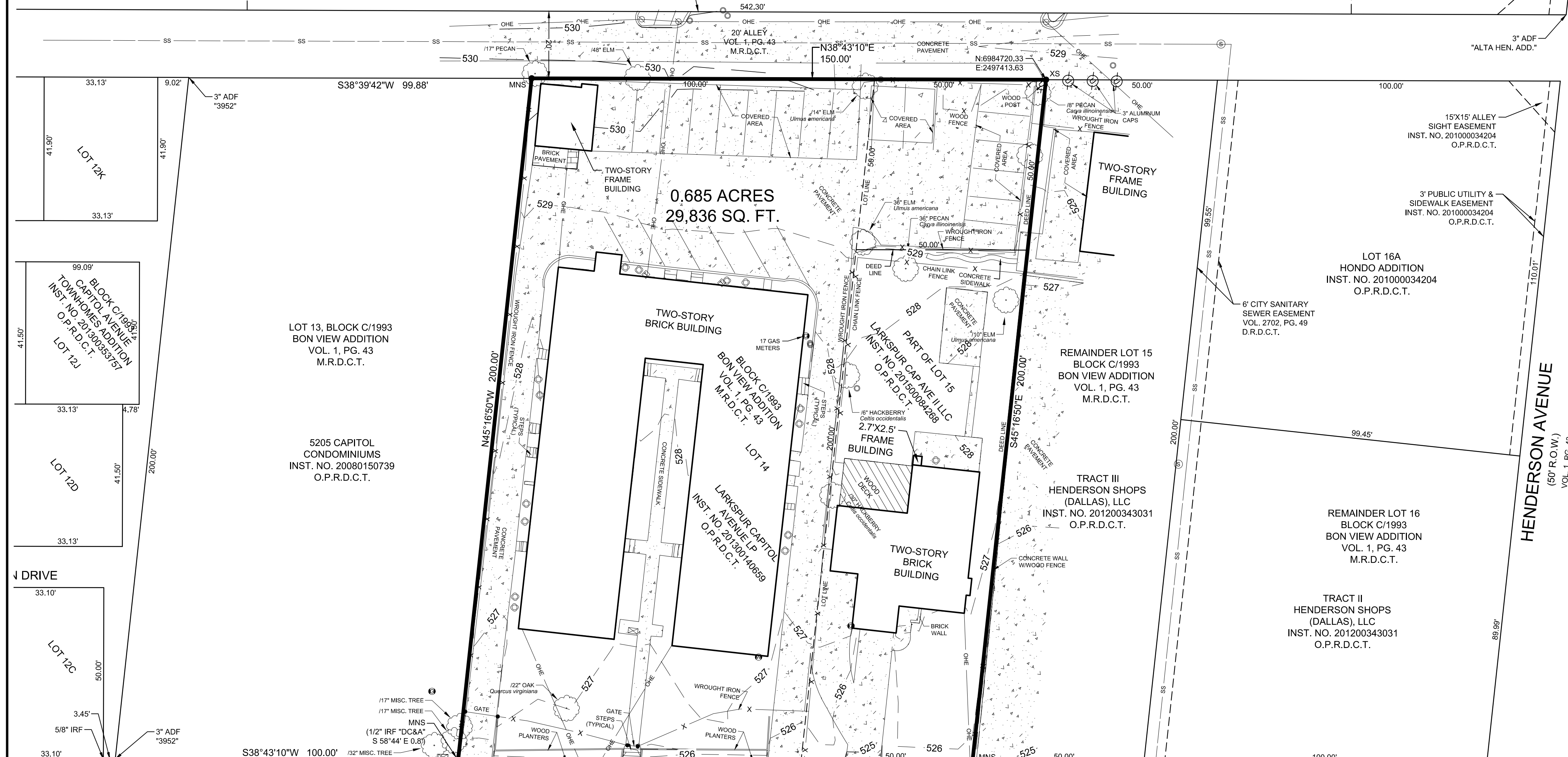


GENERAL NOTES:

- 1. THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT FROM PREVIOUSLY PLATTED LOTS.
2. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
3. THE BASIS OF BEARINGS IS BASED ON GRID NORTH OF THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983. (2011)
4. THE GRID COORDINATES SHOWN ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
5. ALL STRUCTURES ARE TO BE REMOVED.



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS
LOT 14A, BLOCK C/1993

WHEREAS LARKSPUR CAP AVE II LLC, & LARKSPUR CAPITOL AVENUE LP, are the owners of a tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas and being all of a tract of land described in Special Warranty Deed to Larkspur Capitol Avenue LP, recorded in Instrument No. 201300140659, of the Official Public Records, Dallas County, Texas, and being all of a tract of land described in General Warranty Deed to Larkspur Cap Ave II LLC, recorded in Instrument No. 201500084268, of said Official Public Records, and being all of Lot 14 and part of Lot 15, Block C/1993, of Bon View Addition an addition to the City of Dallas, Texas according to the plat thereof recorded in Volume 1, Page 43, Map Records, Dallas County, Texas; and being more particularly described as follows:

BEGINNING at an aluminum monument marked "RPLS 5336" "BLK C/1993" set in the northwest right-of-way line of Capitol Avenue (a 50-foot right-of-way) (formerly known as State Street), and being the south corner of said Lot 14, Block C/1993, from which a 3-inch aluminum disk stamped "3952" found for the east corner of Capitol Avenue Townhomes Addition, an addition to the City of Dallas, Texas, according to the plat thereof recorded in Instrument No. 201300353757, of said Official Public Records, bears South 38°43'10" West, a distance of 100.00 feet.

THENCE departing said northwest right-of-way line, and with the southwest line of said Lot 14, North 45°16'50" West, a distance of 200.00 feet to an aluminum monument marked "RPLS 5336" "BLK C/1993" set on corner in the southeast right-of-way line of a 20-foot wide alley, as shown on said Bon View Addition plat and being the west corner of said Lot 14, Block C/1993;

THENCE with said southeast right-of-way line, North 38°43'10" East, passing at a distance of 100.00' the north corner of said Lot 14, Block C/1993 and continuing a total distance of 150.00 feet to an "X" cut in concrete set for the north corner of said Larkspur Capitol Avenue LP, tract and being the east corner of a tract of land described in General Warranty Deed to Henderson Shops (Dallas) LLC, recorded in Instrument No. 201200343031, of said Official Public Records;

THENCE departing said southeast right-of-way line and with the southwest line of said Henderson Shops (Dallas) LLC, tract and northeast line of said Larkspur Capitol Avenue LP, tract, South 45°16'50" East, passing at a distance of 50.00 feet the north corner of said Larkspur Cap Ave II LLC, tract, continuing with said southwest line and the northeast line of said Larkspur Cap Ave II LLC, tract a total distance of 200.00 feet to an aluminum monument marked "RPLS 5336" "BLK C/1993" set in the northwest right-of-way line of said Capitol Avenue, for the east corner of said Larkspur Cap Ave II LLC, tract;

THENCE with said northwest right-of-way line, South 38°43'10" West, passing at a distance of 50.00 feet the east corner of said Lot 14, Block C/1993 and continuing a total distance of 150.00 feet to the POINT OF BEGINNING and containing 29,836 square feet or 0.685 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, LARKSPUR CAPITOL AVENUE LP AND LARKSPUR CAP AVE II LLC, acting by and through their duly authorized agents, does hereby adopt this plat, designating the herein described property as CAPITOL AVENUE CONDOS 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 whoing 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 ___ day of ___, 2015.

LARKSPUR CAP AVE II LLC

By: LARKSPUR CAPITAL PARTNERS LLC, MANAGER
By: CARL B. ANDERSON, IV, MANAGER

LARKSPUR CAPITOL AVENUE LP

By: LARKSPUR CAPITOL AVENUE LP, a Texas limited partnership
By: Larkspur Capitol Avenue GP LLC, a Texas limited liability company, its General Partner
By: CARL B. ANDERSON, IV, Co-President

STATE OF COUNTY OF

STATE OF COUNTY OF

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ___ day of ___, 2015.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ___ day of ___, 2015.

Notary Public in and for the State of

Notary Public in and for the State of

SURVEYOR'S STATEMENT

I, Dana Brown, 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-6.617 (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 ___, 2015.

Dana Brown
Registered Professional Land Surveyor No. 5336
Kimley-Horn and Associates, Inc.
12750 Merit Drive, Suite 1000
Dallas, Texas 75251
972-770-1300

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Dana Brown 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ___ day of ___, 2015.

Notary Public in and for the State of Texas

PRELIMINARY PLAT

CAPITOL FLATS ADDITION
LOT 14A, BLOCK C/1993
BEING ALL OF LOT 14, BLOCK C/1993
AND PART OF LOT 15, BLOCK C/1993
BON VIEW ADDITION

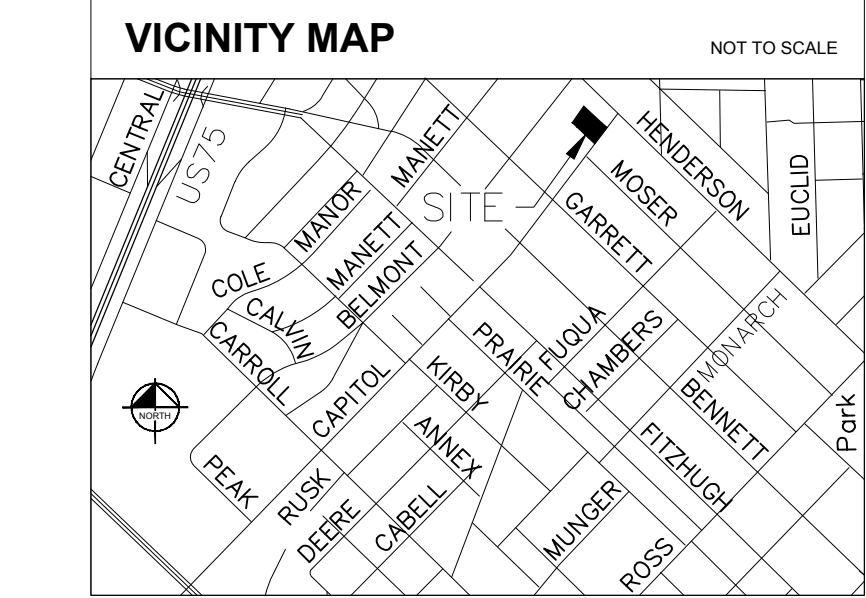
AND BEING 0.685 ACRES OUT OF THE JOHN GRIGSBY SURVEY, ABSTRACT NO. 495 CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY PLAN FILE NO. S156-032



12750 Merit Drive, Suite 1000 Dallas, Texas 75251 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Table with 4 columns: SYMBOL, DESCRIPTION, SYMBOL, DESCRIPTION. Includes items like ROOF DRAIN, CABLE TV BOX, SANITARY SEWER CLEAN OUT, etc.

Table with 2 columns: LINE TYPE, DESCRIPTION. Includes items like BOUNDARY LINE, EASEMENT LINE, BUILDING LINE, etc.



LEGEND
P.O.B. = POINT OF BEGINNING
MNS = ALUMINUM MONUMENT SET MARKED "RPLS 5336" "BLK C/1993"
XF = "X" CUT IN CONCRETE FOUND
IRFC = IRON ROD W/ "KHA" CAP FOUND
IRF = IRON ROD FOUND
R.O.W. = RIGHT-OF-WAY
C.M. = CONTROLLING MONUMENT
M.R.D.C.T. = MAP RECORDS OF DALLAS COUNTY TEXAS
D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
VOL. = VOLUME
PG. = PAGE
INST. NO. = INSTRUMENT NUMBER

OWNER: LARKSPUR CAPITOL AVENUE LP, 8111 PRESTON RD, SUITE 610 DALLAS, TEXAS 75225 CONTACT: Carl B. Anderson, IV

OWNER: LARKSPUR CAP AVE II LLC, 8111 PRESTON RD, SUITE 610 DALLAS, TEXAS 75225 CONTACT: Carl B. Anderson, IV

ENGINEER: KIMLEY-HORN AND ASSOC., INC. 12750 MERIT DRIVE, SUITE 1000 DALLAS, TEXAS 75251 CONTACT: JAMIE PLOETZNER, P.E. 972-770-1300

Table with 6 columns: Scale, Drawn by, Checked by, Date, Project No., Sheet No. Values: 1" = 20', DWP, DAB, OCT 2015, 064491200, 1 OF 1