

LOT TABLE			
LOT	BLOCK	SQ. FT.	ACRES
1A	A/3431	1325	0.030
1B	A/3431	1202	0.028
1C	A/3431	1202	0.028
1D	A/3431	1325	0.030
1E	A/3431	1496	0.034
1F	A/3431	1230	0.028
1G	A/3431	1231	0.028
1H	A/3431	3832	0.088
1J	A/3431	1325	0.030
1K	A/3431	1325	0.030
1L	A/3431	1664	0.038
1M	A/3431	1252	0.029
1N	A/3431	1200	0.028
1P	A/3431	1201	0.028
1Q	A/3431	1447	0.033
1R	A/3431	1604	0.037
1S	A/3431	1214	0.028
1T	A/3431	1214	0.028
1U	A/3431	1214	0.028
1V	A/3431	1214	0.028
1W	A/3431	2279	0.052

LEGEND

O	MONUMENT (AS NOTED)
ADS	1/2" IRON ROD WITH 3-1/4" ALUMINUM DISC SET STAMPED "SAVANNAH 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
INST. NO.	FORMERLY KNOWN AS 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
AC.	ACRES
SQ. FT.	SQUARE FEET
FND.	FOUND
(Hatched Box)	LIMITS OF SHARED ACCESS AREA EASEMENT
(Shaded Box)	ONE-STORY FRAME BUILDING (TO BE REMOVED)

OWNERSHIP TABLE		RECORDING INFORMATION
LOT BLOCK	OWNER	
1 A/3431	FRANCISCO ARECHAR, CELIA ARECHAR	VOL. 2003045, PG. 11632 DRDCT
2 A/3431	BAYRON R. GONZALEZ AND VILMA N. LOPEZ	INST. NO. 201500110293 OPRDCT
3 A/3431	JUAN H. JASSO AND ROSA E. ROJAS	VOL. 97708, PG. 1814 DRDCT
4 A/3431	ROMEO CHAVEZ	VOL. 70203, PG. 1882 DRDCT

GENERAL NOTES:

1. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
2. THE BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.
3. THE PURPOSE OF THIS PLAT IS TO CREATE 21 RESIDENTIAL LOTS.
4. ALL COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.
5. ALL EXISTING BUILDINGS/STRUCTURES TO BE REMOVED
6. THIS DEVELOPMENT IS RESTRICTED TO SINGLE FAMILY DWELLINGS ONLY.
7. ACCORDING TO MAP NO. 48113C0340J, 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.

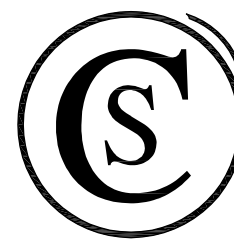


PRELIMINARY PLAT SAVANNAH LARKSPUR ADDITION A SHARED ACCESS DEVELOPMENT

LOTS 1A THROUGH 1H
LOTS 1J THROUGH 1N
LOTS 1P THROUGH 1W
BLOCK A/3431

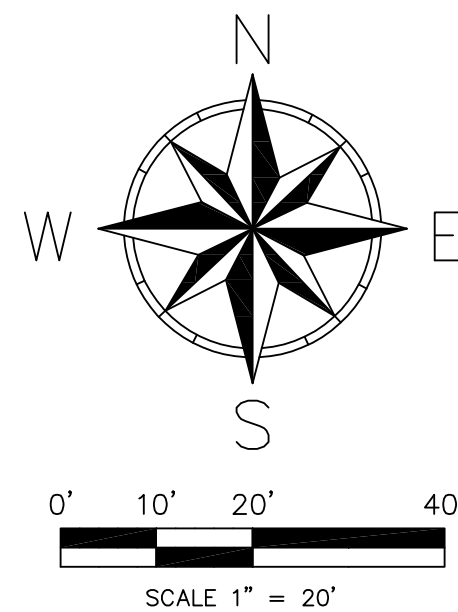
0.712 ACRES / 30,996 SQUARE FEET
BEING A REPLAT OF ALL OF

LOTS 1, 2, 3 AND 4, BLOCK A/3431
PARK SUBDIVISION
ELIZABETH ROBERTSON SURVEY, ABSTRACT NO. 1211
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NUMBER S178-254
ENGINEERING PLAN NO. 311T-XXXX



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

SCALE: 1"=20' JUNE, 2018 SHEET 1 OF 2



LINE TABLE		
LINE	BEARING	LENGTH
E1	S89°07'59"W	147.60'
E2	S0°52'01"E	12.00'
E3	N89°07'59"E	93.08'
E4	S0°52'01"E	103.54'
E5	S89°07'59"W	93.08'
E6	S0°52'01"E	12.00'
E7	N89°07'59"E	147.60'
E8	N0°52'01"W	12.00'
E9	S89°07'59"W	42.52'
E10	N0°52'01"W	103.54'
E11	N89°07'59"E	42.52'
E12	N0°52'01"W	12.00'

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, CELIA ARECHAR, BAYRON GONZALEZ AND VILMA LOPEZ, JUANA JASSO AND ROSA ROJAS, AND ROMEO CHAVEZ ARE THE OWNERS OF A TRACT OF LAND SITUATED IN THE ELIZABETH ROBERTSON SURVEY, ABSTRACT NUMBER 1211, CITY OF DALLAS, DALLAS COUNTY, TEXAS, BEING ALL OF LOTS 1 THROUGH 4, BLOCK A/3431 OF PARK SUBDIVISION, AN ADDITION TO THE CITY OF DALLAS BY PLAT THEREOF RECORDED IN VOLUME 2, PAGE 70, MAP RECORDS, DALLAS COUNTY, TEXAS (MRDCT) AS CONVEYED TO CELIA ARECHAR BY WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 2003045, PAGE 11632, DEED RECORDS, DALLAS COUNTY, TEXAS (DRDCT), TO BAYRON GONZALEZ AND VILMA LOPEZ BY GENERAL WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 201500110293, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS (OPRDCT), TO JUANA H. JASSO AND ROSA E. ROJAS BY WARRANTY DEED RECORDED IN VOLUME 97038, PAGE 1814, (DRDCT) AND TO ROMEO CHAVEZ BY WARRANTY DEED RECORDED IN VOLUME 70203, PAGE 1892, (DRDCT) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD WITH CAP STAMPED "WEIR" FOUND AT THE INTERSECTION OF THE SOUTH LINE OF NEELY STREET (CALLED 50' RIGHT-OF-WAY) AND THE WEST LINE OF CRAWFORD STREET (CALLED 50' RIGHT-OF-WAY), AND BEING AT THE NORTHEAST CORNER OF LOT 2, BLOCK 3430, HANSZEN'S SUBDIVISION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY TEXAS, BY PLAT THEREOF RECORDED IN VOLUME 6, PAGE 462, (MRDCT), FROM WHICH A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF THE MAXIMO AND PETRA PEREZ, JR. TRACT DESCRIBED IN VOLUME 88152, PAGE 85, (DRDCT) BEARS SOUTH 88 DEGREES 34 MINUTES 37 SECONDS WEST, A DISTANCE OF 297.37 FEET;

THENCE NORTH 00 DEGREES 52 MINUTES 01 SECONDS WEST, A DISTANCE OF 48.02 FEET TO A 1/2" IRON ROD WITH 3-1/4" ALUMINUM DISC STAMPED "SAVANNAH RPLS 6570" SET AT THE INTERSECTION OF THE NORTH LINE OF NEELY STREET AND THE WEST LINE OF CRAWFORD STREET, SAME BEING THE SOUTHEAST CORNER OF THE ABOVE-MENTIONED LOT 1, BLOCK A/3431 FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 89 DEGREES 07 MINUTES 59 SECONDS WEST, ALONG THE NORTH LINE OF NEELY STREET, A DISTANCE OF 147.60 FEET TO A 1/2" IRON ROD WITH 3-1/4" ALUMINUM DISC STAMPED "SAVANNAH RPLS 6570" SET AT THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK A/3431, SAME BEING THE SOUTHEAST CORNER OF THE BENJAMIN MARTINEZ TRACT DESCRIBED IN INSTRUMENT NUMBER 2010000263343, (OPRDCT);

THENCE NORTH 00 DEGREES 52 MINUTES 01 SECONDS WEST, ALONG THE EAST LINE OF THE ABOVE-MENTIONED MARTINEZ TRACT AND THE EAST LINE OF THE SILVERIO MARTINEZ, ET AL. TRACT AS DESCRIBED AS TRACT I AND TRACT II IN VOLUME 94120, PAGE 267, (DRDCT), THE EAST LINE OF THE MAGDALENA IBARRA, ET AL. TRACT AS DESCRIBED IN VOLUME 2002041, PAGE 7909, (DRDCT), AND A PORTION OF THE JORGE A. CALDERON, ET UX TRACT AS DESCRIBED IN VOLUME 2002203, PAGE 375, (DRDCT), A DISTANCE OF 210.00 FEET TO A 1/2" IRON ROD WITH 3-1/4" ALUMINUM DISC STAMPED "SAVANNAH RPLS 6570" SET AT THE NORTHWEST CORNER OF THE ABOVE-MENTIONED LOT 4, BLOCK A/3431, SAME BEING THE SOUTHWEST CORNER OF LOT 5, BLOCK A/3431 IN THE ABOVE-DESCRIBED PARK SUBDIVISION;

THENCE NORTH 89 DEGREES 07 MINUTES 59 SECONDS EAST, A DISTANCE OF 147.60 FEET TO A 1/2" IRON ROD WITH 3-1/4" ALUMINUM DISC STAMPED "SAVANNAH RPLS 6570" SET IN THE WEST LINE OF CRAWFORD STREET AT THE NORTHEAST CORNER OF SAID LOT 4, BLOCK A/3431 AND THE SOUTHEAST CORNER OF THE ABOVE-MENTIONED LOT 5, BLOCK A/3431, FROM WHICH A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF DALLAS CITY BLOCK A/3432 BEARS NORTH 00 DEGREES 52 MINUTES 01 SECONDS WEST, A DISTANCE OF 350.05 FEET;

THENCE SOUTH 00 DEGREES 52 MINUTES 01 SECONDS EAST, ALONG THE WEST LINE OF CRAWFORD STREET, A DISTANCE OF 210.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.712 ACRES (30,996 SQUARE FEET) OF LAND, MORE OR LESS.

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

THAT <OWNER NAMES> DO HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS SAVANNAH LARKSPUR ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS. 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. AN EASEMENT AREA AT LEAST 12 FEET WIDE IN THE AREA LABELED WATER AND WASTEWATER WITHIN THE MINIMUM 20-FOOT-WIDE SHARED ACCESS AREA IS RESERVED EXCLUSIVELY FOR PUBLIC WATER AND WASTEWATER BELOW GRADE (SURFACE ACCESS OVER THE WATER AND WASTEWATER EASEMENTS IS PERMISSIBLE). 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).

NOTWITHSTANDING THE GENERAL EASEMENT LANGUAGE RECITED ABOVE, THE SHARED ACCESS AREA EASEMENT SHOWN ON THIS PLAT MAY NOT BE USED IN A MANNER INCONSISTENT WITH THE SHARED ACCESS AREA EASEMENT STATEMENT RECITED ON THIS PLAT, WHICH STATEMENT IS HEREBY ADOPTED AND ACCEPTED.

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.

WITNESS MY HAND THIS _____ DAY OF _____, 2018.

OWNER

NAME
TITLE

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____
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 _____, 2018

NOTARY PUBLIC IN AND FOR THE STATE OF _____

OWNER
ROMEO CHAVEZ
715 N. CRAWFORD STREET
DALLAS, TX 75203

OWNER
JUANA JASSO AND
ROSA ROJAS
711 N. CRAWFORD STREET
DALLAS, TX 75203

OWNER
BAYRON GONZALEZ AND
VILMA LOPEZ
707 N. CRAWFORD STREET
DALLAS, TX 75203

OWNER
CELIA ARECHAR
701 N. CRAWFORD STREET
DALLAS, TX 75203

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

DEVELOPER
SAVANNAH DESIGN
15660 N. DALLAS PARKWAY, STE. 110
DALLAS, TX 75248

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 _____, 2018

NOTARY PUBLIC IN AND FOR THE STATE OF _____

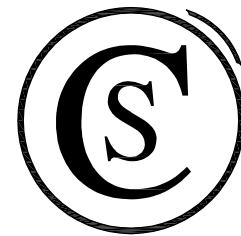
SHARED ACCESS AREA EASEMENT STATEMENT

THIS PLAT IS APPROVED BY THE CHIEF ENGINEER OF THE DEPARTMENT OF SUSTAINABLE DEVELOPMENT AND CONSTRUCTION OF THE CITY OF DALLAS AND ACCEPTED BY THE OWNER, SUBJECT TO THE FOLLOWING CONDITIONS, WHICH SHALL BE BINDING UPON THE OWNER, HIS HEIRS, GRANTEEES AND ASSIGNS:

THE SHARED ACCESS AREA AS DESIGNATED WITHIN THE LIMITS OF THIS ADDITION WILL BE MAINTAINED BY A HOMEOWNER'S ASSOCIATION AND/OR THE INDIVIDUAL LOT OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE SHARED ACCESS AREA. THE CITY OF DALLAS WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF THE SHARED ACCESS AREA OR FOR ANY DAMAGE TO PRIVATE PROPERTY OR PERSON THAT RESULTS FROM THE USE OR CONDITION OF THE SHARED ACCESS AREA. IN THE EVENT THAT THE CITY OF DALLAS OR DALLAS WATER UTILITIES DOES ELECT TO REPAIR PAVING IN THE SHARED ACCESS AREA AFTER WORK ON WATER OR WASTEWATER LINES OR FOR ANY OTHER REASON, THE PAVEMENT REPAIR WILL BE TO MINIMUM STANDARDS SET FORTH IN THE CITY OF DALLAS PAVEMENT CUT AND REPAIR STANDARDS MANUAL OR ITS SUCCESSOR, AND ANY SPECIAL PAVERS OR OTHER SURFACE TREATMENTS MUST BE REPAIRED OR REPLACED BY THE HOMEOWNERS ASSOCIATION AT ITS OPTION.

Lloyd Denman P.E. CFM
CHIEF ENGINEER OF SUSTAINABLE DEVELOPMENT AND CONSTRUCTION

**PRELIMINARY PLAT
SAVANNAH LARKSPUR ADDITION
A SHARED ACCESS DEVELOPMENT
LOTS 1A THROUGH 1H
LOTS 1J THROUGH 1N
LOTS 1P THROUGH 1W
BLOCK A/3431
0.712 ACRES / 30,996 SQUARE FEET
BEING A REPLAT OF ALL OF
LOTS 1, 2, 3 AND 4, BLOCK A/3431
PARK SUBDIVISION
ELIZABETH ROBERTSON SURVEY, ABSTRACT NO. 1211
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NUMBER S178-254
ENGINEERING PLAN NO. 311T-XXXX**



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