

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WEREAS, Bishop Arts Village, LLC., Bishop Arts, LLC., and Exxir Capital, LLC are the owners of a 24,227 square foot (0.556 acre) tract of land situated in the George L. Leonard Survey, Abstract No. 770, City of Dallas, Dallas County, Texas and part of Block 33/3153, an Official Number of the City of Dallas, Texas; said tract being all of Lot 9 through Lot 12, Block 33/3153, Dallas Land and Loan Company Addition No. Two, an addition to the City of Dallas, Texas according to the plat recorded in Volume 106, Page 230 of the Deed Records of Dallas County, Texas and transcribed in Volume 3, Page 530 of the Map Records of Dallas County, Texas, and all of that certain portion of a 20-foot wide alley across said Block 33/3153, closed and vacated by City of Dallas Ordinance Number recorded in Instrument Number of the Official Public Records of Dallas County, Texas; said Lot 9 through Lot 12, Block 33-3153 being all of that certain tract of land described in Warranty Deed with Vendor's Lien to Exxir Capital, LLC., recorded in Instrument Number 201300311570, all of that certain tract of land described in Deed to Bishop Arts, LLC., recorded in Instrument Number , all that certain tract of land described in Special Warranty Deed to Exxir Capital, LLC, recorded in Instrument Number 201400030001, and all that certain tract of land described in General Warranty Deed to Bishop Arts Village, LLC., recorded in Instrument Number 201100204165, all of said Official Public Records; said 24,227 square foot (0.556 acre) tract being more particularly described as follows:

BEGINNING, at a 5/8-inch iron rod found for corner at the intersection of the south right-of-way line of Melba Street (a 50-foot wide right-of-way) and the west line of North Bishop Avenue (a 60-foot wide right-of-way); said point being the northeast corner of said Lot 11;

THENCE, South 01 degrees, 06 minutes, 51 seconds East, along the said west line of North Bishop Avenue, the east line of said Lot 11, the east terminus of said closed and vacated 20-foot wide alley, and the east line of said Lot 10, a distance of 252.00 feet to a 1/2-inch iron rod with aluminum dish stamped "PACHECO KOCH B.A.W." set for corner at the intersection of the north right-of-way line of Ninth Street (a 60-foot wide right-of-way) and the said west line of North Bishop Avenue; said point being the southeast corner of said Lot 10;

THENCE, South 89 degrees, 21 minutes, 09 seconds West, departing the said west line of North Bishop Avenue, along the said north line of Ninth Street, the south lines of said Lot 10 and Lot 9, a distance of 100.11 feet to a 1/2-inch iron rod with aluminum dish stamped "PACHECO KOCH B.A.W." set for corner; said point being the southwest corner of said Lot 9 and the southeast corner of Lot 8 of said Block 33/3153, Dallas Land and Loan Company Addition No. Two;

THENCE, North 01 degrees, 06 minutes, 51 seconds West, departing the said north line of Ninth Street and along the west line of said Lot 9 and the east line of said Lot 8, a distance of 116.00 feet to a 1/2-inch iron rod with aluminum dish stamped "PACHECO KOCH B.A.W." set for corner in the south line of a 20-foot wide alley across said Block 33/3153; said point being the northwest corner of said Lot 9 and the northeast corner of said Lot 8;

THENCE, North 89 degrees, 21 minutes, 09 seconds East, along the south line of said 20-foot wide alley and the north line of Lot 9, a distance of 50.06 feet to a 1/2-inch iron rod with aluminum dish stamped "PACHECO KOCH B.A.W." set for corner; said point being the northeast corner of said Lot 9, the northwest corner of said Lot 10, and the southwest corner of said closed and vacated 20-foot wide alley;

THENCE, North 01 degrees, 06 minutes, 51 seconds West, along the west terminus of said closed and vacated 20-foot wide alley, a distance of 20.00 feet to a 1/2-inch iron rod with aluminum dish stamped "PACHECO KOCH B.A.W." set for corner; said point being the southwest corner of said Lot 11, the southeast corner of said Lot 12, and the northwest corner of said closed and vacated 20-foot wide alley;

THENCE, South 89 degrees, 21 minutes, 09 seconds West, along the north line of said 20-foot wide alley and the south line of said Lot 12, a distance of 50.06 feet to a 1/2-inch iron rod with aluminum dish stamped "PACHECO KOCH B.A.W." set for corner; said point being the southwest corner of said Lot 12 and the southeast corner of Lot 13 of said Block 33/3153, Dallas Land and Loan Company Addition No. Two;

THENCE, North 01 degrees, 06 minutes, 51 seconds West, departing the said north line of the 20-foot wide alley and along the west line of said Lot 12 and the east line of said Lot 13, a distance of 116.00 feet to a 1/2-inch iron rod with aluminum dish stamped "PACHECO KOCH B.A.W." set for corner in the said south line of Melba Street; said point being the northwest corner of said Lot 12 and the northeast corner of said Lot 13;

THENCE, North 89 degrees, 21 minutes, 09 seconds East, along the said south line of Melba Street and the north lines of said Lot 12 and said Lot 13, a distance of 100.11 feet to the POINT OF BEGINNING;

CONTAINING, 24,227 square feet or 0.556 acres of land, more or less.

SURVEYOR STATEMENT

STATE OF TEXAS
COUNTY OF DALLAS

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

That I, John S. Andricopoulos, 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 documentation 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 \_\_\_\_\_, 2015.

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 5/7/15.

John S. Andricopoulos
Registered Professional Land Surveyor
No. 6354

BEFORE ME, the understand authority, a Notary Public in and for the State of Texas, on this day personally appeared John S. Andricopoulos, 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 \_\_\_\_\_, 2015.

Notary Public in and for the State of Texas

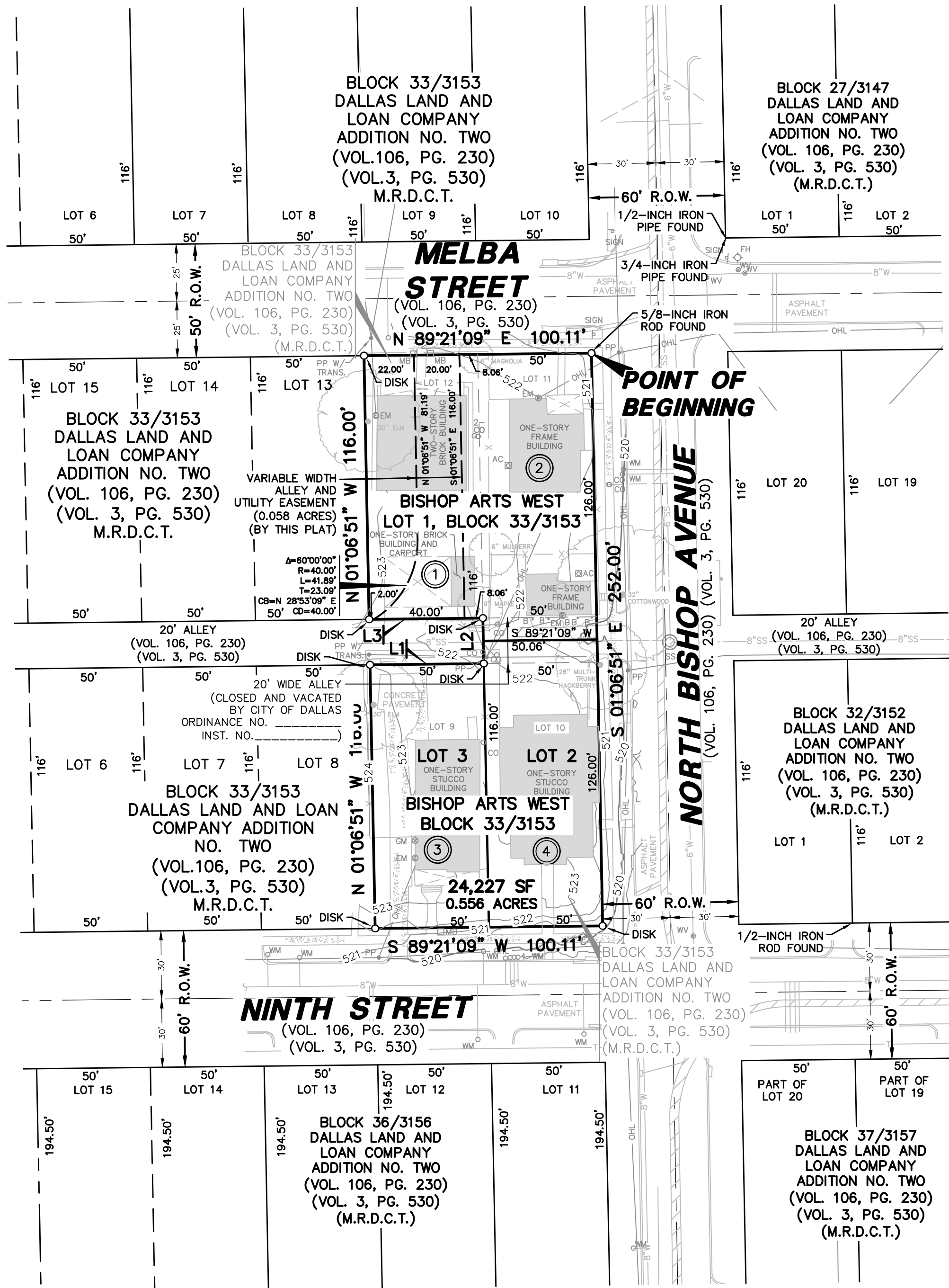
OWNER:
BISHOP ARTS VILLAGE, LLC,
BISHOP ARTS, LLC &
EXXIR CAPITAL, LLC
3001 MAPLE AVENUE, SUITE 101
DALLAS, TX 75201
PH: 805-896-0319
CONTACT: THEA VAN LOGGERENBERG

ENGINEER/SURVEYOR:
PACHECO KOCH CONSULTING ENGINEERS, LLC.
8350 NORTH CENTRAL EXPRESSWAY, SUITE 1000
DALLAS, TEXAS 75206
PH: (972) 235-3031
FAX: (972) 235-9544
CONTACT: JOHN ANDRICOPOULOS

Pacheco Koch logo and contact information: 8350 N. CENTRAL EXPWY, SUITE 1000 DALLAS, TX 75206 972.235.3031 TX REG. ENGINEERING FIRM F-14439 TX REG. SURVEYING FIRM LS-10193805

Table with columns: DRAWN BY (SBP), CHECKED BY (JSA), SCALE (1"=40'), DATE (08/12/2014), JOB NUMBER (3018-15.090)

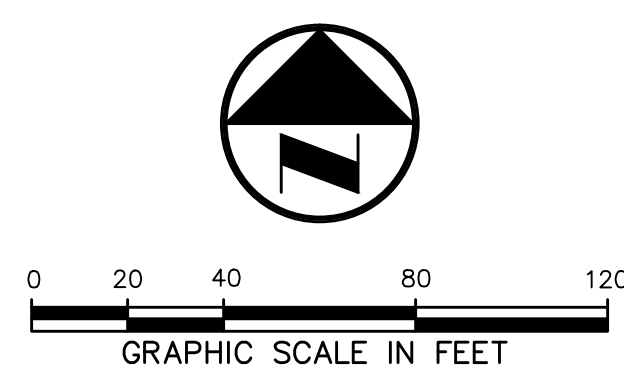
DWG FILE: 3018-15.090PP.DWG
XREF FILE: PRELIM\_PLAT LOT LINES.DWG
XREF FILE: 3018-15.090BA.DWG



LINE TABLE with columns: LINE, BEARING, LENGTH. Rows: L1 (N 89°21'09" E 50.06'), L2 (N 01°06'51" W 20.00'), L3 (S 89°21'09" W 50.06')

LEGEND listing symbols for A/C UNIT, BOLLARD, CLEANOUT, ELECTRIC BOX, ELECTRIC METER, FIRE HYDRANT, GAS METER, MAILBOX, POWER POLE, PP W/ LIGHT, SAN SEWER MANHOLE, TRAFFIC SIGN, STORM SEWER MANHOLE, WATER METER, WATER VAULT, WATER VALVE, PROPERTY LINE, CENTERLINE, FENCE, OVERHEAD UTILITY LINE, UNDERGROUND TELEPHONE LINE, UNDERGROUND GAS LINE, STORM DRAIN LINE, WATER LINE, SANITARY SEWER LINE, COVERED AREA, MAP RECORDS, DALLAS COUNTY, TEXAS, DEED RECORDS, DALLAS COUNTY, TEXAS, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, VOLUME, PAGE, INSTRUMENT NUMBER, 1/2-INCH IRON ROD W/ALUMINUM CAP STAMPED "PACHECO KOCH B.A.W." SET, DEED REFERENCE.

VESTING DEEDS table with columns: GRANTEE, INSTR. NO., O.P.R.D.C.T. No. Rows: BISHOP ARTS VILLAGE, LLC; EXXIR CAPITAL, LLC; BISHOP ARTS, LLC



NOTES:

- 1. Bearing system for this survey is based on the Texas State Plane Coordinate System - NAD 83, North Central Zone 4202.
2. Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, Map No. 4813C0480K, Community Panel No. 4801710480 K, Effective Date: July 7, 2014. All of the subject property is shown to be located in Zone "X" on said map. Relevant zones are defined on said map as follows:
Zone "X" - Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.
3. The purpose of this plat is to create 3 (three) separate lots from several previously platted lots.
4. All structures within the platted lots are to be demolished.

OWNER'S DEDICATION

NOW THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

That Bishop Arts Village, LLC., Bishop Arts, LLC., and Exxir Capital, LLC., acting through their duly authorized agent, does hereby adopt this plat, designating the herein above described property as BISHOP ARTS WEST in addition to the City of Dallas, Dallas County, Texas, and does hereby dedicate, to the public use forever any streets and alleys shown thereon. The easements shown thereon are hereby dedicated 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, 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 of 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 Dallas, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

By: \_\_\_\_\_
Name: \_\_\_\_\_
Title: \_\_\_\_\_

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the understand authority, a Notary Public in and for the State of Texas, on this day personally appeared Ricardo Galceran, 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 \_\_\_\_\_, 2015.

Notary Public in and for the State of Texas

PRELIMINARY PLAT
BISHOP ARTS WEST
LOT 1, 2 AND 3,
BLOCK 33/3152
BEING A REPLAT OF
ALL OF LOTS 9 THROUGH 12 AND
A CLOSED AND VACATED
20-FOOT WIDE ALLEY, BLOCK 33/3153
DALLAS LAND AND LOAN COMPANY ADDITION NO. TWO
BEING OUT OF THE
GEORGE L. LEONARD SURVEY, ABSTRACT NO. 770,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S145-176

ANDRICOPOULOS 05/07/2015 - 9:23AM
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PRELIMINARY PLAT- BISHOP ARTS WEST