

OWNER'S CERTIFICATE

STATE OF TEXAS

COUNTY OF DALLAS

BEING a tract of land situated in the W. Coombs Survey, Abstract No. 290, City Blocks 18-3979, 19/3980, 4011, and 4012, in the City of Dallas, Dallas County, Texas, being part of Lots 1, 2, and 3, Block 19, and part of Lots 2, 3, and 4, Block 18, Flanders Heights Addition Revised, recorded in Volume 90, Page 20, Deed Records, Dallas County, Texas (DRDCT), and being all of a tract conveyed by a special warranty deed to Worth LW, LLC, recorded in Instrument Number 201800150690, Official Public Records, Dallas County, Texas (OPRDCT), and being all of Tracts 1 through 5, conveyed by a special warranty deed to Worth Trinity, LLC, recorded in Instrument Number 201600326553 OPRDCT, and being all of that portion of North Winnetka Avenue, closed by Dallas City Ordinance No. 31287 (easements retained), and being all of a tract conveyed to Paul V. Toler and wife, Donna Toler, by deed recorded in Volume 2000218, Page 4214 DRDCT, and being all of a tract conveyed to same by deed recorded in Volume 2005012, Page 60 DRDCT, with the subject tract being more particularly described as follows:

BEGINNING at a 3-1/4" aluminum disc stamped "LWC SPIARSENG RPLS 5252" set on the south line of Fort Worth Avenue, a called 100-foot right-of-way by multiple right-of-way dedications to the State of Texas (formerly known as Dallas Avenue), for the northwest corner of Lot 1, Marco Polo Gomez Addition, recorded in Volume 2003156, Page 200 DRDCT;

THENCE S 04°37'43" E, 292.72 feet along the common line thereof to a 3-1/4" aluminum disc stamped "LWC SPIARSENG RPLS 5252" set;

THENCE N 78*49'32" E, 70.00 feet continuing along the common line thereof to a 3-1/4" aluminum disc stamped "LWC SPIARSENG RPLS 5252" set;

THENCE S $03^{\circ}40^{\circ}12^{\circ}$ E, 61.34 feet continuing along the common line thereof to a $3-1/4^{\circ}$ aluminum disc stamped "LWC SPIARSENG RPLS 5252" set on the north line of the Interstate Highway 30, a variable width public right-of-way (also known as the Dallas-Fort Worth Turnpike), being the northeast corner of right-of-way dedication thereof to the County of Dallas by a deed recorded in Volume 69158, Page 48 DRDCT;

THENCE S $61^{\circ}04^{\circ}08^{\circ}$ W, 413.74 feet along the north line thereof to a $3-1/4^{\circ}$ aluminum disc stamped "LWC SPIARSENG RPLS 5252" set for the northeast corner of another right—of—way dedication to the County of Dallas by a deed recorded in Volume 70100, Page 974 DRDCT, and being on the east line of Block 19, Flanders Heights Addition Revised;

THENCE S $43^{\circ}08'17''$ W, 56.17 feet through Block 19, along the north line of said right-of-way dedication, to a 3-1/4'' aluminum disc stamped "LWC" SPIARSENG RPLS 5252" set for the northeast corner of another right-of-way dedication to the State of Texas by a deed recorded in Volume 2000027, Page 7581 DRDCT;

THENCE S 56°41'38" W, 238.39 feet continuing through Block 19, along the north line of said right—of—way dedication, to a 1/2" iron rod found for the southeast corner of said closed city street, said rod being the northeast corner of another closed portion of North Winnetka Avenue, abandoned by Dallas City Ordinance No. 6895, being on the west line of Block 19, Flanders Heights Addition Revised:

THENCE S 54*42'43" W, through said closed street, passing at 39.37 feet an aluminum monument found, continuing a total distance of 78.70 feet to another aluminum monument found for the southeast corner of the first mentioned Toler Tract, being on the east line of Block 18, Flanders Heights Addition Revised, being the northeast corner of another right—of—way dedication to the State of Texas by deed recorded in Volume 97072, Page 3953

THENCE S 56°29'20" W, 308.21 feet through Block 18, along the north line of said right—of—way dedication and the south line of the first mentioned Toler Tract, to a 3-1/4" aluminum disc stamped "LWC SPIARSENG RPLS 5252" set for the intersection of the north line of said right-of-way dedication

THENCE N 01°42'34" W, 122.49 feet through Block 18, along the east line of North Clinton Street and the lower west line of the first mentioned Toler Tract, to a 3-1/4" aluminum disc stamped "LWC SPIARSENG RPLS 5252" set for the upper southwest corner of a tract conveyed by a special warranty deed with vendor's lien to Pinehurst Capital, L.P., recorded in Instrument Number 20080108756 OPRDCT;

THENCE along the common line thereof, the following:

S $89^{\circ}56'08''$ E, 48.54 feet to a 3-1/4'' aluminum disc stamped "LWC SPIARSENG RPLS 5252'' set;

S $33^{\circ}57'32''$ E, 68.78 feet to a 3-1/4'' aluminum disc stamped "LWC SPIARSENG RPLS 5252'' set;

N 56°02'28" E, 25.00 feet to a 3-1/4" aluminum disc stamped "LWC SPIARSENG RPLS 5252" set;

And N $33^{\circ}57'32''$ W, 70.00 feet to a 3-1/4'' aluminum disc stamped "LWC SPIARSENG RPLS 5252'' set for the upper northeast corner of said Pinehurst Capital tract, being on the south line of a tract conveyed by deed to Rodney D. Young Insurance Agency, Inc., recorded in Volume 71127, Page 1916 DRDCT;

THENCE S 89'56'08" E, 54.12 feet through Block 18, along the south line of said Rodney D. Young tract and a south line of the first mentioned Toler Tract, to a 3-1/4" aluminum disc stamped "LWC SPIARSENG RPLS 5252" set for the southeast corner thereof;

THENCE N 01°36'12" W, 240.48 feet through Block 18, along the east line of said Rodney D. Young tract and a west line of the first mentioned Toler Tract, to a 3-1/4" aluminum disc stamped "LWC SPIARSENG RPLS 5252" set on the south line of Fort Worth Avenue by a right-of-way dedication to the State of Texas by deed recorded in Volume 1790, Page 51 DRDCT, for the northeast corner of said Rodney D. Young tract;

THENCE through Block 18, along the south line of said right-of-way dedication, and of another right-of-way dedication to the State of Texas by deed recorded in Volume 1795, Page 27 DRDCT, and along the north line of the first mentioned Toler Tract, and of the second mentioned Toler Tract, passing at 164.93 feet the northeast corner of said Toler Tract and the southeast corner of said right—of—way dedication, being a point on the west line of said abandoned street, passing into and through said abandoned street, passing at 241.99 feet the intersection thereof with the west line of Block 19, being the northwest corner of Tract 4, and being the southwest corner of another right—of—way dedication to the State of Texas by deed recorded in Volume 1777, Page 161 DRDCT, continuing along the north line of Tract 4, Tract 1, and Tract 3, around a non—tangent curve to the left having a central angle of $16^{\circ}29^{\circ}33^{\circ}$, a radius of 1482.69 feet, a chord of N $54^{\circ}21^{\circ}10^{\circ}$ E -425.32 feet, an arc length of 426.79 feet to a $1/2^{\circ}$ iron rod found;

THENCE N 46°13'53" E, 44.51 feet through Block 19, continuing along the south line of said right—of—way dedication, and the north line of Tract 3 and Tract 5, to a 1/2" iron rod found;

THENCE continuing along the south line of said right—of—way dedication, and the north line of Tract 5, passing the northeast corner thereof, and of Block 19, being the northwest corner of said Worth LW tract, and being the southeast corner of said right—of—way dedication, and being the southwest corner of another right-of-way dedication to the State of Texas by deed recorded in Volume 1789, Page 187 DRDCT, along the south line thereof and of the first mentioned right—of—way dedication, around a non—tangent curve to the right having a central angle of 08°46'13", a radius of 2814.93 feet, a chord of N 51°01'40" E - 430.46 feet, an arc length of 430.88 feet to the POINT OF BEGINNING with the subject tract containing 253,293 square feet or 5.815

PRELIMINARY PLAT

LARKSPUR WORTH COTTAGES

LOT 3A, BLOCK 19/3980

BEING A REPLAT OF PART OF LOTS 1-3, BLOCK 19, & PART OF LOTS 2-4, BLOCK 18 FLANDERS HEIGHTS ADDITION REVISED W. COOMBS SURVEY, ABSTRACT NO. 290, CITY OF DALLAS, DALLAS COUNTY, TEXAS TOTAL AREA - 5.815 ACRES CITY PLAN FILE NO. S201-691 CITY ENGINEER PLAN FILE NO. DP21-

> **APPLICANT** Larkspur Capital Partners LP 2929 Carlisle Street Suite 210 Dallas, Texas 75204 Telephone: (214) 443-1922 Contact: Carl Anderson

ENGINEER / SURVEYOR Spiars Engineering, Inc. 765 Custer Road, Suite 100 Plano, TX 75075 Telephone: (972) 422-0077 TBPE No. F-2121 / TBPLS No. F-10043100 Contact: Kevin Wier

Scale: 1" = 50' May, 2021 SEI Job No. 21-068