



**OWNER**  
 MONA PATEL HOLDINGS, LLC  
 12655 N. CENTRAL EXPRESSWAY, STE. 1014  
 DALLAS, TX 75243

**SURVEYOR**  
 O'NEAL SURVEYING CO.  
 3111 COLE AVE, STE 103  
 DALLAS, TX 75204  
 TBPLS FIRM NO. 10194132

**APPLICANT:**  
 LARKSPUR MF PARTNERS I LP  
 8111 PRESTON ROAD, SUITE 610  
 DALLAS, TX 75225

**ENGINEER**  
 URBAN STRUCTURE  
 8140 WALNUT HILL LANE, STE 905  
 DALLAS, TX 75204

- GENERAL NOTES:
- THE BEARINGS AND GRID COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202).
  - LOT TO LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING APPROVAL.
  - THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT
  - ACCORDING TO MAP NO. 4811300340J, DATED AUGUST 23, 2001 OF THE NATIONAL FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROPERTY LIES WITHIN ZONE "X". (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN). 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 FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
  - ALL EXISTING STRUCTURES/BUILDINGS TO BE REMOVED

**O'NEAL SURVEYING CO.**  
 3111 COLE AVE., STE 103  
 DALLAS, TX 75204  
 (903) 708-2891  
 TBPLS FIRM # 10194132  
 WWW.ONEALSURVEYING.COM

LEGEND	
○	MONUMENT (AS NOTED)
ADS	ALUMINUM DISC SET STAMPED "CLIFF PARK RPLS 6570"
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
(CM)	CONTROLLING MONUMENT
(XXX'X')	RECORD DISTANCE
VOL.	VOLUME
PG.	PAGE
FKA	FORMERLY KNOWN AS
INST. NO.	INSTRUMENT NUMBER
OPRDCT	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
MRDCT	MAP RECORDS, DALLAS COUNTY, TEXAS
DRDCT	DEED RECORDS, DALLAS COUNTY, TEXAS
ADDN	ADDITION
ESMT.	EASEMENT
VAR.	VARIABLE
ELEC.	ELECTRIC
SQ. FT.	SQUARE FEET
I.R.F.	IRON ROD FOUND
I.P.F.	IRON PIPE FOUND
□	WOOD PRIVACY FENCE
SS	SANITARY SEWER
W	WATER LINE
ST	WATER LINE
-	ELECTRIC LINE
○	TREE
○	SANITARY SEWER MANHOLE
○	POWER POLE
⊙	WATER METER

**OWNER'S CERTIFICATE**

STATE OF TEXAS §  
 COUNTY OF DALLAS §

WHEREAS, MONA PATEL HOLDINGS, LLC IS THE OWNER OF A TRACT OF LAND SITUATED IN THE ELIZABETH ROBERTSON SURVEY, ABSTRACT NUMBER 1211, CITY OF DALLAS, DALLAS COUNTY, TEXAS, BEING A PORTION OF LOTS 5, LOT 6 AND LOT 7, BLOCK 1/3433, CLIFF PARK ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 442, MAP RECORDS, DALLAS COUNTY, TEXAS (MRDCT) AS CONVEYED TO MONA PATEL HOLDINGS, LLC BY DEED RECORDED IN INSTRUMENT NUMBER 201500286325, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS (OPRDCT) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ONE-HALF INCH IRON PIPE FOUND IN THE SOUTHEAST RIGHT-OF-WAY LINE OF NORTH ZANG BOULEVARD (VARIABLE WIDTH RIGHT-OF-WAY) AT THE NORTHWESTERLY CORNER OF SAID LOT 5, SAME BEING THE SOUTHWEST CORNER OF LOT 4 OF THE ABOVE MENTIONED CLIFF PARK ADDITION;

THENCE SOUTH 55 DEGREES 15 MINUTES 28 SECONDS EAST, ALONG THE COMMON LINE OF SAID LOT 5 AND LOT 4 AS DEFINED BY BOUNDARY LINE AGREEMENT RECORDED IN INSTRUMENT NUMBER 201500287348, (OPRDCT) A DISTANCE OF 143.83 FEET TO AN "X" FOUND CUT IN CONCRETE IN THE NORTHWEST LINE OF A 15-FOOT WIDE ALLEY AS DEDICATED BY VOLUME 1, PAGE 442, (MRDCT);

THENCE SOUTH 43 DEGREES 45 MINUTES 28 SECONDS WEST, WITH THE NORTHWEST LINE OF SAID 15-FOOT WIDE ALLEY AND THE COMMON SOUTHEAST LINES OF SAID LOT 5, LOT 6 AND LOT 7, A DISTANCE OF 108.30 FEET TO A ONE-HALF INCH IRON ROD WITH ALUMINUM DISC STAMPED "CLIFF PARK RPLS 6570" SET;

THENCE NORTH 87 DEGREES 46 MINUTES 44 SECONDS WEST, A DISTANCE OF 142.23 FEET TO A ONE-HALF INCH IRON ROD WITH ALUMINUM DISC STAMPED "CLIFF PARK RPLS 6570" SET IN THE SOUTHEAST LINE OF SAID NORTH ZANG BOULEVARD;

THENCE ALONG THE SOUTHEAST LINE OF SAID NORTH ZANG BOULEVARD THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1) NORTH 24 DEGREES 44 MINUTES 55 SECONDS EAST, A DISTANCE OF 35.48 FEET TO A ONE-HALF INCH IRON ROD WITH ALUMINUM DISC STAMPED "CLIFF PARK RPLS 6570" SET;
- 2) NORTH 27 DEGREES 58 MINUTES 13 SECONDS EAST, A DISTANCE OF 26.16 FEET TO A ONE-HALF INCH IRON ROD WITH ALUMINUM DISC STAMPED "CLIFF PARK RPLS 6570" SET;
- 3) NORTH 34 DEGREES 16 MINUTES 01 SECONDS EAST, A DISTANCE OF 59.62 FEET TO AN "X" FOUND CUT IN CONCRETE;
- 4) NORTH 37 DEGREES 17 MINUTES 30 SECONDS EAST, A DISTANCE OF 62.95 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.453 ACRES (19,717 SQUARE FEET) OF LAND, MORE OR LESS.

**OWNER'S DEDICATION**

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

THAT MONA PATEL HOLDINGS, LLC BY AND THROUGH THE UNDERSIGNED, THEIR AUTHORIZED AGENT(S), DO HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **CLIFF PARK 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 OF 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 THE 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 \_\_\_\_\_, 2017.

MONA PATEL HOLDINGS, LLC

BY: YOGESH PATEL  
 PRESIDENT

STATE OF TEXAS §  
 COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CARL B. ANDERSON, 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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017

NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_

**SURVEYOR'S STATEMENT**

I, DANIEL CHASE O'NEAL, 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 \_\_\_\_\_, 2017.

**"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE."**

DANIEL CHASE O'NEAL  
 TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6570

STATE OF TEXAS §  
 COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DANIEL CHASE O'NEAL, 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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017

NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_

**PRELIMINARY PLAT**  
**CLIFF PARK ADDITION**  
**LOT 5A, BLOCK 1/3433**  
**0.453 ACRES / 19,717 SQUARE FEET**  
**BEING A REPLAT OF A PORTION OF LOTS 5, 6 & 7, BLOCK 1/3433**  
**CLIFF PARK ADDITION**  
 as recorded in Volume 1, Page 442 Map Records, Dallas County, Texas  
**ELIZABETH ROBERTSON SURVEY - ABSTRACT NUMBER 1211**  
**CITY OF DALLAS, DALLAS COUNTY, TEXAS**  
**CITY PLAN FILE NUMBER S178-187**