

**OWNER'S CERTIFICATE**

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, SMC DEVELOPMENT LLC is the owner of a 0.328 acre tract of land situated in the John Grigsby Survey, Abstract No. 495, Dallas County, Texas and being part of Block 10/740, Peak's Suburban Addition, an addition to the City of Dallas, Texas according to the plat thereof recorded in Volume 45, Page 56, Deed Records, Dallas County, Texas; said 0.328 acre tract also being all of that tract of land conveyed to SMC Development LLC by Warranty Deed recorded in County Clerk's Instrument No. 201900148684, Official Public Records, Dallas County, Texas; said 0.328 acre tract also being more particularly described by metes and bounds as follows;

BEGINNING, at a 1/2-inch iron rod found at the west corner of said 0.328 acre tract; said point also being the north corner of Lot 3, Block 10/740, Haskoak, an addition to the City of Dallas, Texas according to the plat thereof recorded in County Clerk's Instrument No. 200900020194, Official Public Records, Dallas County, Texas; said point also being on the southeast right-of-way line of Live Oak Street 180 feet wide;

THENCE, North 44 degrees 18 minutes 57 seconds East, with the said southeast right-of-way line, a distance of 73.91 feet to a 3/4-inch aluminum monument stamped "LIVE OAK TOWNHOMES, GSES, INC., RPLS 4804" set on a 5/8-inch iron rod at the north corner of said 0.328 acre tract; said point also being the northern most west corner of the remainder of Lot 1A, Block 10/740, Swiss Avenue Bank - Live Oak Addition, an addition to the City of Dallas, Texas according to the plat thereof recorded in County Clerk's Instrument No. 200900020194, Official Public Records, Dallas County, Texas;

THENCE, with the common line of said 0.328 acre tract and the remainder of Lot 1A, Block 10/740, the following metes and bounds;

South 45 degrees 02 minutes 14 seconds East, leaving said southeast right-of-way, a distance of 193.03 feet to a 3/4-inch aluminum monument stamped "LIVE OAK TOWNHOMES, GSES, INC., RPLS 4804" set on a 5/8-inch iron rod at the east corner of said 0.328 acre tract;

South 44 degrees 20 minutes 28 seconds West, a distance of 74.37 feet to a 1/2-inch iron rod with plastic cap stamped "TXHS" found at the south corner of said 0.328 acre tract; said point also being the southern most west corner of said Lot 1A, Block 10/740; said point also being on the northeast line of said Lot 3, Block 10/740, Haskoak;

THENCE, North 44 degrees 54 minutes 00 seconds West, with the common line of said 0.328 acre tract and Lot 3, Block 10/740, a distance of 193.00 feet to the POINT OF BEGINNING;

CONTAINING, 14,309 square feet or 0.328 acres of land more or less.

**SURVEYOR'S STATEMENT**

I, Robert W. Schneeberg, 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 \_\_\_\_\_, 2019.

**RELEASED 07/17/2019 - FOR REVIEW ONLY  
NOT TO BE RECORDED**

Robert W. Schneeberg  
Texas Registered Professional Land Surveyor No. 4804

**STATE OF TEXAS  
COUNTY OF DALLAS**

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared Robert W. Schneeberg, known 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, and in the capacity therein stated.

Given under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Notary Public in and for the State of Texas

**OWNER'S DEDICATION**

NOW THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT, SMC DEVELOPMENT LLC acting by and through their duly authorized agent, do hereby adopt this plat, designating the herein described property as LIVE OAK TOWNHOMES, 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.

WITNESS, my hand at Dallas, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

SMC Development LLC

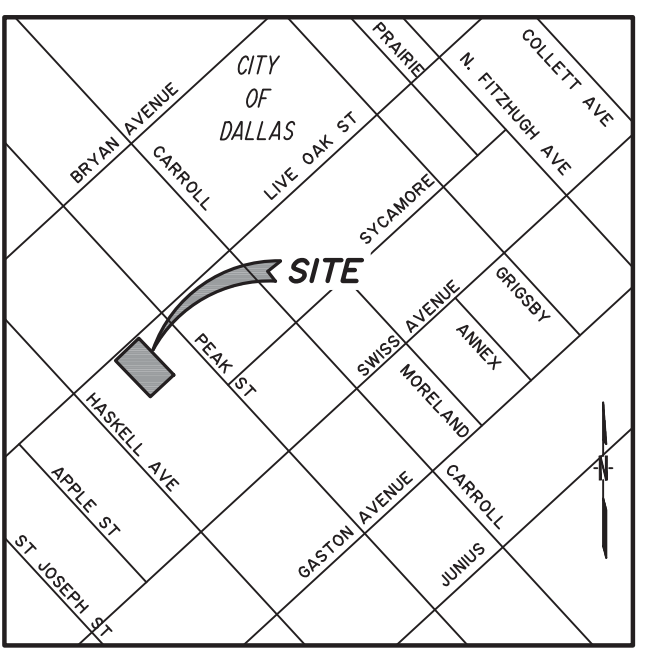
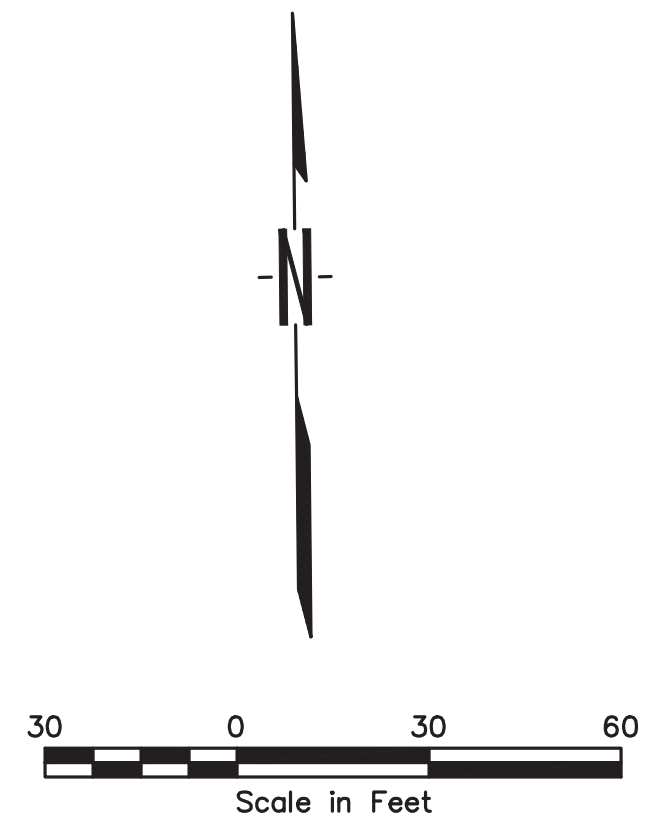
Nash Chesl - Manager  
SMC Development LLC

**STATE OF TEXAS  
COUNTY OF DALLAS**

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared Nash Chesl, Manager of SMC Development LLC, known 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, and in the capacity therein stated.

Given under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Notary Public in and for the State of Texas



VICINITY MAP  
NOT TO SCALE  
MAPSCO 46-E

**SURVEYOR'S NOTES**

- Bearing system for this survey is based upon the southeast right-of-way line of Live Oak Street bearing North 44 degrees 18 minutes 57 seconds East according to the deed recorded in County Clerk's Instrument No. 201900148684, Official Public Records, Dallas County, Texas.
- Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section approval.
- The purpose of this plat is to create a platted lot.
- Coordinates shown are based upon Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
- No structures exist on the subject tract.

**LEGEND**

- PROPERTY LINE
- - - ADJOINER PROPERTY LINE
- - - EASEMENT LINE
- - - CENTERLINE
- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- INST. No. INSTRUMENT NUMBER
- V. VOLUME
- P. PAGE
- CM CONTROLLING MONUMENT
- sq.ft. SQUARE FEET
- AMS 3 1/4" ALUMINUM MONUMENT STAMPED "LIVE OAK TOWNHOMES, GSES, INC., RPLS 4804"

**PRELIMINARY PLAT  
LIVE OAK TOWNHOMES  
LOT 1, BLOCK 10/740**

BEING A REPLAT OF A PART OF  
BLOCK 10/740

PEAK'S SUBURBAN ADDITION  
V. 45, P. 56, M.R.D.C.T.

AN ADDITION TO THE CITY OF DALLAS

JOHN GRIGSBY SURVEY, ABSTRACT NO. 495  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S189-275  
ENGINEERING NO. 311T-N/A

**ENGINEER - SURVEYOR:**

Robert Schneeberg, P.E., R.P.L.S.  
robert.schneeberg@gs-engineers.com  
GONZALEZ & SCHNEEBERG,  
ENGINEERS & SURVEYORS, INC.  
2100 Lakeside Boulevard, Suite 200  
Richardson, Texas 75082  
Phone: 972-516-8855

**OWNER:**  
SMC DEVELOPMENT, LLC  
7604 Rancho De La Rosa Trail  
McKinney, Texas 75070  
Phone:

**Gonzalez & Schneeberg  
engineers ■ surveyors**

2100 Lakeside Boulevard  
Suite 200, Richardson, Texas 75082  
(972) 516-8855  
TX ENGINEERING FIRM REG. NO. F-3376  
SCALE 1" = 30'  
DATE JULY, 2019  
TX SURVEYING FIRM REG. NO. 100752-00  
PRJ. NO. DWG. NO.  
6900-19-06-09 6900 pre-plot