

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That 3140 CARMEL, LLC, does hereby adopt this plat, designating the herein described property as LIVE OAK 3117 on addition to the City of Dallas, Dallas County, Texas, and does 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 _____, 2016.

BY: 3140 CARMEL, LLC LOT 1

Mike Smith, Managing Manager

BLOCK A/501 EXALL PARK ADDITION VOL. 2001225, PG. 00005 D.R.D.C.T.

STATE OF TEXAS COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Mike Smith, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ___ of _____, 2016.

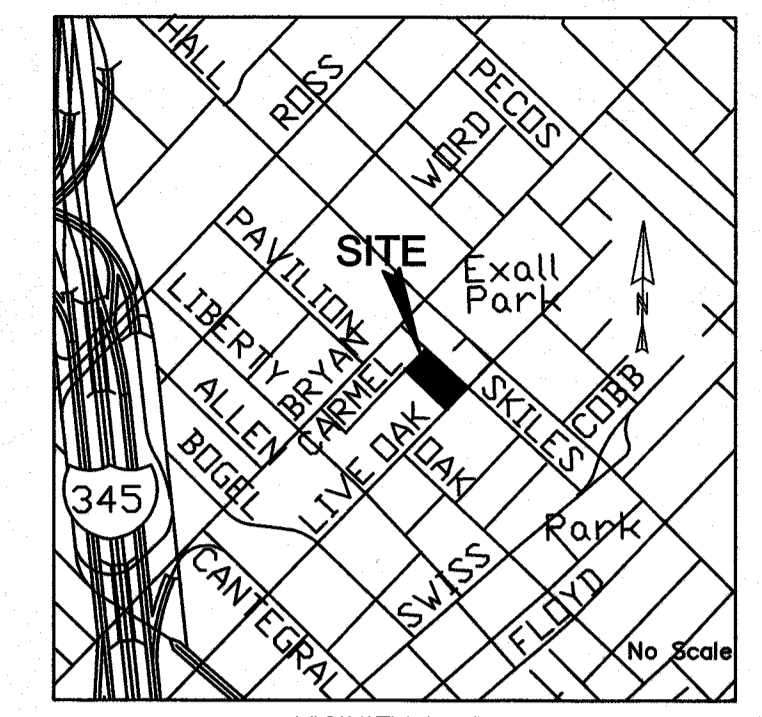
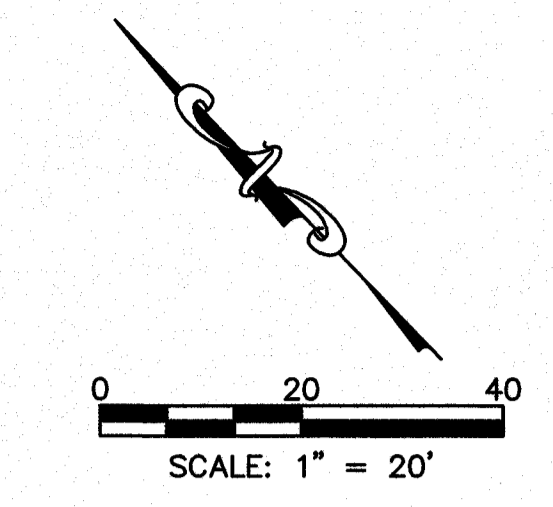
Notary Public, State of Texas

(YEAR BUILT UNKNOWN)

BLOCK 499

LOT 11A LIVE OAK STATE BANK VOL. 2002054, PG. 06 D.R.D.C.T.

CITY OF DALLAS R.O.W. DEDICATION VOL. 2002054, PG. 06 D.R.D.C.T. 131.00'



OWNER'S CERTIFICATE VICINITY MAP NOT TO SCALE MAPSCO NO. 45H

STATE OF TEXAS COUNTY OF DALLAS

WHEREAS, 3140 Carmel, LLC, is the owner of a tract of land situated in the John Grigsby Survey, Abstract No. 495 in the City of Dallas, Dallas County, Texas, and all of Lots 15 and 16, Block 309, Building Association Ground Addition, and addition to the City of Dallas, according to the plat thereof recorded in Volume 34, page 306, Map Records, Dallas County, Texas (M.R.D.C.T.), being those tracts of land conveyed to 3140 Carmel, LLC, by deed recorded in Instrument No. 201400251444, Official Public Records, Dallas County, Texas, (O.P.R.D.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at a 3-1/4-inch aluminum disk set in concrete Stamped "Live Oak 3117, 5867", for the intersection between the southwest line of Skiles Street (a 45' right-of-way), and the northwest line of Live Oak Street (an 80' right-of-way), same being the most easterly corner of said 3140 Carmel LLC tract;

THENCE South 44 degrees 15 minutes 43 seconds West, along the northwest line of said Live Oak Street, departing said corner of said 3140 Carmel LLC tract to a 1/2-inch iron rod found, a distance of 100.00 feet for corner, said corner being in the northwest line of said Live Oak Street, same being the southeast line of said 3140 Carmel LLC tract;

THENCE North 45 degrees 57 minutes 56 seconds East, along the northwest line of said Live Oak Street, along the northeast line of Live Oak Townhomes Addition, and addition to the City of Dallas, according to the plat thereof recorded in Volume 2004074, Page 127, Deed Records, Dallas County, Texas (D.R.D.C.T.), same being the southwest line of said 3140 Carmel LLC tract, a distance of 199.90 feet to a 1/2-inch iron rod found with cap for corner, same being the most northerly corner of said Live Oak Townhomes Addition;

THENCE North 44 degrees 15 minutes 43 seconds East, departing the northeast corner of said said Live Oak Townhomes Addition, along the southeast line of Carmel Street, (a variable width right-of-way) same being the northwest line of said 3140 Carmel LLC tract, a distance of 100.00 feet to a 1/2 inch iron rod found with cap for corner, said corner being in the southwest line of said Carmel Street, said corner being the most northerly corner of said 3140 Carmel LLC tract;

THENCE South 45 degrees 57 minutes 56 seconds East, along the southwest line of said Skiles Street, same being the northeast line of said 3140 Carmel LLC tract, a distance of 199.90 feet to the POINT OF BEGINNING and containing 19,990 square feet or 0.459 acres of land.

SURVEYOR'S STATEMENT

I, Candy Hone, 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 _____, 2016

"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."

Candy Hone, Registered Professional Land Surveyor, No. 5867 Votex Surveying Company - Firm No. 10013600 - (469) 333-8831

STATE OF TEXAS COUNTY OF DALLAS

Before me, the undersigned, a Notary Public in and for the County and State on this day personally appeared Candy Hone, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ___ of _____, 2016.

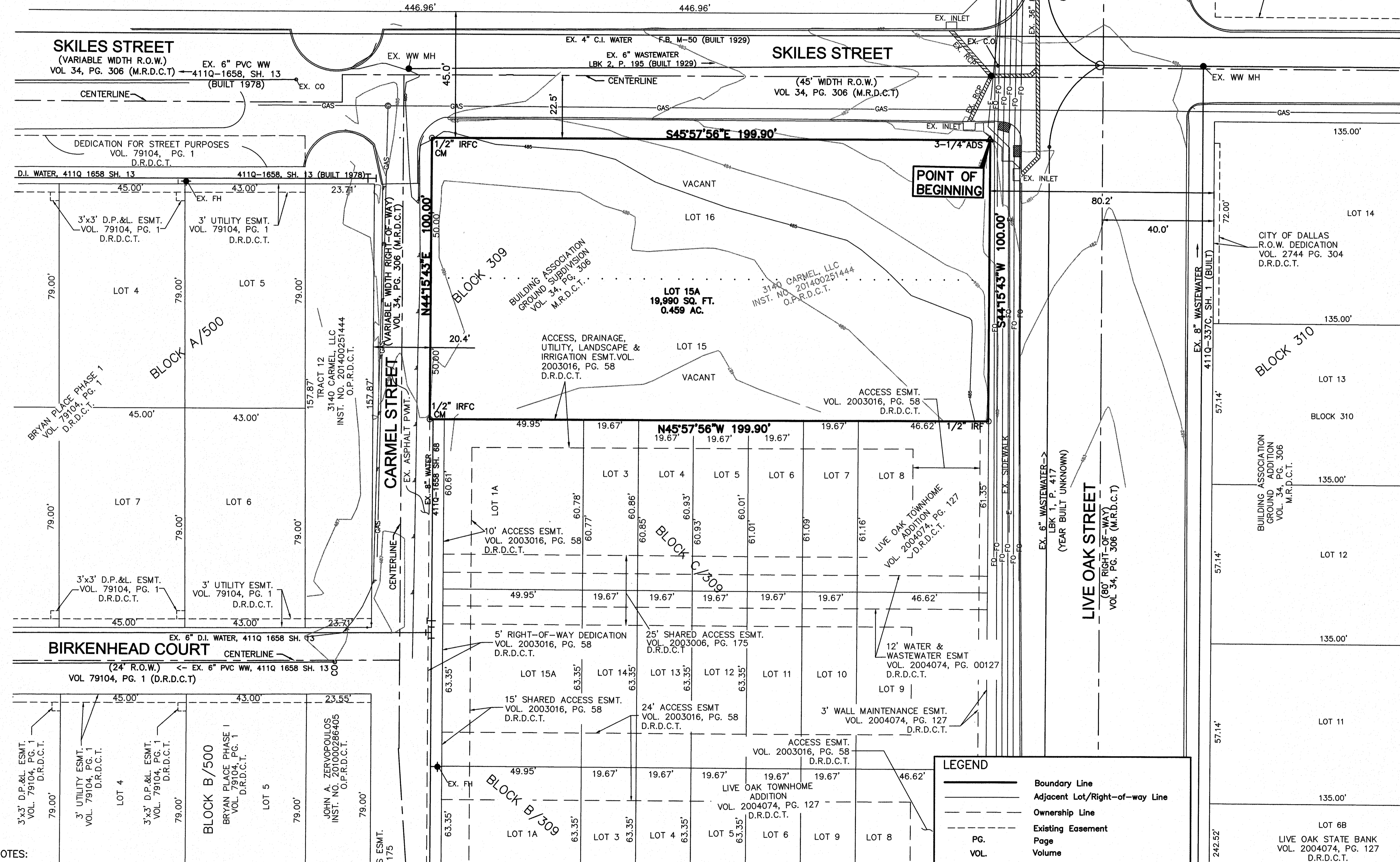
Notary Public, State of Texas

PRELIMINARY PLAT LIVE OAK 3117 Lot 15A, Block 309 0.459 ACRES

BEING A REPLAT OF LOTS 15 & 16, BLOCK 309 BUILDING ASSOCIATION GROUND ADDITION OUT OF THE JOHN GRIGSBY SURVEY, ABSTRACT NO. 495 CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY PLAN FILE NO. 5156-254

OWNER: 3140 CARMEL, LLC 5706 MOCKINGBIRD LANE STE. #115-362 DALLAS, TEXAS 75208 CONTACT: MIKE SMITH (972) 313-0733

JULY 2016 VOTEX SURVEYING COMPANY - TBPLS FIRM NO. 10013600 10440 N. CENTRAL EXPWY DALLAS, TEXAS 75231 PH. (469) 333-8831; candy@votexsurveying.com PROJECT NO.



LEGEND

---	Boundary Line
- - - -	Adjacent Lot/Right-of-way Line
---	Ownership Line
---	Existing Easement
PG.	Page
VOL.	Volume
o IRFC	Iron Rod Found With Cap, Stamped "DCA INC."
o IRF	Iron Rod Found
O.P.R.D.C.T.	Official Public Records, Dallas County, Texas
D.R.D.C.T.	Deed Records, Dallas County, Texas
ESMT.	Easement
INST. NO.	Instrument Number
R.O.W.	

- GENERAL NOTES:
- No lot-to-lot drainage will be permitted without Engineering Section approval.
 - The basis of bearings for this survey is the Texas State Plane Coordinate System Grid, North Central Zone (4202), North American Datum 1983(2011)
 - The purpose of this plat is to create 1 Lot from 2 platted Lots.
 - No existing structures on property.
 - Coordinates shown are based on the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, no scale and no projection.