

#### LEGEND

O	MONUMENT (AS NOTED)
ADS	1/2" IRON ROD WITH 3-1/4" ALUMINUM DISC SET
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
I.R.F.	IRON ROD FOUND
I.P.F.	IRON PIPE FOUND
(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
ESMT.	EASEMENT
VAR	VARIABLE
AC.	ACRES
SQ. FT.	SQUARE FEET
FND.	FOUND
FR. WH.	FROM WHICH
S.A.A.E.	SHARED ACCESS AREA EASEMENT
	LIMITS OF S.A.A.E.

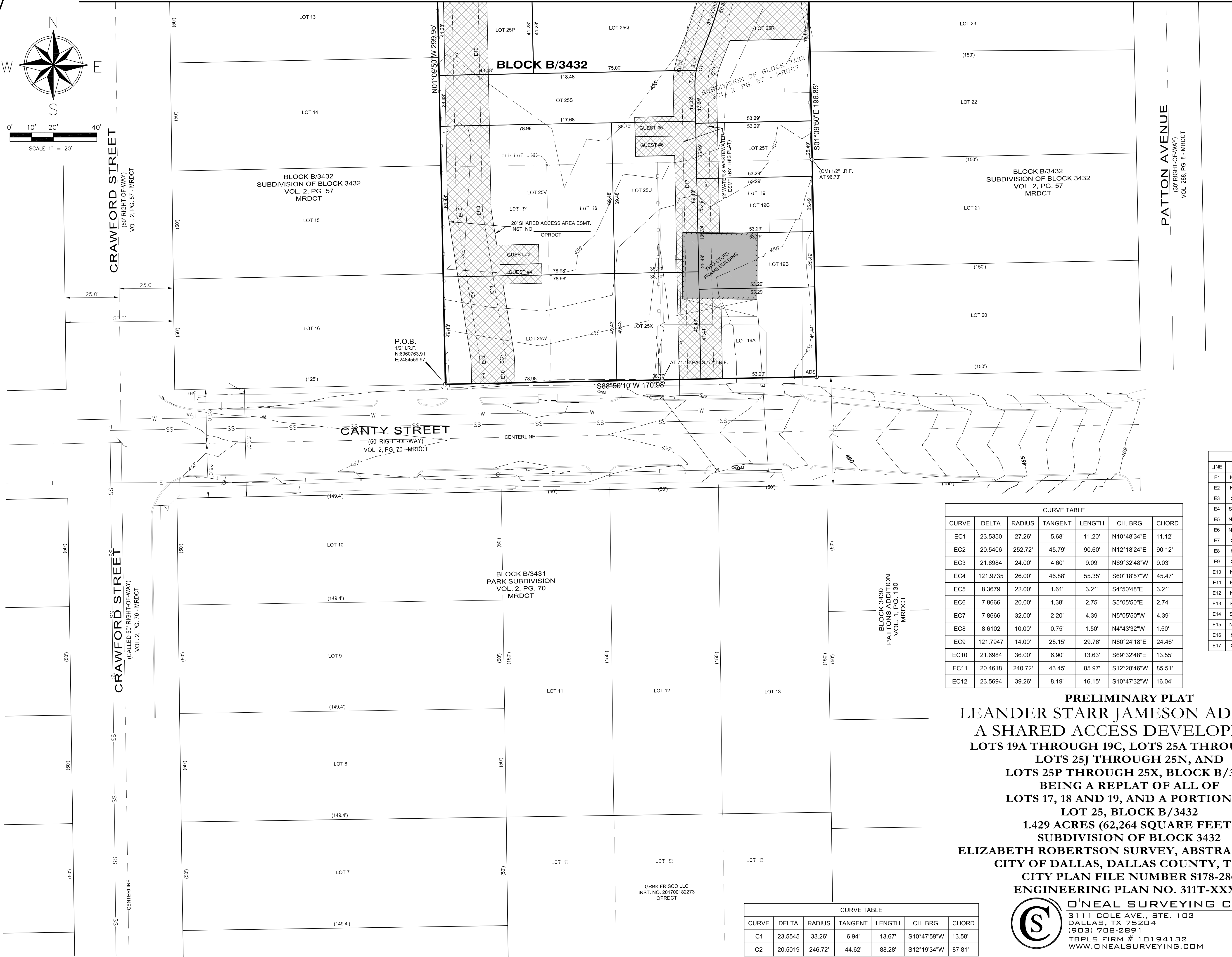
LOT TABLE			
LOT	BLOCK	SQ. FT.	ACRES
19A	B/3431	2207	0.051
19B	B/3431	1359	0.031
19C	B/3431	1359	0.031
25A	B/3431	2964	0.068
25B	B/3431	2323	0.053
25C	B/3431	1429	0.033
25D	B/3431	1429	0.033
25E	B/3431	1429	0.033
25F	B/3431	3490	0.080
25G	B/3431	2161	0.050
25H	B/3431	3253	0.075
25J	B/3431	1338	0.031
25K	B/3431	3469	0.080
25L	B/3431	2414	0.055
25M	B/3431	2682	0.066
25N	B/3431	1804	0.041
25P	B/3431	1795	0.041
25Q	B/3431	3408	0.078
25R	B/3431	3639	0.084
25S	B/3431	2760	0.063
25T	B/3431	1359	0.031
25U	B/3431	2689	0.062
25V	B/3431	5488	0.126
25W	B/3431	3904	0.090
25X	B/3431	1913	0.044

OWNERSHIP TABLE		
LOT	OWNER	RECORDING INFORMATION
25	GRBK FRISCO LLC	INST. NO. 201700325773
B/3432		OPRDCT
17	GRBK FRISCO LLC	INST. NO. 201700325773
B/3432		OPRDCT
18	GRBK FRISCO LLC	INST. NO. 201700338862
B/3432		OPRDCT
19	JUAN DELGADO AND WIFE, MARIA DELGADO	VOLUME 99242, PAGE 565
B/3432		DRDCT

#### GENERAL NOTES:

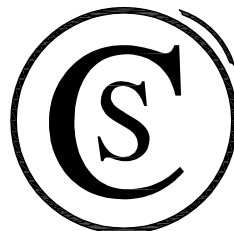
- LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
- THE BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.
- THE PURPOSE OF THIS PLAT IS TO CREATE 25 RESIDENTIAL LOTS.
- 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.
- ALL EXISTING BUILDINGS/STRUCTURES TO BE REMOVED
- THIS DEVELOPMENT IS RESTRICTED TO SINGLE FAMILY DWELLINGS ONLY.
- 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.

## MATCH LINE - SHEET 2



CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CH. BRG.	CHORD
EC1	23.5350	27.26'	5.68'	11.20'	N10°48'34"E	11.12'
EC2	20.5406	252.72'	45.79'	90.60'	N12°18'24"E	90.12'
EC3	21.6984	24.00'	4.60'	9.09'	N69°32'48"W	9.03'
EC4	121.9735	26.00'	46.88'	55.35'	S60°18'57"W	45.47'
EC5	8.3679	22.00'	1.61'	3.21'	S4°50'48"E	3.21'
EC6	7.8666	20.00'	1.38'	2.75'	S5°05'50"E	2.74'
EC7	7.8666	32.00'	2.20'	4.39'	N5°05'50"W	4.39'
EC8	8.6102	10.00'	0.75'	1.50'	N4°43'32"W	1.50'
EC9	121.7947	14.00'	25.15'	29.76'	N60°24'18"E	24.46'
EC10	21.6984	36.00'	6.90'	13.63'	S69°32'48"E	13.55'
EC11	20.4618	240.72'	43.45'	85.97'	S12°20'46"W	85.51'
EC12	23.5694	39.26'	8.19'	16.15'	S10°47'32"W	16.04'

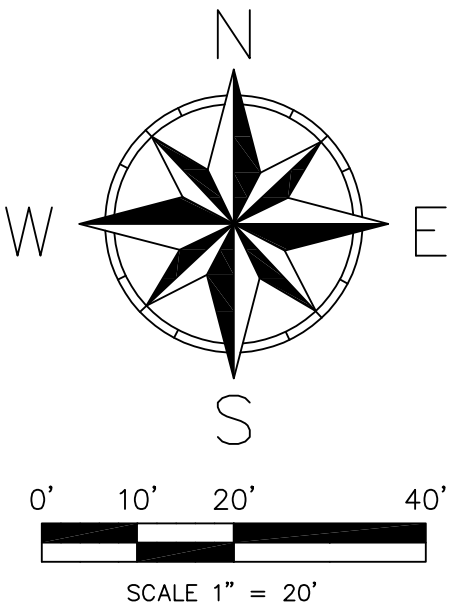
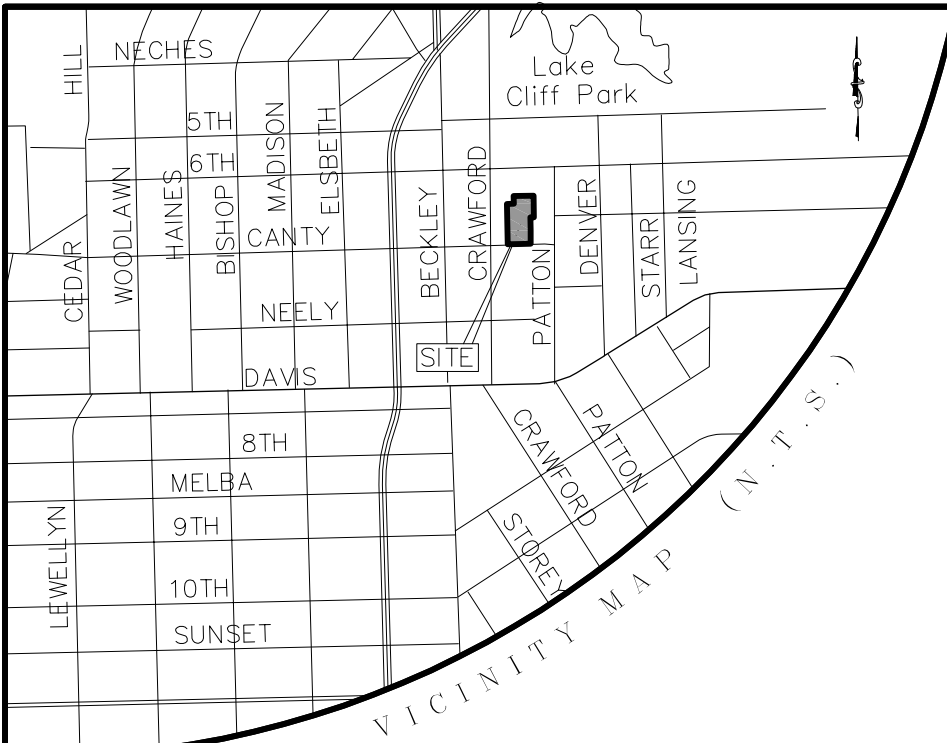
**PRELIMINARY PLAT**  
**LEANDER STARR JAMESON ADDITION**  
**A SHARED ACCESS DEVELOPMENT**  
**LOTS 19A THROUGH 19C, LOTS 25A THROUGH 25H,**  
**LOTS 25J THROUGH 25N, AND**  
**LOTS 25P THROUGH 25X, BLOCK B/3432**  
**BEING A REPLAT OF ALL OF**  
**LOTS 17, 18 AND 19, AND A PORTION OF**  
**LOT 25, BLOCK B/3432**  
**1.429 ACRES (62,264 SQUARE FEET)**  
**SUBDIVISION OF BLOCK 3432**  
**ELIZABETH ROBERTSON SURVEY, ABSTRACT NO. 1211**  
**CITY OF DALLAS, DALLAS COUNTY, TEXAS**  
**CITY PLAN FILE NUMBER S178-286**  
**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

LINE TABLE		
LINE	BEARING	LENGTH
E1	N1°09'50"W	135.23'
E2	N1°09'50"W	122.83'
E3	S1°09'50"E	86.45'
E4	S88°50'10"W	51.54'
E5	N80°23'45"W	16.13'
E6	N58°41'51"W	14.89'
E7	S1°09'50"E	181.79'
E8	S9°01'50"E	65.90'
E9	S1°09'50"E	9.72'
E10	N1°09'50"W	9.72'
E11	N9°01'50"W	65.90'
E12	N1°09'50"W	181.80'
E13	S58°41'51"E	14.89'
E14	S80°23'45"E	17.26'
E15	N88°50'10"E	52.68'
E16	S1°09'50"E	24.04'
E17	S1°09'50"E	135.24'

CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CH. BRG.
C1	23.5545	33.26'	6.94'	13.67'	S10°47'59"W
C2	20.5019	246.72'	44.62'	88.28'	S12°19'34"W



#### LEGEND

- MONUMENT (AS NOTED)
- ADS 1/2" IRON ROD WITH 3-1/4" ALUMINUM DISC SET STAMPED "LEANDER RPLS 6570"
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- I.R.F. IRON ROD FOUND
- (CM) IRON PIPE FOUND
- (XXX,X') CONTROLLING MONUMENT
- VOL. RECORD DISTANCE
- PG. VOLUME
- 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
- ESMT. EASEMENT
- VAR. VARIABLE
- AC. ACRES
- SQ. FT. SQUARE FEET
- FND. FOUND
- FR. WH. FROM WHICH
- S.A.A.E. SHARED ACCESS AREA EASEMENT
- LIMITS OF S.A.A.E.

OWNERSHIP TABLE		RECORDING INFORMATION	
LOT	BLOCK	OWNER	
25	B/3432	GRBK FRISCO LLC	INST. NO. 201700325773
17	B/3432	GRBK FRISCO LLC	OPRDCT
18	B/3432	GRBK FRISCO LLC	INST. NO. 201700325773
19	B/3432	GRBK FRISCO LLC	OPRDCT
19	B/3432	JUAN DELGADO AND WIFE, MARIA DELGADO	INST. NO. 201700338962
			DRDCT
			VOLUME 99242, PAGE 565

CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CH. BRG.
C1	23.5545	33.26'	6.94'	13.67'	S10°47'59"W 13.58'
C2	20.5019	246.72'	44.62'	88.28'	S12°19'34"W 87.81'

LINE TABLE		
LINE	BEARING	LENGTH
E1	N1°09'50"W	135.23'
E2	N1°09'50"W	122.83'
E3	S1°09'50"E	86.45'
E4	S88°50'10"W	51.54'
E5	N80°23'45"W	16.13'
E6	N58°41'51"W	14.89'
E7	S1°09'50"E	181.79'
E8	S9°01'50"E	65.90'
E9	S1°09'50"E	9.72'
E10	N1°09'50"W	9.72'
E11	N9°01'50"W	65.90'
E12	N1°09'50"W	181.80'
E13	S58°41'51"E	14.89'
E14	S80°23'45"E	17.26'
E15	N88°50'10"E	52.68'
E16	S1°09'50"E	24.04'
E17	S1°09'50"E	135.24'

LOT TABLE			
LOT	BLOCK	SQ. FT.	ACRES
19A	B/3431	2207	0.051
19B	B/3431	1359	0.031
19C	B/3431	1359	0.031
25A	B/3431	2964	0.068
25B	B/3431	2323	0.053
25C	B/3431	1429	0.033
25D	B/3431	1429	0.033
25E	B/3431	1429	0.033
25F	B/3431	3490	0.080
25G	B/3431	2161	0.050
25H	B/3431	3253	0.075
25J	B/3431	1338	0.031
25K	B/3431	3469	0.080
25L	B/3431	2414	0.055
25M	B/3431	2882	0.066
25N	B/3431	1804	0.041
25P	B/3431	1795	0.041
25Q	B/3431	3408	0.078
25R	B/3431	3639	0.084
25S	B/3431	2760	0.063
25T	B/3431	1359	0.031
25U	B/3431	2689	0.062
25V	B/3431	5488	0.126
25W	B/3431	3904	0.090
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CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CH. BRG.
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EC3	21.6984	24.00'	4.60'	9.09'	N69°32'48"W 9.03'
EC4	121.9735	26.00'	46.88'	55.35'	S60°18'57"W 45.47'
EC5	8.3679	22.00'	1.61'	3.21'	S4°50'48"E 3.21'
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EC9	121.7947	14.00'	25.15'	29.76'	N60°24'18"E 24.46'
EC10	21.6984	36.00'	6.90'	13.63'	S69°32'48"E 13.55'
EC11	20.4618	240.72'	43.45'	85.97'	S12°20'46"W 85.51'
EC12	23.5694	39.26'	8.19'	16.15'	S10°47'32"W 16.04'

E. 6TH STREET  
(60' RIGHT-OF-WAY)  
VOL. 288, PG. 8 - MRDCT

BLOCK B/3432  
SUBDIVISION OF BLOCK 3432  
VOL. 2, PG. 57  
MRDCT

PABLO TORRES AND  
PABLO G. TORRES, JR.  
VOL. 2001042, PG. 7593  
DRDCT

VALENTIN TOVAR  
VOL. 2004022, PG. 11504  
DRDCT

OCCM, INC.  
INST. NO. 201700098531  
OPRDCT

SUBDIVISION OF BLOCK 3432  
VOL. 2, PG. 57 - MRDCT

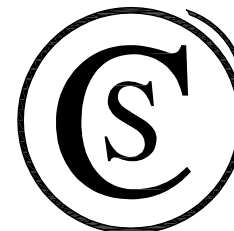
TINA MARIE FRANCO  
INST. NO. 201400004680  
OPRDCT

MATCH LINE - SHEET 1

#### 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 25 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. 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  
LEANDER STARR JAMESON ADDITION  
A SHARED ACCESS DEVELOPMENT  
LOTS 19A THROUGH 19C, LOTS 25A THROUGH 25H,  
LOTS 25J THROUGH 25N, AND  
LOTS 25P THROUGH 25X, BLOCK B/3432  
BEING A REPLAT OF ALL OF  
LOTS 17, 18 AND 19, AND A PORTION OF  
LOT 25, BLOCK B/3432  
1.429 ACRES (62,264 SQUARE FEET)  
SUBDIVISION OF BLOCK 3432  
ELIZABETH ROBERTSON SURVEY, ABSTRACT NO. 1211  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NUMBER S178-286  
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

OWNER'S CERTIFICATE

STATE OF TEXAS §  
COUNTY OF DALLAS §

WHEREAS, GRBK FRISCO LLC AND JUAN DELGADO AND WIFE, MARIA DELGADO 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 17, 18 AND 19 AND A PORTION OF LOT 25, BLOCK B/3432, SUBDIVISION OF BLOCK 3432, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS BY PLAT THEREOF RECORDED IN VOLUME 2, PAGE 57, MAP RECORDS, DALLAS COUNTY, TEXAS (MRDCT) AS CONVEYED TO GRBK FRISCO BY WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 201700338962, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS (OPRDCT) AND BY SPECIAL WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 201700325773, (OPRDCT), AND AS CONVEYED TO JUAN DELGADO AND WIFE, MARIA DELGADO BY CASH WARRANTY DEED RECORDED IN VOLUME 99242, PAGE 565, DEED RECORDS, DALLAS COUNTY, TEXAS (DRDCT), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND IN THE NORTH LINE OF CANTY STREET (50' RIGHT-OF-WAY AS DEDICATED BY VOLUME 2, PAGE 70, MRDCT) AT THE SOUTHEAST CORNER OF LOT 16, BLOCK B/3432 OF THE ABOVE DESCRIBED SUBDIVISION OF BLOCK 3432, SAME BEING THE SOUTHWEST CORNER OF THE ABOVE MENTIONED LOT 17, BLOCK B/3432;

THENCE NORTH 01 DEGREES 09 MINUTES 50 SECONDS WEST, ALONG THE EAST LINE OF LOTS 16 THROUGH 11 OF SAID SUBDIVISION OF BLOCK 3432, SAME BEING THE WEST LINE OF SAID LOT 17 AND THE ABOVE MENTIONED LOT 25, A DISTANCE OF 299.95 FEET TO A 1/2" IRON ROD WITH 3-1/4" ALUMINUM DISC STAMPED "LEANDER RPLS 6570" SET IN THE SOUTH LINE OF THE RAYMUNDO TOLEDO AND ZOILA CADENA TRACT AS DESCRIBED IN VOLUME 99250, PAGE 4917, (DRDCT) AT THE NORTHEAST CORNER OF THE JUST MENTIONED LOT 11, BLOCK B/3432 AND THE ORIGINAL SOUTHEAST CORNER OF LOT 10, BLOCK B/3432 OF SAID SUBDIVISION OF BLOCK 3432;

THENCE NORTH 88 DEGREES 50 MINUTES 10 SECONDS EAST, LEAVING THE WEST LINE OF SAID LOT 25, BLOCK B/3432, A DISTANCE OF 50.54 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF THE ABOVE MENTIONED TOLEDO TRACT;

THENCE NORTH 01 DEGREES 09 MINUTES 50 SECONDS WEST, A DISTANCE OF 56.62 FEET TO A 1/2" IRON ROD WITH 3-1/4" ALUMINUM DISC STAMPED "LEANDER RPLS 6570" SET AT THE NORTHEAST CORNER OF SAID TOLEDO TRACT AND BEING IN THE SOUTH LINE OF LOT 6, BLOCK B/3432 OF SAID SUBDIVISION OF BLOCK 3432 AND THE NORTH LINE OF SAID LOT 25, BLOCK B/3432;

THENCE NORTH 88 DEGREES 50 MINUTES 10 SECONDS EAST, ALONG THE SOUTH LINE OF LOTS 6 THROUGH 3, BLOCK B/3432 OF SAID SUBDIVISION OF BLOCK 3432, A DISTANCE OF 146.48 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "SHEILDS & LEE" FOUND AT THE NORTHEAST CORNER OF SAID LOT 25, BLOCK B/3432, SAME BEING THE ORIGINAL NORTHWEST CORNER OF LOT 24, BLOCK B/3432 OF SAID SUBDIVISION OF BLOCK 3432 AND THE MOST WESTERLY NORTHWEST CORNER OF THE PABLO TORRES AND PABLO G. TORRES, JR. TRACT DESCRIBED IN VOLUME 2001042, PAGE 7593, (DRDCT);

THENCE SOUTH 01 DEGREES 09 MINUTES 50 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 25, BLOCK B/3432, SAME BEING THE COMMON WEST LINE OF THE ABOVE MENTIONED TORRES TRACT, AND THE VALENTIN TOVAR TRACT AS DESCRIBED IN VOLUME 2004022, PAGE 11504, (DRDCT), AND THE OCCM, INC. TRACT AS DESCRIBED IN INSTRUMENT NUMBER 201700098531, (OPRDCT), AND THE TINA MARIE FRANCO TRACT AS DESCRIBED IN INSTRUMENT NUMBER 201400004680, (OPRDCT), A DISTANCE OF 159.72 FEET TO A 5/8" IRON ROD WITH CAP "RPLS 5587" FOUND IN THE NORTH LINE OF LOT 23, BLOCK B/3432 AT THE SOUTHWEST CORNER OF SAID LOT 24, BLOCK B/3432;

THENCE SOUTH 88 DEGREES 50 MINUTES 10 SECONDS WEST, A DISTANCE OF 26.04 FEET TO A 1/2" IRON ROD WITH 3-1/4" ALUMINUM DISC STAMPED "LEANDER RPLS 6570" SET AT THE NORTHWEST CORNER OF THE ABOVE MENTIONED LOT 23, BLOCK B/3432 AND AN INTERIOR CORNER OF SAID LOT 25, BLOCK B/3432;

THENCE SOUTH 01 DEGREES 09 MINUTES 50 SECONDS EAST, ALONG THE WEST LINE OF LOT 23, LOT 22, LOT 21 AND LOT 20, BLOCK B/3432 OF SAID SUBDIVISION OF BLOCK 3432, AT A DISTANCE OF 96.73 FEET PASSING A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID LOT 25, BLOCK B/3432 AND THE COMMON NORTHEAST CORNER OF THE ABOVE MENTIONED LOT 19, BLOCK B/3432 OF SAID SUBDIVISION OF BLOCK 3432, AND CONTINUING FOR A TOTAL DISTANCE OF 196.85 FEET TO A 1/2" IRON ROD WITH 3-1/4" ALUMINUM DISC STAMPED "LEANDER RPLS 6570" SET IN THE NORTH LINE OF CANTY STREET AT THE SOUTHEAST CORNER OF THE JUST MENTIONED LOT 19, BLOCK B/3432;

THENCE SOUTH 88 DEGREES 50 MINUTES 10 SECONDS WEST, ALONG THE NORTH LINE OF CANTY STREET, AND THE COMMON SOUTH LINE OF SAID LOT 19 AND LOT 25, BLOCK B/3432, AT A DISTANCE OF 71.18 FEET PASS A 1/2" IRON ROD FOUND, AND CONTINUING FOR A TOTAL DISTANCE OF 170.98 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.429 ACRES (62,264 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 LEANDER STARR JAMESON 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 GROUND (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 \_\_\_\_\_

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 \_\_\_\_\_

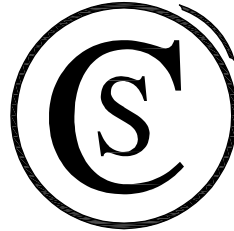
SHARED ACCESS AREA EASEMENT STATEMENT

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  
LEANDER STARR JAMESON ADDITION  
A SHARED ACCESS DEVELOPMENT  
LOTS 19A THROUGH 19C, LOTS 25A THROUGH 25H,  
LOTS 25J THROUGH 25N, AND  
LOTS 25P THROUGH 25X, BLOCK B/3432  
BEING A REPLAT OF ALL OF  
LOTS 17, 18 AND 19, AND A PORTION OF  
LOT 25, BLOCK B/3432  
1.429 ACRES (62,264 SQUARE FEET)  
SUBDIVISION OF BLOCK 3432  
ELIZABETH ROBERTSON SURVEY, ABSTRACT NO. 1211  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NUMBER S178-286  
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

<b>OWNER</b> GRBK FRISCO LLC 2805 DALLAS PARKWAY, #400 PLANO, TX 75093	<b>ENGINEER</b> URBAN STRUCTURE 8140 WALNUT HILL LANE, STE 905 DALLAS, TX 75204	<b>DEVELOPER</b> AHC DEVELOPMENT 1603 ORRINGTON AVE., STE. 990 EVANSTON, IL 60201
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