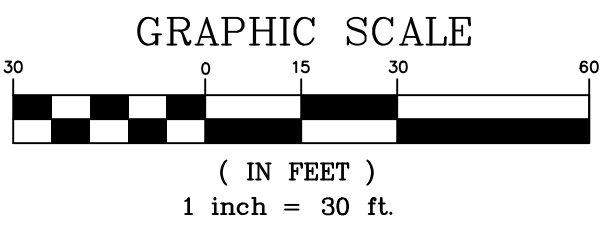


LINETYPE TABLE	
	BOUNDARY LINE
	ADJOINER LINE
	EASEMENT LINE
	BUILDING LINE
	STREET CENTERLINE
	CHAIN LINK FENCE
	CONTOUR LINE
	IRON FENCE
	WATER LINE
	OVERHEAD SERVICE LINE
	SEWER LINE

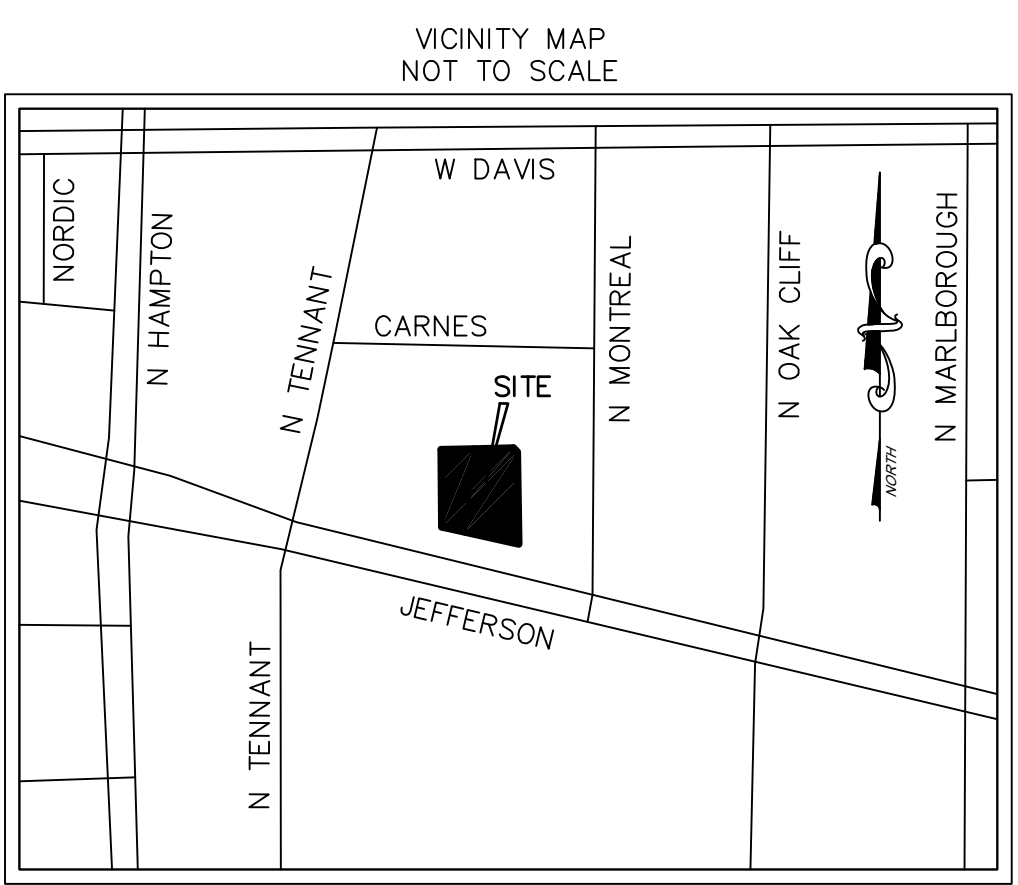
GENERAL NOTES:
1. Basis of Bearing – Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202; North American Datum of 1983 (2011) Epoch 2010) as derived locally from Allterra Central's Systems Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods.
2. Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
3. Lot to Lot drainage will not be allowed without proper City of Dallas Engineering Division approval.
4. Purpose of plat – To create two lots from three existing lots.

- LEGEND
- M.R.D.C.T. – MAP RECORDS, DALLAS COUNTY, TEXAS
 - D.R.D.C.T. – DEED RECORDS, DALLAS COUNTY, TEXAS
 - O.P.R.D.C.T. – OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 - IRF – IRON ROD FOUND
 - INST. NO. – INSTRUMENT NUMBER
 - VOL. – VOLUME
 - PG. – PAGE
 - RORF – 1/2" IRON ROD WITH "PEISER & MANKIN SURV" RED PLASTIC CAP FOUND (PREVIOUSLY SET)
 - ADS – 3" ALUMINUM DISK STAMPED "XXXXX ADDITION RPLS 6122" WITH 1/2" IRON ROD SET
 - IPF – IRON PIPE FOUND
 - YORF – IRON ROD WITH YELLOW PLASTIC CAP FOUND



LEGEND

	GAS METER		FIRE HYDRANT		WATER MANHOLE		SIGN
	IRR. CONTROL VALVE		WATER METER		TRAFFIC SIGNAL POLE		LIGHT POLE
	TELEPHONE PEDESTAL		FUEL PORT		TELEPHONE MANHOLE		JUNCTION BOX
	POWER POLE		WATER VALVE		SWB MANHOLE		CONCRETE
	DOWN GUY		TRANSFORMER PAD		GAS MANHOLE		BOLLARD
	S.S. MANHOLE		ELECTRIC METER		VAULT		COVERED AREA
	CLEAN OUT		STORM DRAIN MANHOLE		HANDICAP SPACE		A/C PAD



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

Whereas Bishop House, LLC and Cedar Crest, LLC are the sole owners of that certain 1,029 acre tract of land situated in the Ellis C. Thomas Survey, Abstract No. 1465, City of Dallas, Dallas County, Texas, same being all that certain tract of land conveyed to Bishop House, LLC by Warranty Deed recorded in Instrument Number 202500024618, Official Public Records, Dallas County, Texas, and being all that certain tract of land conveyed to Cedar Crest, LLC by General Warranty Deed recorded in Instrument Number 201600147517, Official Public Records, Dallas County, Texas, and being all of Lots 4-6, Block 2/4547, L.O. Daniel Jr. Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 6, Page 345, Map Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with yellow illegible plastic cap found for the southeast corner of said Lot 6, same being in the northeast intersection of a 15 foot Alley recorded in Volume 6, Page 345, said Map Records and Jefferson Boulevard (a 125 foot right-of-way);

THENCE North 77 deg. 28 min. 03 sec. West, along the common line of said Lot 6 and said Jefferson Boulevard, passing the southwest corner of said Lot 6, same being the southeast corner of aforesaid Lot 5, and continuing along the common line of said Lot 5 and said Jefferson Boulevard, passing the southwest corner of said Lot 5, same being the southeast corner of said Lot 4, and continuing along the common line of said Lot 4 and said Jefferson Boulevard, a total distance of 205.00 feet to a 1/2 inch iron rod with red plastic cap stamped "Peiser & Mankin SURV" found (previously set) for the southwest corner of said Lot 4, same being the southeast corner of Lot 3, aforesaid Block 2/4547;

THENCE North 00 deg. 30 min. 55 sec. West, along the common line of said Lots 4 and 3, a distance of 201.21 feet to a 5/8 inch iron rod found for the northwest corner of said Lot 4, same being the northeast corner of said Lot 3, same being in the south right-of-way line of aforesaid 15 foot Alley;

THENCE North 88 deg. 41 min. 51 sec. East, along the common line of said Lot 4 and said 15 foot Alley, passing the northeast corner of said Lot 4, same being the northwest corner of aforesaid Lot 5, and continuing along the common line of said Lot 5 and said 15 foot Alley, passing the northeast corner of said Lot 5, same being the northwest corner of said Lot 6, and continuing along the common line of said Lot 6 and said 15 foot Alley, a total distance of 188.21 feet to a 1 inch iron pipe found for the most northerly northeast corner of said Lot 6, same being the north end of a corner clip in said 15 foot Alley;

THENCE South 45 deg. 07 min. 05 sec. East, along the common line of said Lot 6 and said corner clip, a distance of 14.20 feet to an 'X' cut found for the most easterly northeast corner of said Lot 6, same being the south end of said corner clip;

THENCE South 00 deg. 53 min. 03 sec. East, continuing along the common line of said Lot 6 and said 15 foot Alley, a distance of 239.98 feet to the POINT OF BEGINNING and containing 44,827 square feet or 1.029 acres of computed land, more or less.

SURVEYOR'S STATEMENT

I, TIMOTHY R. MANKIN, 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 ENGINEERS AND LAND SURVEYORS; 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.
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

TIMOTHY R. MANKIN DATE
REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6122

STATE OF TEXAS:
COUNTY OF TARRANT:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED TIMOTHY R. MANKIN, KNOWN TO ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED AND THE ACT AND DEED OF SAID COMPANY.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF ____ 2025.

NOTARY PUBLIC IN AND FOR TARRANT COUNTY, TEXAS

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, BISHOP HOUSE, LLC & CEDAR CREST, LLC, DO HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **BISHOP HOUSE & CEDAR CREST ADDITION**, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND DO HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER ANY STREETS, ALLEYS, AND FLOODWAY MANAGEMENT AREAS 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 AND UPON 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 _____, 2025

BISHOP HOUSE, LLC

BY: _____
F. LEIGHTON DURHAM III, OWNER

STATE OF TEXAS:

COUNTY OF _____:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED F. LEIGHTON DURHAM III, KNOWN TO ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR _____ COUNTY

CEDAR CREST, LLC

BY: _____
F. LEIGHTON DURHAM III, OWNER

STATE OF TEXAS:

COUNTY OF _____:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED F. LEIGHTON DURHAM III, KNOWN TO ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR _____ COUNTY

COUNTY RECORDING
LABEL FINAL PLAT

CERTIFICATE OF APPROVAL

I, Tony Shidid, Chairperson or Brent Rubin, Vice Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the ____ day of _____ A.D. 20____ and same was duly approved on the ____ day of _____ A.D. 20____ by said Commission.

Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas

Attest:

Secretary

PRELIMINARY PLAT
BISHOP HOUSE & CEDAR CREST ADDITION
LOT 5R & 6R, BLOCK 2/4547

BEING A REPLAT OF LOTS 4-6, BLOCK 2/4547
L.O. DANIELS JR. ADDITION
ELLIS C. THOMAS SURVEY, ABSTRACT NO. 1465
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. PLAT-25-000086 & 5245-233
ENGINEERING PLAN NO. _____

OWNER:
BISHOP HOUSE, LLC
CEDAR CREST, LLC
2223 W JEFFERSON BLVD.
DALLAS, TX 75208
F. LEIGHTON DURHAM III
972-567-5345
LDURHAM@DPSLAWGROUP.COM

JOB NO.: 25-0624		PEISER & MANKIN SURVEYING, LLC		SHEET
DATE: 07/22/2025		www.peisersurveying.com		
FIELD DATE: 07/11/2025		 <div>1612 HART STREET, SUITE 201 SOUTH LAKE, TEXAS 76092 817-481-1806 (O)</div> <div>COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE</div> <div>Texas Society of Professional Surveyors</div> <div>Member Since 1977</div>	1	
SCALE: 1" = 30'			OF	
FIELD: E.M.			1	
DRAWN: J.B.W.				
CHECKED: T.R.M.	tmankin@peisersurveying.com		FIRM No. 100999-00	