

**Existing Owner**  
Banjo Ventures, Ltd.  
510 North Zang Boulevard  
Dallas, TX 75208

**Existing Owner**  
La Estrella De Cuellar, Inc.  
108 West Davis Street  
Dallas, TX 75208

**Engineer**  
Carlson Consulting Engineers, Inc.  
7068 Ledgestone Commons  
Bartlett, Tennessee 38133  
Phone: (901) 384-0404

**Surveyor**  
JPH Land Surveying, Inc.  
Jewel Chadd, R.P.L.S.  
807 Bluebonnet Drive, Suite C  
Keller, Texas 76248  
jewel@jphls.com

**Drafter:** RS  
**Drafter/Revision:**  
**Drafter/Revision:**

- LEGEND OF SYMBOLS**
- air conditioner
  - borehole
  - cable tv
  - electric meter
  - electric box
  - fence or handrail
  - fire dept. connection
  - fire hydrant
  - guard rail
  - grease trap
  - bollard
  - grate inlet
  - gas meter
  - gas line
  - utility pole anchor
  - irrigation valve
  - landscape or tree line
  - light pole
  - mailbox
  - monitoring well
  - overhead utility lines
  - pool equipment
  - road sign
  - silt fence
  - spot elevation
  - sanitary sewer manhole
  - sanitary sewer pipe
  - storm water manhole
  - storm water pipe
  - telephone manhole
  - tank fill lid
  - telephone riser
  - traffic signal pole
  - utility clean out
  - utility cabinet
  - utility vault
  - utility markings (line color)
  - color of markings
  - utility pole
  - utility pole with riser
  - utility sign
  - water shutoff
  - water valve
  - water manhole
  - water meter
  - well
  - water line
  - one-foot contour lines (NAVD 1988)
  - tree
  - diameter in inches at breast height
  - ornamental tree

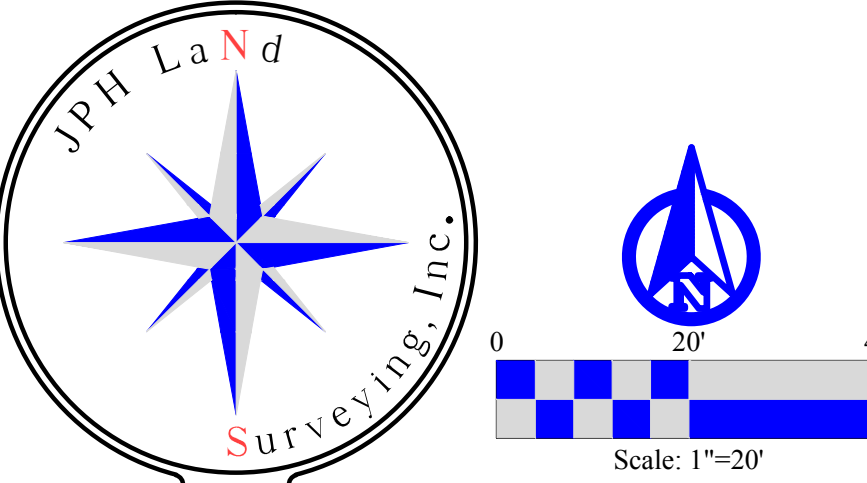
**FLOOD ZONE CLASSIFICATION**  
This property lies within ZONE(S) X of the Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, map no. 48113C0480K, dated 2014/07/07, via scaled map location and graphic plotting and/or the National Flood Hazard Layer (NFHL) Web Map Service (WMS) at <http://hazards.fema.gov>.

**MONUMENTS / DATUMS / BEARING BASIS**

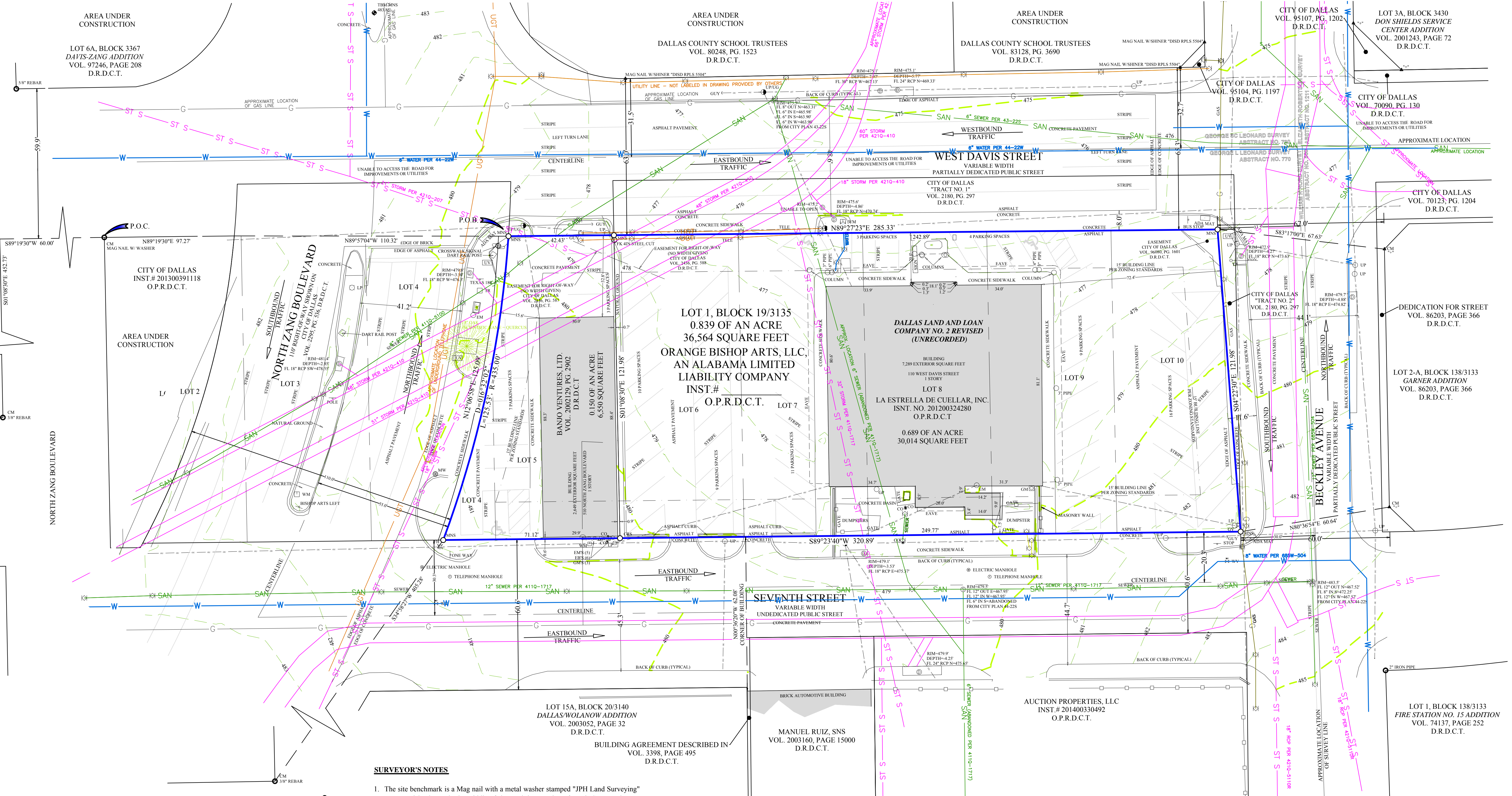
- CM Controlling Monument
- CRS 1/2" rebar stamped "JPH Land Surveying" set
- MNS Mag nail & washer stamped "JPH Land Surveying" set
- Monuments are found if not marked MNS or CRS.
- TBM Site benchmark (see vicinity map for general location)
- Coordinate values, if shown, are U.S. S.F.T./T.C.S./83, N.C.Z.
- Elevations, if shown, are NAVD'88
- Bearings are based on grid north (T.C.S./83, N.C.Z)
- "a.m." X-Cut Found

**LEGEND OF ABBREVIATIONS**

- US.SyFl. United States Survey Feet
- TxCS,83,NCZ Texas Coordinate System of 1983, North Central Zone
- NAVD'88 North American Vertical Datum of 1988
- P.R.D.C.T. Plat Records of Dallas County, Texas
- O.P.R.D.C.T. Official Public Records of Dallas County, Texas
- D.R.D.C.T. Deed Records of Dallas County, Texas
- VOL/PAGE/INST# Volume/Page/Instrument Number
- POB/POC Point of Beginning/Point of Commencing
- ESMT/BL Easement/Building Line



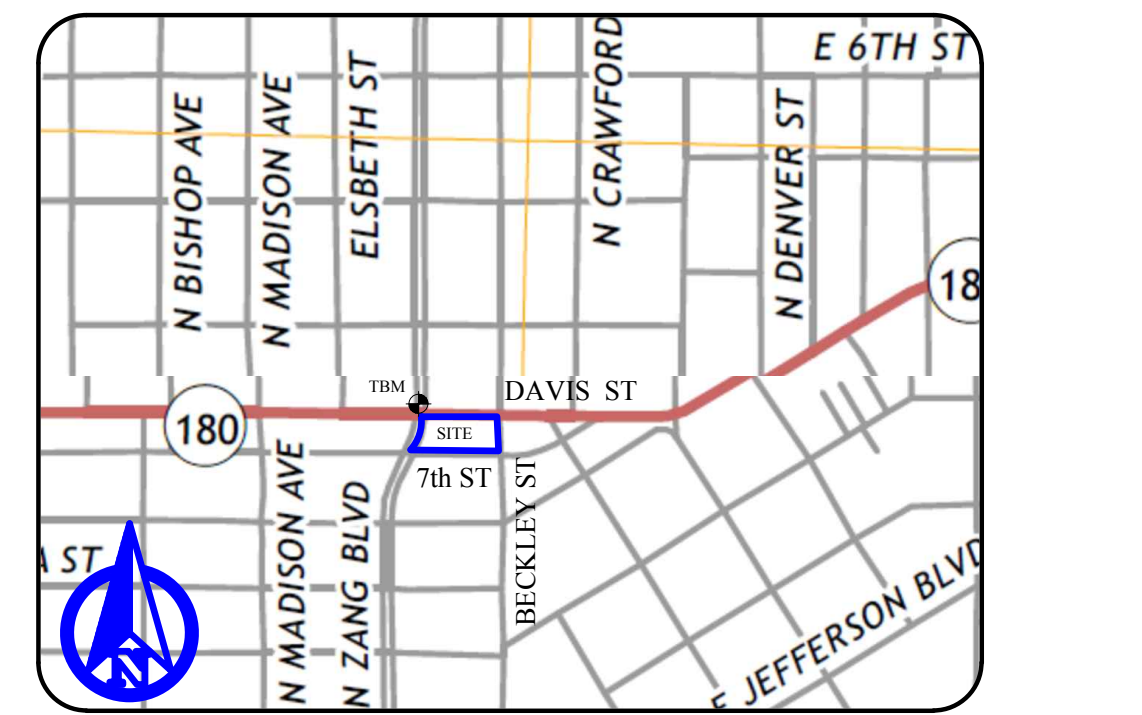
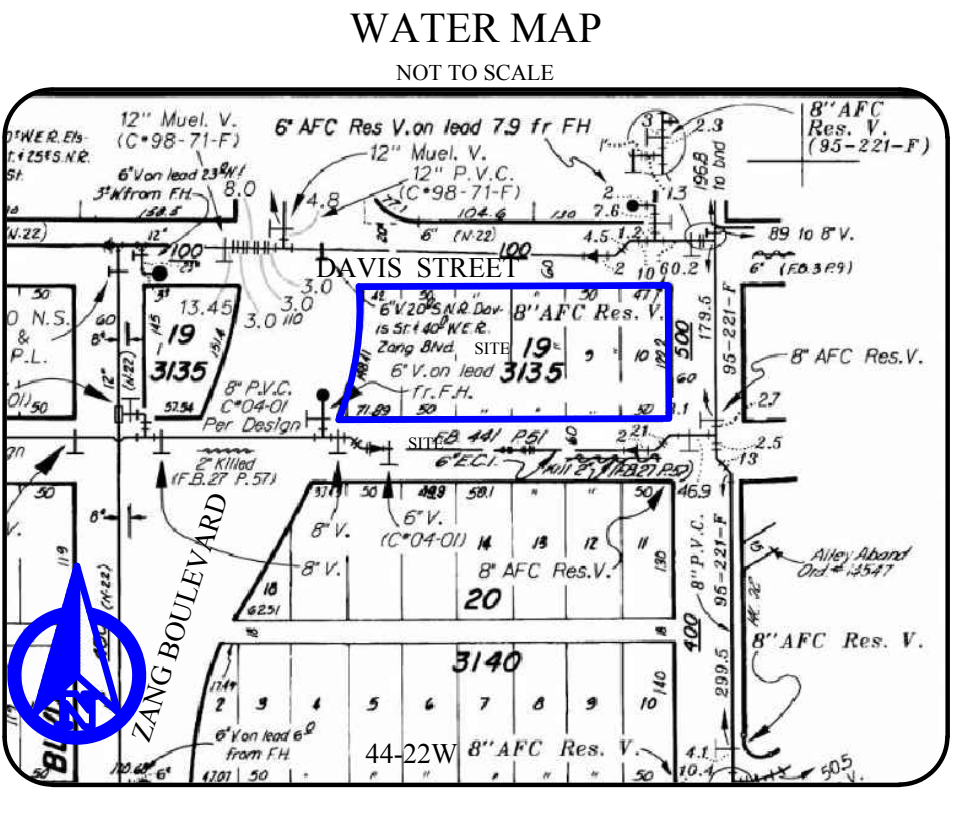
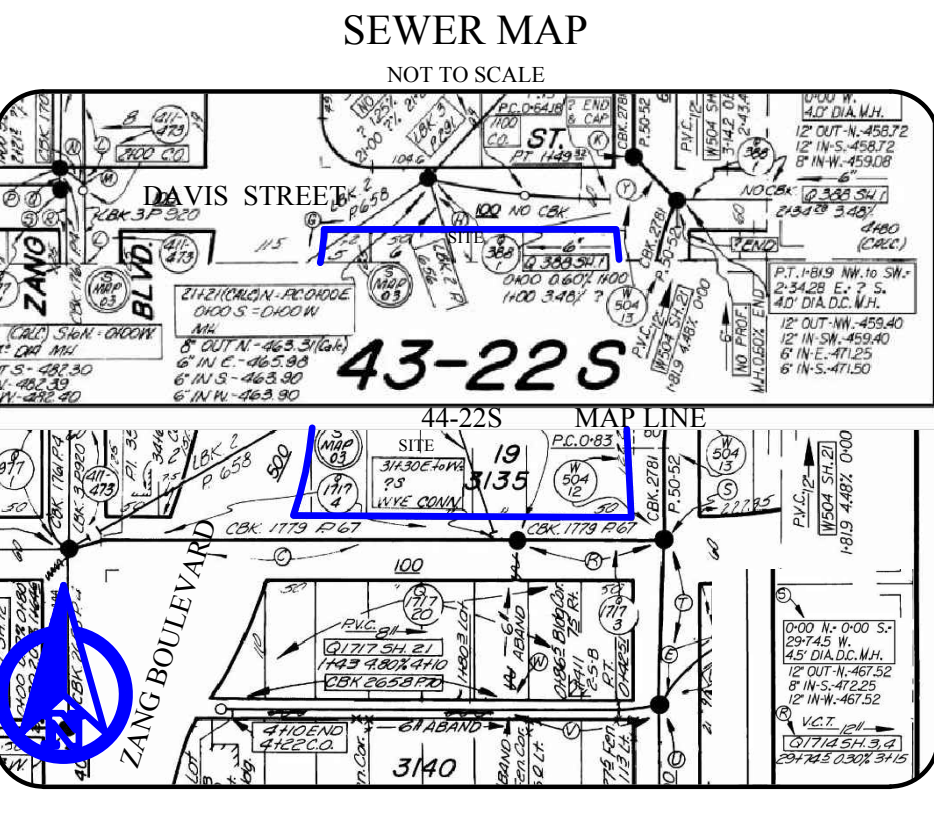
JPH Job No.  
2016.094.004 110 W. Davis, Dallas - Prelim-Plat.dwg  
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807 Bluebonnet Drive, Suite C Keller, Texas 76248  
Telephone (817) 431-4971 www.jphlandsurveying.com  
TBPLS Firm #10019500 #10194073 #10193867  
DFW | Austin | Abilene



**SURVEYOR'S NOTES**

1. The site benchmark is a Mag nail with a metal washer stamped "JPH Land Surveying" set on an island nose in the middle of the north intersection of Davis Street and Zang Boulevard and approximately 50 feet west of the east right of way line of Zang Boulevard. The benchmark has the following values X = 2,483,710.441' | Y = 6,959,757.638 (Texas Coordinate System of 1983, North Central Zone) | Z = 483.85' (NAVD'88). See vicinity map for general location.
2. Addresses shown hereon are listed on Dallas Central Appraisal District and (where applicable) posted on existing buildings
3. No Zoning Report or Letter was provided to the surveyor.
4. Current zoning - CR (Community Retail), per the City of Dallas Zoning Map, building setbacks per City of Dallas Chapter 51A Zoning District Standards: Front Yard Setback: 15 feet; Side Yard: 20 feet adjacent to residential, other zones have no minimum; Rear Yard Setback: 20 feet adjacent to residential, other zones have no minimum. Maximum building Height: 54 feet/4 stories.
5. There are total of 72 parking spaces of which 3 are handicapped parking space.
6. There was evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
7. Survey Lines are shown as approximate location based on geographic information interactive map of the Texas General Land Office.
8. The purpose of this plat is to combine the 0.150 & 0.689 of an acre tracts into a single lot.
9. The existing buildings are to be removed and the parking lot altered per the site plan.
10. According to the City of Dallas Thoroughfare/CBD plan, West Davis Street is classified as a S-4-U Minor Arterial. The City of Dallas Thoroughfare plan requires a minimum 60' Right-of-Way for streets of this classification. According to the City of Dallas Thoroughfare/CBD plan, North Zang Boulevard is classified as a M-6-D(A) Minor Arterial. The City of Dallas Thoroughfare plan requires a minimum 100' Right-of-Way for streets of this classification. According to the City of Dallas Thoroughfare/CBD plan, North Beckley Avenue is classified as a S-4-U Community Collector. The City of Dallas Thoroughfare plan requires a minimum 60' Right-of-Way for streets of this classification. West Seventh Street was not listed on the City of Dallas Thoroughfare/CBD plan; and there was evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.

- NOTE REGARDING UTILITIES:**
- Utility locations are per observed evidence and sources listed below.
  - GIS - The water and sewer shape files were provided by Larry Williams, GIS Support Technician the City of Dallas. (214) 948-4264.
  - AS-BUILT MAP - The Sanitary, Storm & Water plans, provided by Larry Williams, GIS Support Technician the City of Dallas. (214) 948-4264.
  - DIG-TESS - ticket number(s) 562925872.
  - Location of subsurface utilities shown hereon is approximate and per the above sources, combined with digital data provided by Carlson Consulting Engineers.



**PRELIMINARY PLAT**  
**ZANG-DAVIS ADDITION**  
**LOT 1, BLOCK 19/3135**  
**0.839 OF AN ACRE**  
BEING PART OF CITY BLOCK 19/3135  
[THE REMAINDER OF LOTS 4 & 5, AND ALL OF LOTS 6 - 10  
DALLAS LAND AND LOAN COMPANY NO. 2 REVISED (UNRECORDED)]  
SITUATED IN THE GEORGE L. LEONARD SURVEY, ABSTRACT NO. 770  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S167-134

**OWNER'S CERTIFICATE**

STATE OF TEXAS §  
COUNTY OF DALLAS §

**WHEREAS**, Orange Bishop Arts, LLC, an Alabama limited liability company is the sole owner of that certain tract situated in the George L. Leonard Survey, Abstract No. 770, City Block Number 19/3135, City of Dallas, Dallas County, Texas [being the remainder of Lots 4 & 5, and all of Lots 6 - 10, of Dallas Land and Loan Company No. 2 Revised (Unrecorded)], said tract being the same tract described in the deed to said Orange Bishop Arts, LLC, an Alabama limited liability company recorded under Instrument Number \_\_\_\_\_ of the Official Public Records of Dallas County, Texas; the subject tract being surveyed by me, Jewel Chadd, R.P.L.S. 5754 of JPH Land Surveying, Inc., is more particularly described as follows:

**Commencing** at a mag nail with a metal washer (controlling monument) found at the northwest corner of the tract described in the deed to the City of Dallas recorded under Instrument Number 201300391118 of the Official Public Records of Dallas County, Texas (tract does not close by 0.56 feet), from which a found 3/8 inch rebar (controlling monument) bears SOUTH 89 degrees 19 minutes 30 seconds WEST, a distance of 60.00 feet and SOUTH 01 degree 08 minutes 30 seconds EAST, a distance of 452.73 feet; THENCE NORTH 89 degrees 19 minutes 30 seconds EAST, with the north line of the said City of Dallas tract (by deed, called to be the south line of Davis Street a variable width undedicated public street), a distance of 97.27 feet, to the northeast corner of the City of Dallas Tract; THENCE SOUTH 89 degrees 57 minutes 04 seconds EAST, a distance of 110.32 feet to a Mag nail with a metal washer stamped "JPH Land Surveying" set on the east right of way of Zang Boulevard (a 110-foot right of way described in the deed to the City of Dallas in Volume 2295, Page 536, Deed Records of Dallas County, Texas - deed does not close by 1.09 feet) at the northwest corner of the tract described in the deed to Banjo Ventures, Ltd. recorded in Volume 2002129, Page 2902 of the Deed Records of Dallas County, Texas, and being the **Point of Beginning**;

THENCE NORTH 89 degrees 27 minutes 23 seconds EAST, with the north line of the said Banjo Ventures, Ltd. tract (called to be the south line of said Davis Boulevard), passing at a distance of 42.43 feet (deed call 47.39 feet, prior deed call 43.72 feet) a Mag nail with a metal washer stamped "JPH Land Surveying" set at the common north corner of the Banjo Ventures, Ltd. tract and the tract described in the deed to La Estrella de Cuellar, Inc., a Texas corporation recorded under Instrument Number 201200324280 of the Official Public Records of Dallas County, Texas, also being the southwest corner of Tract No. 1 as described in the deed to the City of Dallas recorded in Volume 2180, Page 297 of the Deed Records of Dallas County, Texas, and continuing on said course, along the edge of concrete and with the south line of said Tract No. 1 to the City of Dallas, in all, a total a distance of 285.33 feet to a Mag nail with a metal washer stamped "JPH Land Surveying" set at the northwest corner of Tract No. 2 in the said deed to the City of Dallas recorded in Volume 2180, Page 297 of the Deed Records of Dallas County, Texas, from which an "+" cut (controlling monument) found at the most westerly northwest corner of Lot 2-A of Garner Addition recorded in Volume 86203, Page 366 of the Deed Records of Dallas County, Texas bears SOUTH 83 degrees 17 minutes 00 seconds EAST, a distance of 67.63 feet;

THENCE SOUTH 04 degrees 22 minutes 30 seconds EAST, with the west line of said Tract No. 2, a distance of 121.98 feet to a Mag nail with a metal washer stamped "JPH Land Surveying" set at the south corner of Tract No. 2 (by deed called to be the north line of Seventh Street), from which an "+" cut (controlling monument) found at the most westerly southwest corner of said Lot 2-A bears NORTH 80 degrees 36 minutes 54 seconds EAST, a distance of 60.64 feet;

THENCE SOUTH 89 degrees 23 minutes 40 seconds WEST, along the edge of concrete and with the north line of Seventh Street (an undedicated public street at this location), passing at a distance of 199.20 feet a 62.08-foot perpendicular tie to the northwest corner of a brick automotive building, and passing at a distance of 249.77 feet to a 1/2 inch rebar with an orange cap stamped "JPH Land Surveying" set at the common south corner of the La Estrella de Cuellar, Inc. tract and the Banjo Ventures, Ltd. tract, and continuing on said course, in all, a total distance of 320.89 feet to a Mag nail with a metal washer stamped "JPH Land Surveying" set on the east right of way of Zang Boulevard (corner being the southeast corner of the tract described in the said deed to the City of Dallas in Volume 2295, Page 536, Deed Records of Dallas County, Texas), from which the said found 3/8 inch rebar (controlling monument) bears SOUTH 34 degrees 58 minutes 27 seconds WEST, a distance of 405.28 feet, said southeast corner of the City of Dallas tract being the beginning of a non-tangent curve concave to the west (curve to the left) having a radius of 435.00 feet;

THENCE in a northeasterly direction, along the arc of the said non-tangent curve (east right of way of Zang Boulevard), an arc length of 125.53 feet (deed call 124.70 feet, prior deed call 128.34 feet) (a chord bearing of NORTH 12 degrees 06 minutes 58 seconds EAST, a chord distance of 125.09) returning to the Point of Beginning and enclosing 0.839 of an acre (≈36,564 square feet).

**DEDICATION STATEMENT**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS,

That **Orange Bishop Arts, LLC, an Alabama limited liability company**, acting herein by and through its duly-authorized officer Robert Jason Price, Manager, does hereby adopt this plat designating the herein above-described property as **Zang-Davis Addition, Lot 1, Block 19/3135**, an addition in the City of Dallas, Texas, and does hereby dedicate, in fee simple, to the public's use forever, the streets, alleys, and public use areas shown hereon and does hereby dedicate the easements shown on the plat for the purposes indicated to the public use forever.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Dallas.

WITNESS MY HAND THIS \_\_ DAY OF \_\_\_\_\_, 2017.

BY: \_\_\_\_\_  
Robert Jason Price, Manager

STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared **Robert Jason Price, Manager** 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 \_\_\_\_\_, 2017.

Notary Public in and for the State of Texas My commission expires:

**TITLE COMMITMENT NOTES**

This survey was performed with the benefit of a commitment for title insurance provided by Fidelity National Title Insurance Company, Commitment No. FAH16010014, GF Number FTH-18-FAH16010014DB, effective date: December 12, 2016, and issued January 4, 2017. Complete copies of the record description of the property, any record easements benefiting the property, the record easements or servitudes and covenants affecting the property ("Record Documents"), documents of record referred to in the Record Documents, and any other documents containing desired appropriate information affecting the property being surveyed and to which the survey shall make reference were not provided to this surveyor for notation on the survey except for those items listed within Schedule B of said commitment. Therefore, easements, agreements, or other documents, either recorded, or unrecorded may exist that affect the subject property that are not shown on this survey.

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This survey was performed with the benefit of a commitment for title insurance provided by Fidelity National Title Insurance Company, Commitment No. FAH16010015, GF Number FTH-18-FAH16010015DB, effective date: December 12, 2016, and issued December 30, 2017. Complete copies of the record description of the property, any record easements benefiting the property, the record easements or servitudes and covenants affecting the property ("Record Documents"), documents of record referred to in the Record Documents, and any other documents containing desired appropriate information affecting the property being surveyed and to which the survey shall make reference were not provided to this surveyor for notation on the survey except for those items listed within Schedule B of said commitment. Therefore, easements, agreements, or other documents, either recorded, or unrecorded may exist that affect the subject property that are not shown on this survey.

**SURVEYOR'S STATEMENT**

I, Jewel Chadd, 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 \_\_\_\_\_, 2017

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 FOR REVIEW TO THE CITY OF DALLAS ON February 20, 2017.

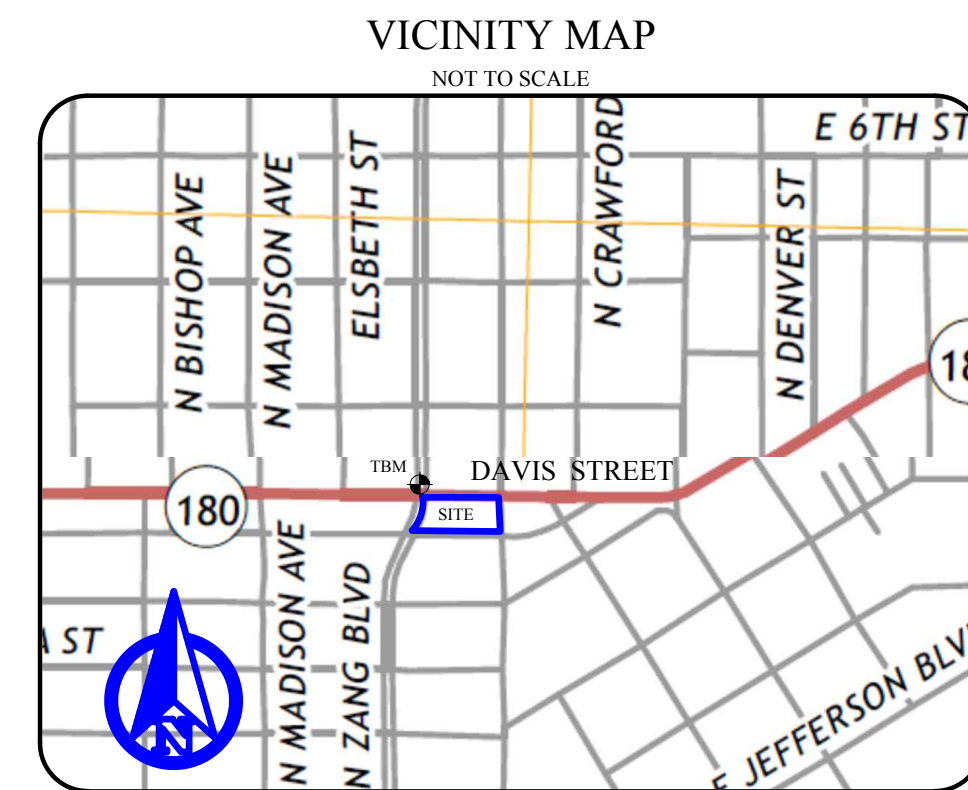
Jewel Chadd  
Registered Professional  
Land Surveyor No. 5754  
Email: jewel@jphls.com

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared **Jewel Chadd** 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 \_\_\_\_\_, 2017.

\_\_\_\_\_  
Notary Public, State of Texas



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**ZANG-DAVIS ADDITION**  
**LOT 1, BLOCK 19/3135**  
**0.839 OF AN ACRE**  
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