

**LEGEND**

5/8" I.R.S.	5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "R.P.L.S. 5199"
CL	CENTERLINE
(CM)	CONTROLLING MONUMENT
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
I.R.F.	IRON ROD FOUND
I.R.F.C.	IRON ROD FOUND WITH CAP
INST. NO.	INSTRUMENT NUMBER
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS
P.G.	PAGE
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
UW	UNDERGROUND WATER LINE
USS	UNDERGROUND SANITARY SEWER LINE

**OWNERS CERTIFICATE**

STATE OF TEXAS §  
COUNTY OF DALLAS §

WHEREAS, CCP Live Oak La Vista LP is the owner of a tract of land located in the City of Dallas, Dallas County, Texas, part of Lots 14 and 15, Block 1/2144, Munger Place Heights, an addition to the City of Dallas according to the plat thereof as recorded in Volume 3, Page 316, Map Records, Dallas County, Texas, being all of that called 0.329 acre tract of land described in deed to CCP Live Oak La Vista LP as recorded as Instrument No. 201400271006, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

**BEGINNING** at a 5/8" iron rod with red plastic cap stamped "RPLS 5199" set for the northeast corner of said Lot 14, being the intersection of the south line of La Vista Drive (formerly known as Linden Avenue, a 60' R.O.W.) and the northwest line of a 14 foot wide Alley right-of-way as shown on said Munger Place Heights addition plat;

**THENCE**, along the northwest line of said Alley and the southeast line of said Lots 14 and 15, South 45 degrees 11 minutes 44 seconds West, a distance of 176.87 feet to a 5/8" iron rod with orange cap stamped "RPLS 5187" found for the south corner of said Lot 15, being the east corner of Lot 16, Block 1/2144, said Munger Place Heights addition;

**THENCE**, departing said Alley right-of-way, along the southwest line of said Lot 15 and the northeast line of said Lot 16, North 44 degrees 36 minutes 42 seconds West, a distance of 132.69 feet to a 5/8" iron rod with orange cap stamped "RPLS 5187" found for the west corner of said 0.329 acre tract, being in the southwest right-of-way line of Live Oak Street (formerly known as Lindell Street, a variable width R.O.W.);

**THENCE**, along the northwest line of said 0.326 acre tract and the southeast line of Live Oak Street as follows:  
North 45 degrees 15 minutes 00 seconds East, a distance of 1.70 feet to an "X" in concrete found, the beginning of a curve to the right;

Along said curve to the right through a central angle of 44 degrees 44 minutes 32 seconds, a radius of 100.00 feet, an arc length of 78.09 feet, a chord bearing of North 67 degrees 37 minutes 16 seconds East and a chord distance of 76.12 feet to a 5/8" iron rod with red plastic cap stamped R.P.L.S. 5199, being in the south right-of-way line of said La Vista Drive;

**THENCE**, along north line of said 0.329 acre and the south line of La Vista Drive, East, a distance of 147.09 feet to the **POINT OF BEGINNING** and containing 14,364 square feet or 0.3298 acres of land more or less.

**OWNERS DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

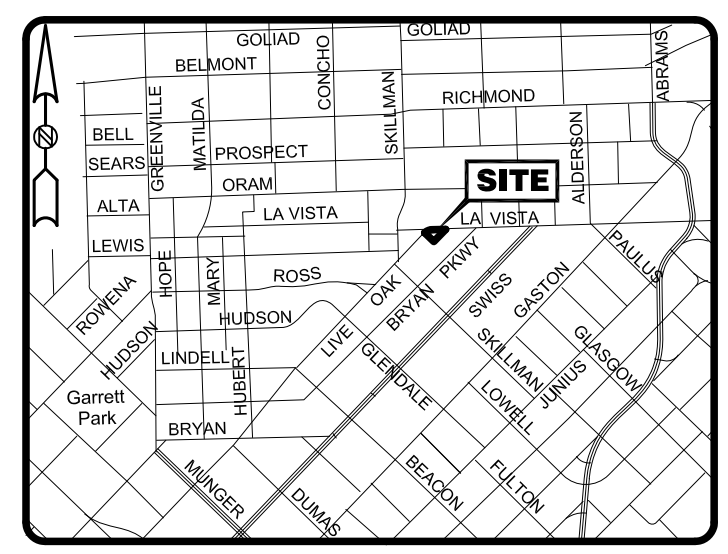
That **CCCP LIVE OAK LA VISTA LP**, acting by and through its duly authorized agent does hereby adopt this plat, designating the herein described property as **LIVE OAK - LA VISTA ADDITION**, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public 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 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 \_\_\_\_\_, 2015.

BY: **CCP LIVE OAK LA VISTA LP**  
BY: "PRELIMINARY-THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE" (AUTHORIZED SIGNATURE)



**LOCATION MAP**  
SCALE: 1"=2000'

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE me, the undersigned authority, a Notary Public for the State of Texas, on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the forgoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

"PRELIMINARY-THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE"  
Notary Public in and for the State of Oklahoma

**SURVEYOR'S STATEMENT**

I, Douglas S. Loomis, 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 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 \_\_\_\_\_, 2015.

"PRELIMINARY-THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE"  
Douglas S. Loomis  
Texas Registered Professional Land Surveyor No. 5199

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE me, the undersigned authority, a Notary Public for the State of Texas, on this day personally appeared **DOUGLAS S. LOOMIS**, known to me to be the person whose name is subscribed to the forgoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

"PRELIMINARY-THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE"  
Notary Public in and for the State of Texas

**GENERAL NOTES**

- No Lot to Lot drainage will be permitted without Engineering Section approval.
- The purpose of this plat is to create one (1) lot from two (2) existing lots for redevelopment.
- The bearings shown hereon are based on Deed recorded as Instrument No. 201400271006 Official Public Records, Dallas County, Texas, the northwest line of 0.329 acre tract South 45 degrees 15 minutes 00 seconds West.
- Coordinates shown hereon are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate Values, No Scale and No Projection.

PRELIMINARY PLAT  
**LIVE OAK - LA VISTA ADDITION**  
BEING A REPLAT OF LOTS 14 & 15, BLOCK 1/2144  
MUNGER PLACE HEIGHTS ADDITION  
(VOLUME 3, PAGE 316, M.R.D.C.T.)  
0.3298 ACRES out of the  
ROBERT RAY SURVEY, ABSTRACT No. 1242  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE: S145-284

**OWNER/APPLICANT**  
CCP LIVE OAK LA VISTA LP  
8333 Douglas Avenue  
Suite 1500  
Dallas, Texas 75225  
(214) 365-4815

**PROJECT INFORMATION**  
Date of Survey: 08/28/2015  
Job Number: 1510410  
Drawn By: W.J.L.  
Date of Drawing: 09/14/2015  
File: Title Replat.Dwg  
**SHEET 1 OF 1**

**SCI**  
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TBPLS Firm No. 10139600

**BRYAN PARKWAY**  
(50' R.O.W.)  
(VOLUME 2, PAGE 280, M.R.D.C.T.)