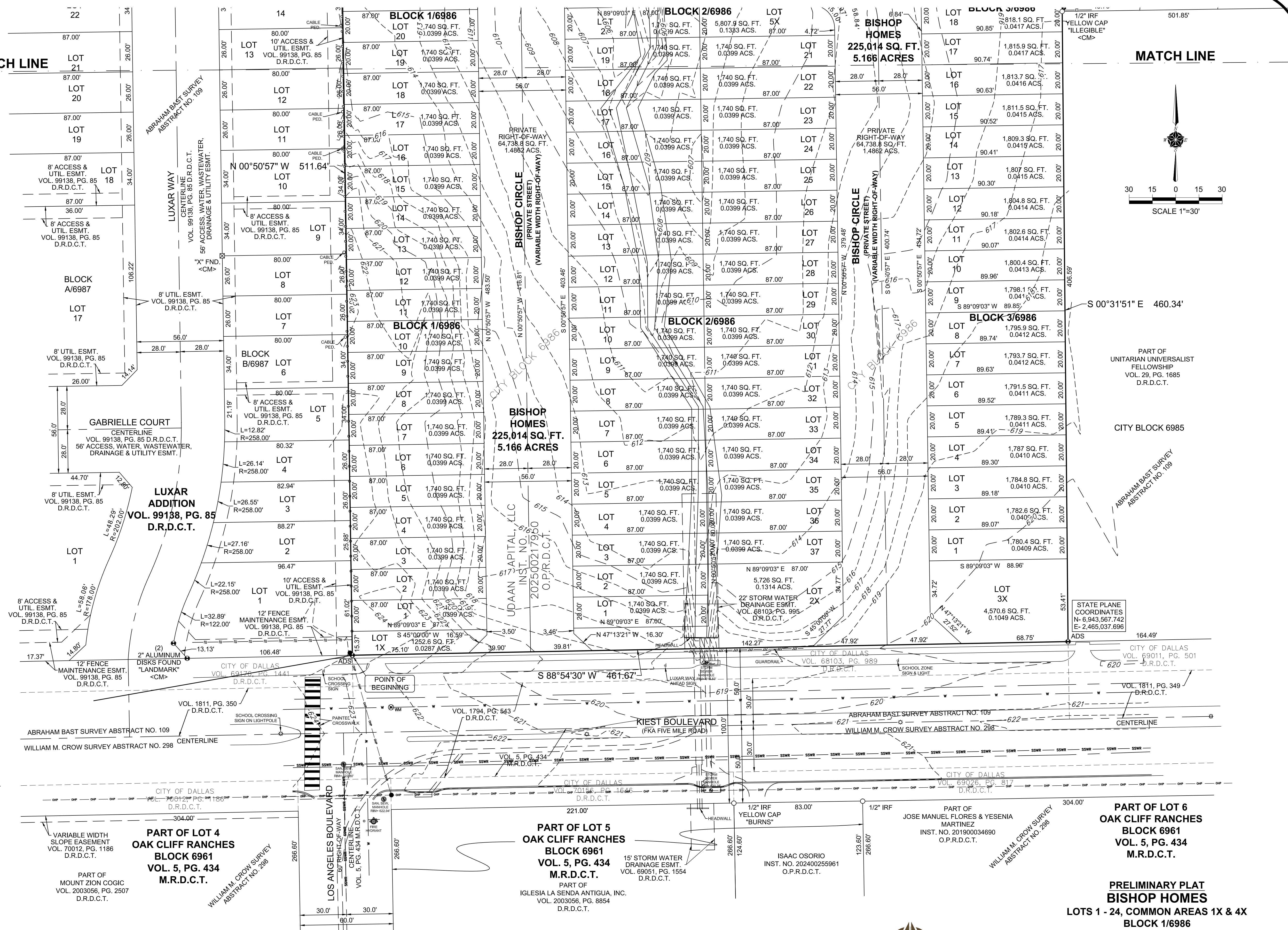


**LEGEND**

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  
 INST. NO. INSTRUMENT NUMBER  
 VOL., PG. VOLUME, PAGE  
 SQ. FT. SQUARE FEET  
 ACS. ACRES  
 IRF ○ IRON ROD FOUND  
 ADS ● 3-1/4" ALUMINUM DISK STAMPED "BISHOP HOMES & RPLS 5382" SET ON AN IRON ROD FOR CORNER  
 X FND/SET X CUT FOUND/SET  
 <CM> CONTROL MONUMENT  
 FKA FORMERLY KNOWN AS  
 UTIL. UTILITY  
 ESMT. EASEMENT

MATCH LINE  
 EASEMENT LINE  
 BUILDING LINE  
 BOUNDARY LINE  
 CENTERLINE  
 SANITARY SEWER LINE  
 STORM SEWER LINE  
 WATER LINE  
 OVERHEAD POWER LINE  
 WOOD FENCE  
 CHAINLINK FENCE  
 WROUGHT IRON FENCE  
 GUARDRAIL

- GENERAL NOTES:**
- The purpose of the plat is to create 81 lots & 5 Common Areas from a tract of land.
  - The maximum number of lots permitted by this plat is 86. Made up of 81 residential lots and 5 common areas with a private street.
  - Bearings are based upon the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, (2011).
  - Coordinates shown herein are based on Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983 on Grid Coordinate values, No Scale and No Projection.
  - Lot to lot drainage will not be allowed without proper City of Dallas Engineering Division approval.
  - All lot corners to be set with 1/2 inch iron rods with yellow plastic cap stamped "TXHS", unless noted.
  - Maintenance of the Common Areas is the responsibility of the Homeowners Association or the individual lot owners, not the City of Dallas.
  - The Homeowners Association will be required to sign an indemnity agreement with the City Attorney's Office, for damage to the private streets.
  - If the Private subdivision contains areas requiring City of Dallas access to drainage structures or if the subdivision poses a restriction to the drainage of storm water, provisions for immediate access by City of Dallas must be provided at all times.
  - Dallas Department of Water Benchmarks used:  
 #2223 Square cut at center of storm sewer inlet on north side of Mountain Creek Parkway, 0.20 miles west of Eagle Ford Road.  
 Northing: 6,923,050.30 Easting: 2,440,151.92 Elevation= 581.74'  
 #2224 Square cut on top of concrete curb on east side of Wheatland Road and 50' north of the end of curb at Wheatland Road and at the northeast corner of Mountain Creek Boulevard.  
 Northing: 6,919,983.12 Easting: 2,444,106.21 Elevation= 732.32'
  - Subject property is located within an area having a Zone Designation "X" by the Federal Emergency Management Agency, on Flood Insurance Rate Map No. 48113C0460K, with a date of identification of 02/20/2026, for Community Number 480171, in Dallas County, State of Texas, which is the current Flood Insurance Rate Map for the community in which said property is situated.
  - There are no structures on subject property.



**STATE PLANE COORDINATES**  
 N-6,943,567.742  
 E-2,465,037.696

**CITY OF DALLAS**  
 VOL. 69011, PG. 501  
 D.R.D.C.T.

**WILLIAM M. CROW SURVEY ABSTRACT NO. 298**

**ABRAHAM BAST SURVEY ABSTRACT NO. 109**

**ISAAC OSORIO**  
 INST. NO. 202400255961  
 O.P.R.D.C.T.

**15' STORM WATER DRAINAGE ESMT.**  
 VOL. 69051, PG. 1554  
 D.R.D.C.T.

**1/2" IRF YELLOW CAP "BURNS"**

**1/2" IRF YELLOW CAP "ILLEGIBLE" <CM>**

**PART OF LOT 6 OAK CLIFF RANCHES BLOCK 6961 VOL. 5, PG. 434 M.R.D.C.T.**

**PART OF LOT 5 OAK CLIFF RANCHES BLOCK 6961 VOL. 5, PG. 434 M.R.D.C.T.**

**PART OF LOT 4 OAK CLIFF RANCHES BLOCK 6961 VOL. 5, PG. 434 M.R.D.C.T.**

**PART OF MOUNT ZION COGIC VOL. 2003056, PG. 2507 D.R.D.C.T.**

**WILLIAM M. CROW SURVEY ABSTRACT NO. 298**

**PRELIMINARY PLAT BISHOP HOMES**  
 LOTS 1 - 24, COMMON AREAS 1X & 4X  
 BLOCK 1/6986  
 LOTS 1 - 37, COMMON AREAS 2X & 5X  
 BLOCK 2/6986  
 LOTS 1 - 20, COMMON AREAS 3X  
 BLOCK 3/6986  
 81 RESIDENTIAL LOTS 5.166 ACRES  
 BEING CITY BLOCK 6986  
 ABRAHAM BAST SURVEY, ABSTRACT NO. 109  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 PLAT - 26 -000129



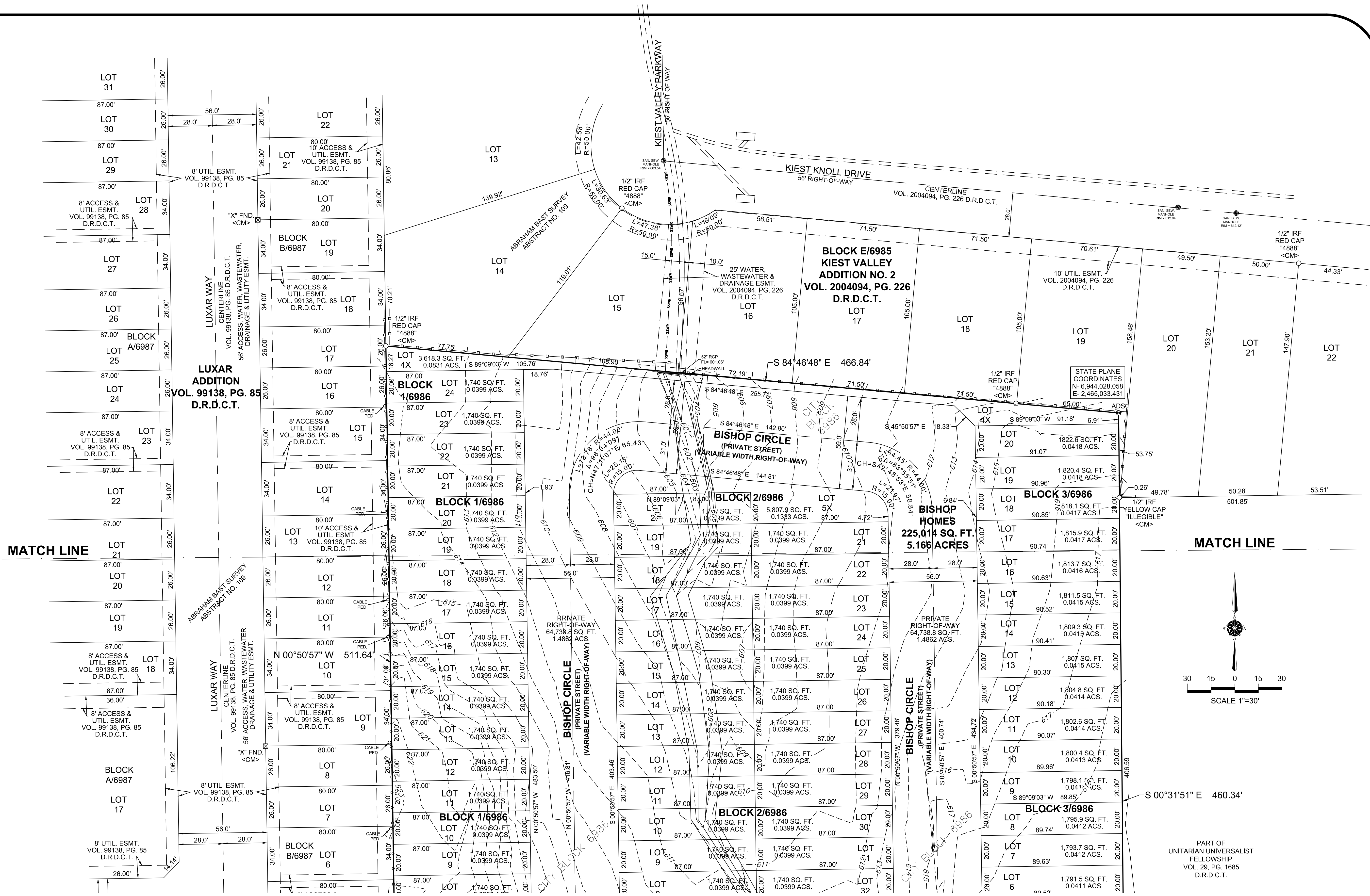
**TEXAS HERITAGE SURVEYING, LLC**

OWNER  
 UDAAN CAPITAL LLC  
 2672 YACHT CLUB DRIVE  
 LEWISVILLE, TX 75056-4205

10610 Metric Drive, Suite 124, Dallas, TX 75243  
 Office 214-340-9700 Fax 214-340-9710  
 txheritage.com  
 Firm #10169300

**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  
 INST. NO. INSTRUMENT NUMBER  
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 X FND/SET X CUT FOUND/SET  
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MATCH LINE  
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 BOUNDARY LINE  
 CENTERLINE  
 SANITARY SEWER LINE SS  
 STORM SEWER LINE STM  
 WATER LINE W  
 OVERHEAD POWER LINE OHP  
 WOOD FENCE □  
 CHAINLINK FENCE ○  
 WROUGHT IRON FENCE U  
 GUARDRAIL ///



PART OF  
 UNITARIAN UNIVERSALIST  
 FELLOWSHIP  
 VOL. 29, PG. 1685  
 D.R.D.C.T.

**PRELIMINARY PLAT**  
**BISHOP HOMES**  
 LOTS 1 - 24, COMMON AREAS 1X & 4X  
 BLOCK 1/6986  
 LOTS 1 - 37, COMMON AREAS 2X & 5X  
 BLOCK 2/6986  
 LOTS 1 - 20, COMMON AREAS 3X  
 BLOCK 3/6986  
 81 RESIDENTIAL LOTS 5.166 ACRES  
 BEING CITY BLOCK 6986  
 ABRAHAM BAST SURVEY, ABSTRACT NO. 109  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 PLAT - 26 -000129

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 10610 Metric Drive, Suite 124, Dallas, TX 75243  
 Office 214-340-9700 Fax 214-340-9710  
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OWNER  
 UDAAN CAPITAL LLC  
 2672 YACHT CLUB DRIVE  
 LEWISVILLE, TX 75056-4205

OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, **UDAAN CAPITAL, LLC**, is the owner of a tract of land in City Block 6986 situated in the Abraham Bast Survey, Abstract No. 109, City of Dallas, Dallas County, Texas, being that tract of land as described in General Warranty Deed with Vendor's Lien to UDAAN CAPITAL, LLC, recorded in Instrument Number 202500217950, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a 3 1/4 inch aluminum disk set stamped "BISHOP HOMES & RPLS 5382" set on a 1/2 inch iron rod for the southeast corner of Lot 1, Block B/6987, Luxar Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 99138, Page 85, Deed Records, Dallas County, Texas, same lying in the north right-of-way line of Kiest Boulevard (fka Five Mile Road) (100 foot right-of-way);

THENCE North 00 degrees 50 minutes 57 seconds West, departing said Kiest Boulevard along the east line of said Block B/6987, a distance of 511.64 feet to a 1/2 inch iron rod with red plastic cap stamped "4888" in the east line of Lot 17, Block B/6987 of said Luxar Addition, same being the southwest corner of Lot 14, Block E/6985, Kiest Valley Addition No. 2, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 2004094, Page 226, Deed Records, Dallas County, Texas;

THENCE South 84 degrees 46 minutes 48 seconds East, along the south line of said Block E/6985, a distance of 466.84 feet to a 3 1/4 inch aluminum disk set stamped "BISHOP HOMES & RPLS 5382" set on a 1/2 inch iron rod for an ell corner of Lot 19, Block E/6985 of said Kiest Valley Addition No. 2;

THENCE South 00 degrees 31 minutes 51 seconds East, along the southern westerly line of said Lot 19, Block E/6985, passing at a distance of 57.15 feet a 1/2 inch iron rod found with yellow plastic cap stamped "illegible" for the southmost southwestern corner of said Lot 19, Block E/6985, same being the northwest corner of the remainder of that tract of land described in Warranty Deed with Vendor's Lien to Unitarian Universalist Fellowship, recorded in Volume 29, Page 1685, Deed Records, Dallas County, Texas, and continuing for a total distance of 460.34 feet to a 3 1/4 inch aluminum disk set stamped "BISHOP HOMES & RPLS 5382" set on a 1/2 inch iron rod for the southwest corner of the said Unitarian Universalist Fellowship remainder tract, and lying in the said north right-of-way line of Kiest Boulevard;

THENCE South 88 degrees 54 minutes 30 seconds West, along the said north right-of-way line of Kiest Boulevard, a distance of 461.67 feet to the POINT OF BEGINNING and containing 225,014 square feet or 5.166 acres of land more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **UDAAN CAPITAL, LLC**, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **BISHOP HOMES** an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any roadway management areas shown thereon, and do hereby reserve the street(s) shown thereon as private. Streets to be deeded, in fee simple to the homeowners association. The easements shown thereon are hereby reserved for the purposes indicated. The private streets, 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 private streets is the responsibility of the homeowners association. 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 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 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.  
UDAAN CAPITAL, LLC

By: ZARIYAN JIWANI - CHIEF OPERATING OFFICER

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared ZARIYAN JIWANI, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she 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 \_\_\_\_\_, 2026.

\_\_\_\_\_  
Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

STATE OF TEXAS

I, J.R. JANUARY, 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.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

**Preliminary, this document shall not be recorded for any purposes and shall not be used or viewed or relied upon as a final survey document. (05/15/2026)**

J.R. JANUARY  
Texas Registered Professional Land Surveyor No. 5382

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared J.R. JANUARY, 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 \_\_\_\_\_, 2026.

\_\_\_\_\_  
Notary Public in and for the State of Texas

**LOT TABLE**

BLOCK 1/6986			BLOCK 2/6986			BLOCK 2/6986			BLOCK 3/6986		
LOT	SQ.FT.	ACRES	LOT	SQ.FT.	ACRES	LOT	SQ.FT.	ACRES	LOT	SQ.FT.	ACRES
1X	1,252.6'	0.0287	2X	5,726'	0.1314	21	1,740'	0.0399	3X	4,570.6'	0.1049
1	1,740'	0.0399	1	1,740'	0.0399	22	1,740'	0.0399	1	1,780.4'	0.0409
2	1,740'	0.0399	2	1,740'	0.0399	23	1,740'	0.0399	2	1,782.6'	0.0409
3	1,740'	0.0399	3	1,740'	0.0399	24	1,740'	0.0399	3	1,784.8'	0.0410
4	1,740'	0.0399	4	1,740'	0.0399	25	1,740'	0.0399	4	1,787'	0.0410
5	1,740'	0.0399	5	1,740'	0.0399	26	1,740'	0.0399	5	1,789.3'	0.0411
6	1,740'	0.0399	6	1,740'	0.0399	27	1,740'	0.0399	6	1,791.5'	0.0411
7	1,740'	0.0399	7	1,740'	0.0399	28	1,740'	0.0399	7	1,793.7'	0.0412
8	1,740'	0.0399	8	1,740'	0.0399	29	1,740'	0.0399	8	1,795.9'	0.0412
9	1,740'	0.0399	9	1,740'	0.0399	30	1,740'	0.0399	9	1,798.1'	0.0413
10	1,740'	0.0399	10	1,740'	0.0399	31	1,740'	0.0399	10	1,800.4'	0.0413
11	1,740'	0.0399	11	1,740'	0.0399	32	1,740'	0.0399	11	1,802.6'	0.0414
12	1,740'	0.0399	12	1,740'	0.0399	33	1,740'	0.0399	12	1,804.8'	0.0414
13	1,740'	0.0399	13	1,740'	0.0399	34	1,740'	0.0399	13	1,807'	0.0415
14	1,740'	0.0399	14	1,740'	0.0399	35	1,740'	0.0399	14	1,809.3'	0.0415
15	1,740'	0.0399	15	1,740'	0.0399	36	1,740'	0.0399	15	1,811.5'	0.0416
16	1,740'	0.0399	16	1,740'	0.0399	37	1,740'	0.0399	16	1,813.7'	0.0416
17	1,740'	0.0399	17	1,740'	0.0399				17	1,815.9'	0.0417
18	1,740'	0.0399	18	1,740'	0.0399				18	1,818.1'	0.0417
19	1,740'	0.0399	19	1,740'	0.0399				19	1,820.4'	0.0418
20	1,740'	0.0399	20	1,740'	0.0399				20	1,822.6'	0.0418
21	1,740'	0.0399	5X	5,807.9'	0.1333						
22	1,740'	0.0399									
23	1,740'	0.0399									
24	1,740'	0.0399									
4X	3,618.3'	0.0831									

PLACE COUNTY  
RECORDING LABEL HERE

**CERTIFICATE OF APPROVAL**  
I, \_\_\_\_\_, Chairperson or  
I, \_\_\_\_\_, 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 HOMES**  
LOTS 1 - 24, COMMON AREAS 1X & 4X  
BLOCK 1/6986  
LOTS 1 - 37, COMMON AREAS 2X & 5X  
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BEING CITY BLOCK 6986  
ABRAHAM BAST SURVEY, ABSTRACT NO. 109  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
PLAT - 26 -000129



**TEXAS HERITAGE  
SURVEYING, LLC**  
10610 Metric Drive, Suite 124, Dallas, TX 75243  
Office 214-340-9700 Fax 214-340-9710  
txheritage.com  
Firm #10169300

OWNER  
UDAAN CAPITAL LLC  
2672 YACHT CLUB DRIVE  
LEWISVILLE, TX 75056-4205