

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 _____, 2016.

**RELEASED 01/20/2016 - 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 _____, 2016.

Notary Public in and for the State of Texas

SURVEYOR'S NOTES

- Bearing system for this survey are based upon the east right-of-way line of Elsbeth Street, bearing North 00 degrees 14 minutes 16 seconds West, according to the Bonilla Addition Plat recorded in Volume 2005055, Page 36, Map Records, Dallas County, Texas.
- Lot-to-lot drainage will not be allowed without Engineering Section approval.
- A Shared Access Area Easement recorded in Dallas County Clerk's Instrument No. 2015XXXXXX, Official Public Records, Dallas County, Texas.
- Purpose of this Plat: To create 16 Single-Family Shared Access Lots.
- Coordinates shown are based upon Texas State Plane Coordinates System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
- This development is restricted to single family dwellings only.
- No vehicular access is permitted to adjacent property outside the plotted property from the shared access area except to a public street or a City Council approved private street.
- Existing buildings to be removed.
- One guest parking space will be provided on-street and considered "On-Street Parking" per Special Parking Regulations. The code citation is 51A-13.404(e) which states
 - A parking space located on a public street may be included in the calculation of parking requirements if it is adjacent to the building site where the use is located.
 - Each on-street parking space may only be counted for one use, except that an on-street parking space may be used to reduce the combined total parking requirement of a mixed use project.

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, grantees 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.

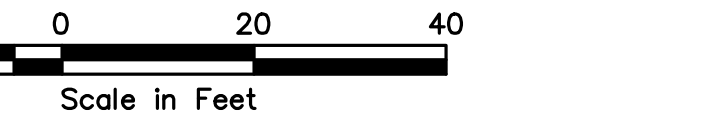
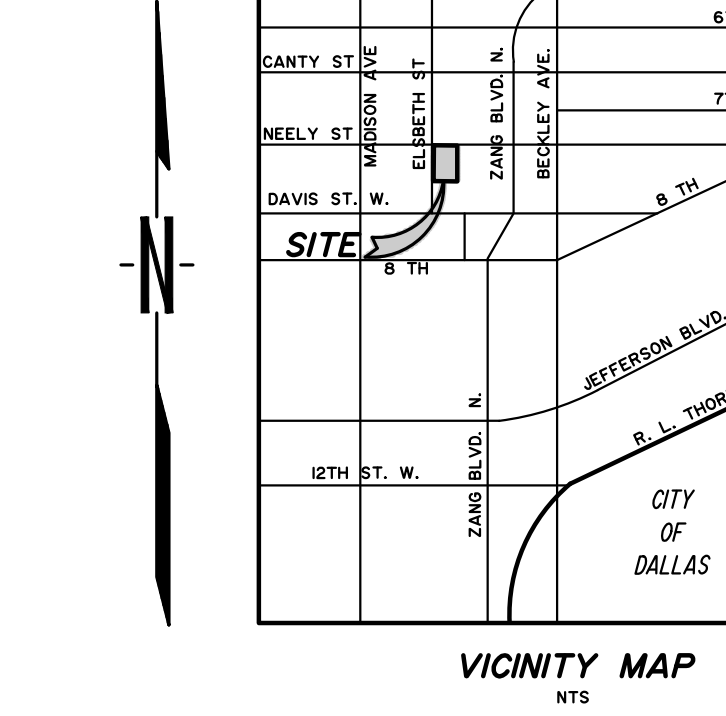
Lloyd Denman, PE
Chief Engineer of Department of Sustainable Development and Construction

LOT AREA TABLE

LOT NO.	SO. FT.	ACRES	LOT NO.	SO. FT.	ACRES
4A	1,730	0.040	3E	1,999	0.046
4B	1,428	0.033	3F	1,441	0.033
4C	1,428	0.033	3G	1,441	0.033
4D	1,753	0.040	3H	1,782	0.041
3A	1,774	0.041	4E	1,782	0.041
3B	1,441	0.033	4F	1,441	0.033
3C	1,445	0.033	4G	1,441	0.033
3D	1,978	0.045	4H	1,652	0.038

BARRIER EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
EL1	S 89°31'04" E	20.00'
EL2	S 00°14'16" E	3.00'
EL3	N 89°31'04" W	20.00'
EL4	N 00°14'16" W	3.00'



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Larkspur Elsbeth LLC is the owner of a 0.596 acre tract of land situated in the G.S.C. Leonard Survey, Abstract No. 780, Dallas County, Texas and being all of Lots 3 and 4, Block A/3367, Zang's Crystal Hill Addition, an addition to the City of Dallas, Texas according to the plat thereof recorded in Volume 1, Page 75, Map Records, Dallas County, Texas; said 0.596 acre tract also being all of that tract of land conveyed to Larkspur Elsbeth LLC by Special Warranty Deed recorded in County Clerk's Instrument No. 20150032881, Official Public Records, Dallas County, Texas; said 0.596 acre tract being more particularly described by metes and bounds as follows;

BEGINNING, at a 5/8-inch iron pipe found at the northwest corner of said Lot 4, Block A/3367; said point also being at the intersection of the south right-of-way line of Neely Street (60 feet wide) and the east right-of-way line of Elsbeth Street (60 feet wide);

THENCE, South 89 degrees 31 minutes 04 seconds East, along the south right-of-way line of said Neely Street, a distance of 130.00 feet to a point 1/2-inch iron rod found North 24 degrees 41 minutes 48 seconds, 3.08 feet) at the northeast corner of said Lot 4, Block A/3367; said point also being the northwest corner of Lot 5, Block A/3367 of said Zang's Crystal Hill Addition;

THENCE, South 00 degrees 14 minutes 16 seconds East, leaving said south right-of-way line and along the east line of said Lot 4, Block A/3367, a distance of 199.66 feet to a 3-1/4-inch aluminum disk stamped "ELSBETH TOWNHOUSES ADDITION, GONZALEZ & SCHNEEBERG, TX RPLS 4804" on a 5/8-inch iron rod set at the southeast corner of said Lot 3, Block A/3367; said point also being on the west line of Lot 6A, Block A/3367, Davis-Zang Addition, an addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof recorded in Volume 97246, Page 208, of the Map Records of Dallas County, Texas; said point also being the northeast corner of Lot 2A, Block A/3367, Bonilla Addition, according to the map or plat thereof recorded in Volume 2005055, Page 36, of the Map Records of Dallas County, Texas;

THENCE, North 89 degrees 31 minutes 04 seconds West, along the north line of said Lot 2A, Block A/3367, a distance of 130.01 feet to a 1/2-inch iron rod found at the southwest corner of said Lot 3, Block A/3367; said point also being in the east right-of-way line of said Elsbeth Street;

THENCE, North 00 degrees 14 minutes 16 seconds West, along the east right-of-way line of said Elsbeth Street, passing, at a distance of 59.32 feet, of a 1/2-inch cut in concrete found at the northwest corner of said Lot 3, Block A/3367; said point also being the southwest corner of said Lot 4, Block A/3367; continuing, in all, a total distance of 199.66 feet to the POINT OF BEGINNING;

CONTAINING 25,945 square feet or 0.596 acres of land.

OWNER'S DEDICATION

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT, LARKSPUR ELSBETH LLC acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein above described property as **ELSBETH TOWNHOUSES ADDITION**, an 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 of 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 building, 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.)

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 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 at Dallas, Texas this the _____ day of _____, 2016.

Carl Anderson
Co-President

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared CARL ANDERSON of LARKSPUR ELSBETH 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 _____, 2016.

Notary Public in and for the State of Texas

SHEET 1 OF 1
**PRELIMINARY PLAT
ELSBETH TOWNHOUSES ADDITION
LOTS 3A-3H AND 4A-4H
BLOCK A/3367**

BEING A REPLAT OF ALL OF
LOTS 3 AND 4, BLOCK A/3367
ZANG'S CRYSTAL HILL ADDITION

V. I. P. 75, M.R.D.C.T.
G.S.C. LEONARD SURVEY, ABSTRACT NO. 780
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S156-088
Gonzalez & Schneeberg
engineers = surveyors (972) 516-8855 Fax:(972) 516-8901

SCALE 1" = 20' DATE JANUARY, 2016 PROJ. NO. 6449-15-10-14 DWG. NO. 6449-PRE PLAT

FILED IN INSTRUMENT NO. _____

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