3146, same being in the south line of a 20 foot wide Alley;

THENCE North 89 degrees 26 minutes 40 seconds East, along the common line between said 20 foot Alley and said Lots 1 thru 5, Block 26/3146, a distance of 275.00 feet to a 60d nail found for a corner, said corner being the northeast corner of said Lot 5, Block 26/3146, same being the northwest corner of said Lot 6, Block 26/3146;

THENCE South 01 degrees 05 minutes 03 seconds East, departing the south line of said 20 foot Alley, along the common line between said Lot 5, Block 26/3146, and said Lot 6 Block 26/3146, a distance of 116.27 feet to the POINT OF BEGINNING, containing 32,044 square feet or 0.736 acres of land, more or less.

**PRELIMINARY PLAT
BISHOP HI LINE PHASE 2**

Lot 1A, Block 26/3146
0.736 ACRES

BEING A REPLAT OF
LOTS 1-5, BLOCK 26/3146 OF
DALLAS LAND AND LOAN COMPANY'S ADDITION No. 2
OUT OF THE
G. L. LEONARD SURVEY, ABSTRACT NO. 770
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S156-149

LEGEND			
.....	Old Lot Lines	O.P.R.D.C.T.	Official Public Records, Dallas County, Texas
-----	Boundary Line	M.R.D.C.T.	Map Records, Dallas County, Texas
-----	Existing Easement	INST. NO.	Instrument Number
o IRF	Iron Rod Found	C.M.	Controlling Monument
o IPF	Iron Pipe Found	FND	Found
o CIRF	Capped Iron Rod Found	515.0	Existing 1 foot
-----	Stamped Terracorp		
-----	Adjacent Lot/Right-of-way Line		

BLUE STAR LAND SURVEYING
FIRM NUMBER 10147300
1013 CEDAR BREAK CT. 817-659-9206
CLEBURNE, TEXAS 76033
bluestarsurveying@att.net