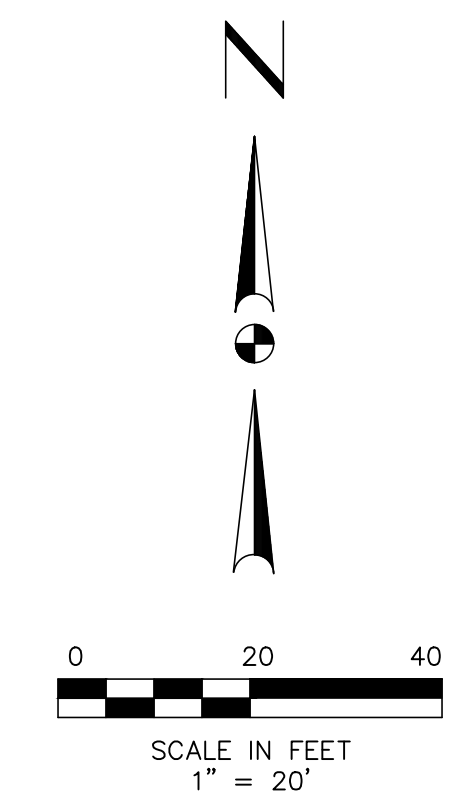


VICINITY MAP  
Not to Scale

**Legend of Symbols & Abbreviations**

O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS	● FPK	FOUND PK NAIL
D.R.D.C.T.	DEED RECORDS DALLAS COUNTY, TEXAS	● 1/2" RF	1/2" IRON ROD FOUND
M.R.D.C.T.	MAP RECORDS DALLAS COUNTY, TEXAS	● 1/2" PF	1/2" IRON PIPE FOUND
SQ.FT.	SQUARE FEET	● 1/2" RS	1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SGI 3664", SET
VOL./PG.	VOLUME/PAGE	● 3" Metallic Disc Set	3" METALLIC DISC STAMPED "SHOPS AT BISHOP ARTS, RPLS #3664 SALCEDO GROUP INC." OVER 1/2" IRON ROD SET
Ac.	ACRE	CM	CONTROLLING MONUMENT



**GENERAL NOTES:**

1. BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS STATE PLANE NORTH CENTRAL ZONE, GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON 10/26/2017.
2. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT.
3. NO LOT TO LOT DRAINAGE WITHOUT ENGINEERING APPROVAL.
4. ENCROACHMENTS ARE AS SHOWN.
5. BENCHMARKS:
  - 1.1. STORM DRAIN MANHOLE: STORM DRAIN MANHOLE ON DAVIS STREET, 32 FEET WEST AND 27 FEET SOUTH OF THE SOUTH EASTERN PROPERTY CORNER. ELEVATION = 530.62
  - 1.2. STORM DRAIN MANHOLE: STORM DRAIN MANHOLE ON FOURAKER STREET, 10 FEET SOUTH AND 8 FEET EAST OF THE NORTHERNMOST EASTERN PROPERTY CORNER. ELEVATION = 521.946.
6. ZONING CLASSIFICATIONS INDICATED ON THIS PLAT REFLECT THE ZONING IN PLACE AT THE TIME THIS PLAT WAS APPROVED AND DOES NOT REPRESENT A VESTED RIGHT TO THE ZONING INDICATED.

**OWNER'S DEDICATION**

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT ANGEL 11-11, LLC, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREON-ABOVE DESCRIBED PROPERTY AS SHOPS AT BISHOP ARTS, AN ADDITION TO THE CITY OF DALLAS, TEXAS AND DOES HEREBY DEDICATE TO THE CITY OF DALLAS IN FEE SIMPLE FOREVER THE STREETS, ALLEYS AND STORM WATER MANAGEMENT AREAS SHOWN THEREON. THE EASEMENTS SHOWN THEREON ARE HEREBY DEDICATED AND RESERVED FOR THE PURPOSES AS INDICATED. THE UTILITY, ACCESS, GPS MONUMENTS AND FIRE LANE EASEMENTS SHALL BE OPEN TO THE PUBLIC AND PRIVATE UTILITIES FOR EACH PARTICULAR USE. THE MAINTENANCE OF PAVING ON THE UTILITY, ACCESS AND FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. NO BUILDINGS OR OTHER IMPROVEMENTS, INCLUDING FENCES, SHALL BE PERMITTED IN AN EROSION HAZARD EASEMENT. NO BUILDINGS OR OTHER IMPROVEMENTS, OR GROUNDS, EXCEPT FENCES, VEGETATION, DRIVEWAYS, AND SIDEWALKS LESS THAN 6 FEET IN WIDTH SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN EXCEPT AS PERMITTED BY THE CITY ORDINANCES. NO IMPROVEMENTS THAT MAY OBSTRUCT THE FLOW OF WATER MAY BE CONSTRUCTED OR PLACED IN DRAINAGE EASEMENTS. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF THE ENCROACHMENTS ALLOWED ABOVE WHICH IN ANY WAY 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 AND UPON THE SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING 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 AND SERVICE REQUIRED OR ORDINARILY PERFORMED BY THAT UTILITY.

THIS PLAT IS APPROVED SUBJECT TO ALL PLATING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF DALLAS, TEXAS.

WITNESS MY HAND AT DALLAS, TEXAS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

AGENT FOR THE SHOPS AT BISHOP ARTS  
STATE OF TEXAS:

COUNTY OF DALLAS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS, 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 AND CONSIDERATIONS THEREIN. GIVEN UNDER MY HAND AND SEAL OF THIS OFFICE THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

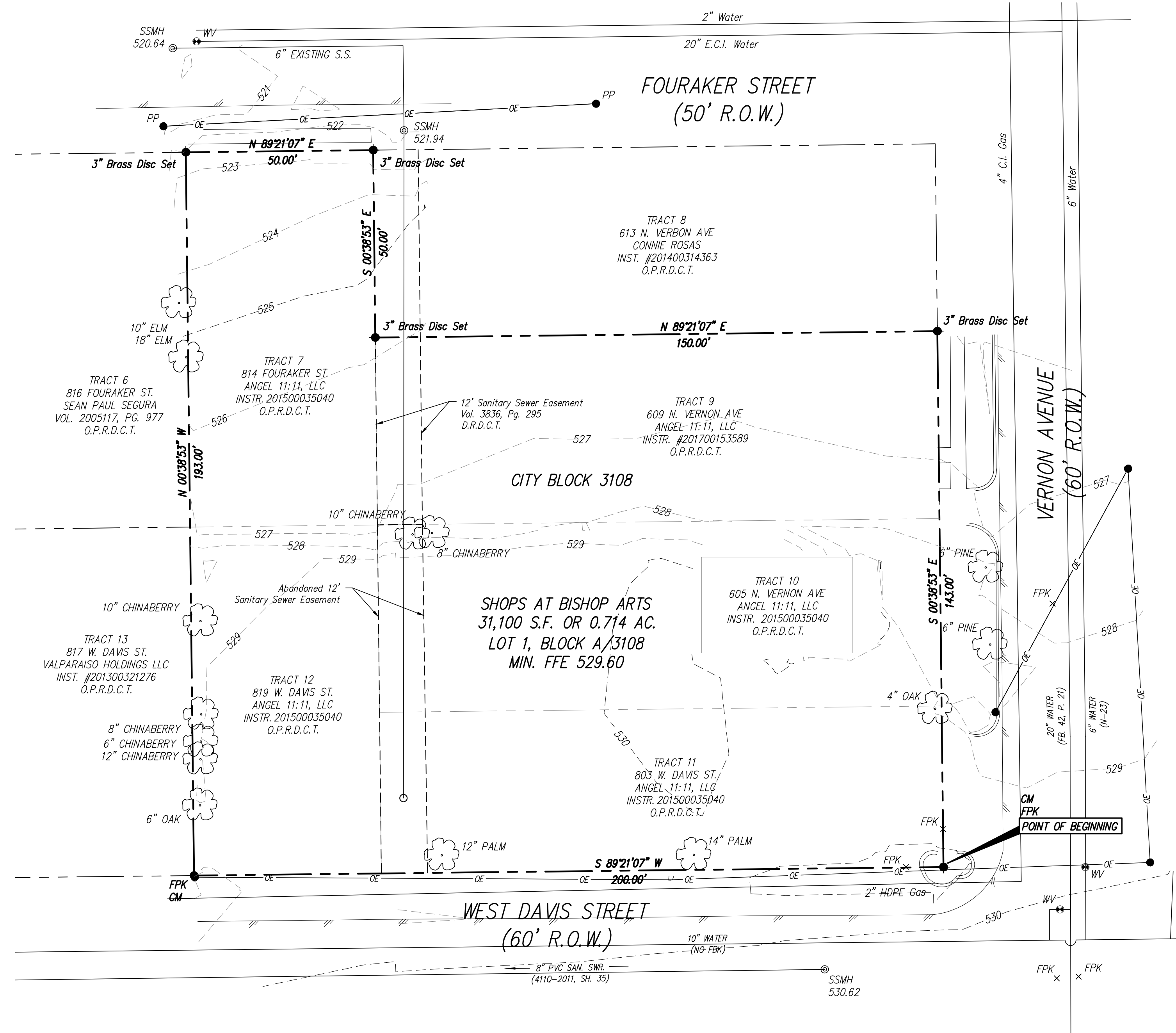
**SURVEYOR'S CERTIFICATE**

I, LOUIS SALCEDO, 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, 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 GRAND PRAIRIE DEVELOPMENT CODE; AND THAT THE DIGITAL DRAWING FILE ACCOMPANYING THIS PLAT IS A PRECISE REPRESENTATION OF THIS SIGNED FINAL PLAT.

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.

LOUIS M. SALCEDO  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3664

DATE \_\_\_\_\_



Owner's Certificate  
City of Dallas  
State of Texas  
County of Dallas

ANGEL 11-11, LLC is the Owner of a 0.714 acre unplatted tract of land situated in Dallas City Block 3108 in the Aaron Overton Survey, Abstract Number 1101, and being all of a tract of land conveyed to Angel 11-11, LLC by deed recorded in Instrument Number 201500035040 of the Official Public Records of Dallas County, Texas, and being all of a tract of land conveyed to Angel 11-11, LLC by deed recorded in Instrument Number 201700153589 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a PK Nail set at the southeast corner of said 0.714 acre tract, and being at the intersection of the north line of West Davis Street (60' Right-of-Way) and the west line of Vernon Avenue (60' Right-of-Way);

THENCE South 89°21'07" West, a distance of 200.00 feet, along the north line of Davis Street to PK nail found for the southwest corner of said 0.714 acre tract;

THENCE North 00°38'53" West, a distance of 193.00 feet, departing the north line of Davis Street, along the western line of said 0.714 acre tract, same being the east line of a tract of land conveyed to Valparaiso Holdings LLC by deed recorded in Instrument Number 201300321276, and a tract of land conveyed to Sean Paul Segura by deed recorded in Instrument Number 2005117, Page 977 of the Deed Records of Dallas County, Texas, to a 3" metallic disc stamped "Shops at Bishop, RPLS #3664 Salcedo Group, Inc." set for the northwest corner of said 0.714 acre tract, and being in the south line of Fouraker Street (50' Right-of-Way);

THENCE North 89°21'07" East, a distance of 50.00 feet, along the northernmost line of said 0.714 acre tract, same being the south line of Fouraker Street, to a 3" metallic disc stamped "Shops at Bishop, RPLS #3664 Salcedo Group, Inc." set at the northeast corner of said 0.714 acre tract, and being the southeast corner of a tract of land conveyed to Connie Rosas by deed recorded in Instrument Number 201400314363 of the Official Public Records of Dallas County, Texas;

THENCE South 00°38'53" East, a distance of 50.00 feet, along the west line of said 0.714 acre tract, to a 3" metallic disc stamped "Shops at Bishop, RPLS #3664 Salcedo Group, Inc." set for an interior corner of said 0.714 acre tract, and being the southwest corner of said Rosas tract;

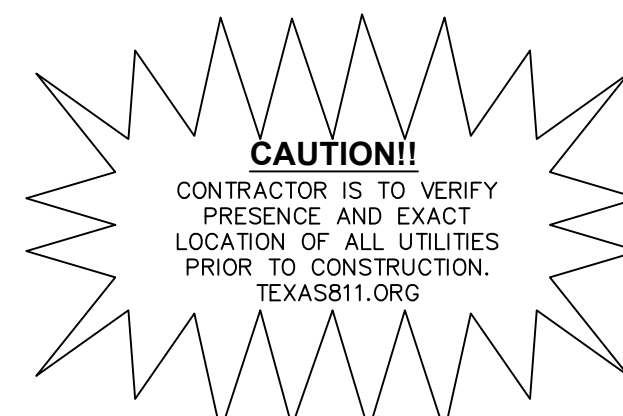
THENCE North 89°21'07" East, a distance of 150.00 feet, along the northern line of said 0.714 acre tract, and the common south line of said Rosas tract to a 3" metallic disc stamped "Shops at Bishop, RPLS #3664 Salcedo Group, Inc." set for the northwest corner of said 0.714 acre tract, and being in the west line of Vernon Avenue;

THENCE South 00°38'53" East, a distance of 143.00 feet, along the eastern line of said 0.714 acre tract, same being the west line of Vernon Avenue to the POINT OF BEGINNING, and containing 31,100 square feet or 0.714 acres of land, more or less.

PRELIMINARY PLAT  
**SHOPS AT BISHOP ARTS**  
**LOT 1, BLOCK A/3108**  
**31,100 SQ. FT. OR 0.714 AC.**  
BEING ALL OF  
INSTR. #201500035040 - UNPLATTED TRACT  
CITY BLOCK 3108  
AARON OVERTON SURVEY, ABSTRACT #1101  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NUMBER **S178-271**

**SGI** SALCEDO GROUP, INC. 02-22-18  
110 SW 2nd Street  
Grand Prairie, Texas 75050  
PHONE: (214)-412-3122 SHEET 1 OF 1



DALLAS COUNTY:  
FLOOD STATEMENT: According to Community Panel No. 48113C0480K, dated July 07, 2014 of the Federal Emergency Management Agency, National Flood Insurance Program map, a portion of this property is within Flood Zone "X", which is not a special flood hazard area.  
If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or 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 statement shall not create liability on the part of the Surveyor.

OWNER  
ANGEL 11-11, LLC  
803 W. DAVIS ST.  
DALLAS, TEXAS 75208  
(972) 544-6354

SURVEYOR  
SALCEDO GROUP, INC.  
110 SW 2ND STREET  
GRAND PRAIRIE, TEXAS 75050  
(214) 412-3122