

LEGEND

●	MONUMENT FOUND (AS NOTED)
○	MONUMENT SET (AS NOTED)
○	ADS
○	P.O.B.
○	P.O.C.
(CMI)	CONTROLLING MONUMENT
(XXX.X)	RECORD DISTANCE
VOL.	VOLUME
PG.	PAGE
FKA	FORMERLY KNOWN AS
INST. NO.	INSTRUMENT NUMBER
MRDCT	OFFICIAL PUBLIC 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
①	TRACT IDENTIFICATION NUMBER
—	WOOD/ORNAMENTAL FENCE
—S—	SANITARY SEWER
—W—	WATER LINE
—ST—	WATER LINE
—E—	ELECTRIC LINE
○	TREE
○	SANITARY SEWER MANHOLE
○	POWER POLE

- GENERAL NOTES:**
1. THE COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
 2. BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983.
 3. ALL STRUCTURES ARE TO BE REMOVED.
 4. THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT FROM 2 TRACTS OF LAND
 5. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.

O'NEAL SURVEYING CO.
 3111 COLE AVE., STE 103
 DALLAS, TX 75204
 (972) 708-2819
 TBPLS FIRM # 10194132
 WWW.ONEALSURVEYING.COM

OWNER:
 LARKSPUR CAP AVE II LLC
 8111 PRESTON ROAD, SUITE 610
 DALLAS, TX 75225

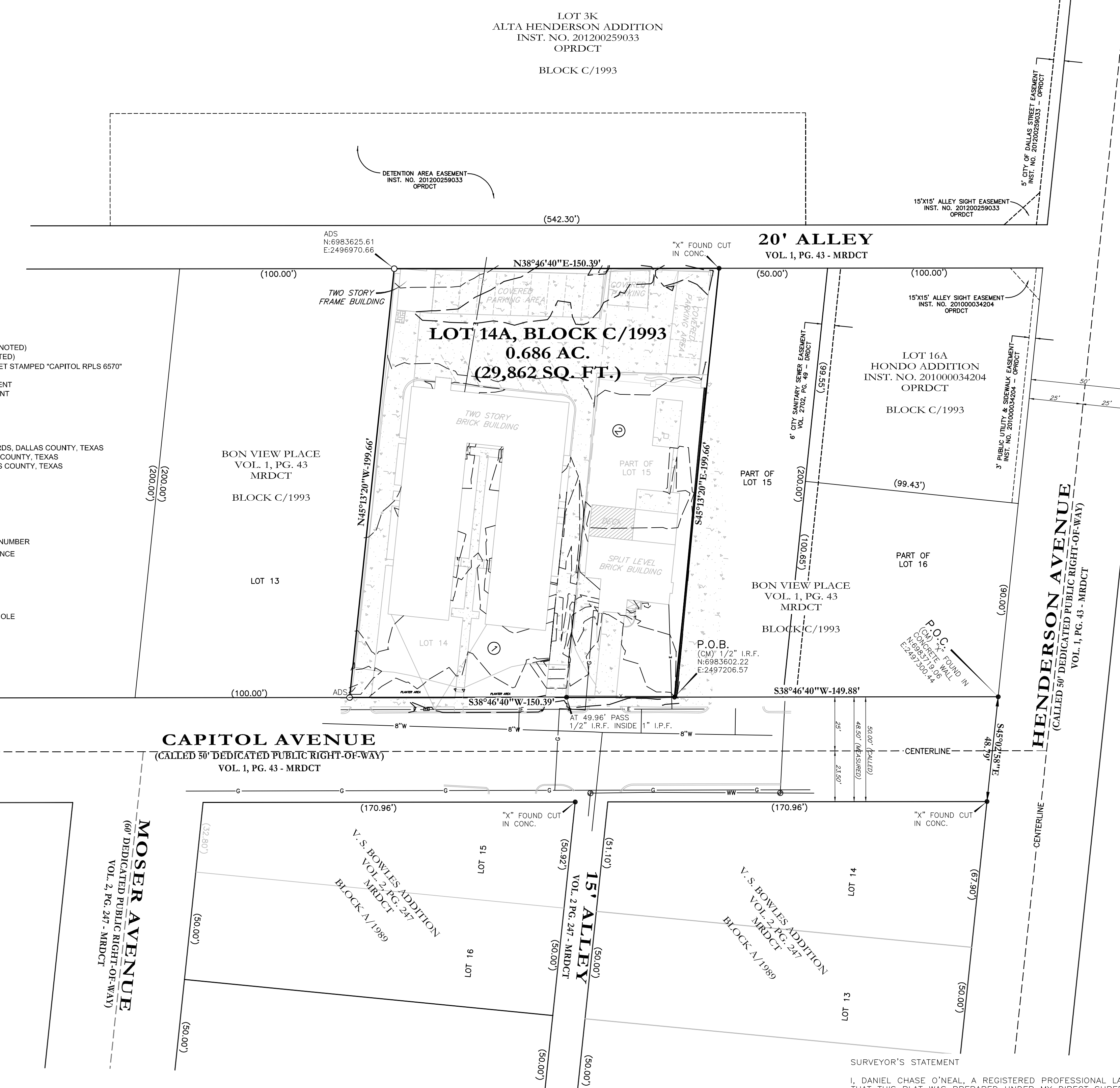
OWNER:
 LARKSPUR CAPITOL AVENUE LP
 8111 PRESTON ROAD, SUITE 610
 DALLAS, TX 75225

OWNERSHIP TABLE

①	LARKSPUR CAPITOL AVENUE LP INST. NO. 201300140659 — OPRDCT
②	LARKSPUR CAP AVE II LLC INST. NO. 201500084268 — OPRDCT

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

SURVEYOR
 O'NEAL SURVEYING CO.
 3111 COLE AVE, STE 103
 DALLAS, TX 75204
 TBPLS FIRM NO. 10194132



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 (c)(6)(c)(d) & (e); AND THAT THE DIGITAL DRAWING FILE ACCOMPANYING THIS PLAT IS A PRECISE REPRESENTATION OF THIS SIGNED FINAL PLAT.

DATED THIS _____ DAY OF _____, 2018.
"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 _____

OWNER'S CERTIFICATE

STATE OF TEXAS §
 COUNTY OF DALLAS §

WHEREAS, LARKSPUR CAPITOL AVENUE LP AND LARKSPUR CAP AVE II LLC ARE THE OWNERS OF A TRACT OF LAND SITUATED IN THE JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495, CITY OF DALLAS, DALLAS COUNTY, TEXAS, BEING ALL OF A TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED TO LARKSPUR CAPITOL AVENUE LP, RECORDED IN INSTRUMENT NUMBER 201300140659, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS (OPRDCT), AND ALL OF A TRACT OF LAND DESCRIBED IN GENERAL WARRANT DEED TO LARKSPUR CAP AVE II LLC, RECORDED IN INSTRUMENT NUMBER 201500084268, (OPRDCT), AND BEING ALL OF LOT 14 AND A PORTION OF LOT 15, BLOCK C/1993, BON VIEW PLACE, AN ADDITION TO CITY OF DALLAS, TEXAS BY PLAT THEREOF RECORDED IN VOLUME 1, PAGE 43, MAP RECORDS, DALLAS COUNTY, TEXAS (MRDCT);

COMMENCING AT AN X FOUND IN CONCRETE WALL AT THE INTERSECTION OF THE SOUTHWEST LINE OF HENDERSON AVENUE, BEING A CALLED 50' PUBLIC RIGHT-OF-WAY DEDICATED BY VOLUME 1, PAGE 43, (MRDCT), AND THE NORTHWEST LINE OF CAPITOL AVENUE, BEING A CALLED 50' PUBLIC RIGHT-OF-WAY DEDICATED BY VOLUME 1, PAGE 43, (MRDCT), AND BEING AT THE EAST CORNER OF LOT 16, BLOCK C/1993 OF THE ABOVE MENTIONED BON VIEW PLACE, FROM WHICH AN "X" FOUND CUT IN CONCRETE AT THE INTERSECTION OF THE SOUTHWEST LINE OF THE ABOVE MENTIONED HENDERSON AVENUE AND THE SOUTHEAST LINE OF THE ABOVE MENTIONED CAPITOL AVENUE, AND BEING AT THE NORTH CORNER OF LOT 14, BLOCK A/1989, V. S. BOWLES ADDITION, AN ADDITION TO THE CITY OF DALLAS, TEXAS BY PLAT THEREOF RECORDED IN VOLUME 2, PAGE 247, (MRDCT) BEARS SOUTH 45 DEGREES 02 MINUTES 58 SECONDS EAST, A DISTANCE OF 48.79 FEET;

THENCE SOUTH 38 DEGREES 46 MINUTES 40 SECONDS WEST, ALONG THE ABOVE MENTIONED NORTHWEST LINE OF CAPITOL AVENUE, SAME BEING THE COMMON SOUTHEAST LINE OF LOT 16 AND LOT 15, BLOCK C/1993 OF SAID BON VIEW PLACE, A DISTANCE OF 149.88 FEET TO A 1/2" IRON ROD FOUND AT THE EAST CORNER OF THE ABOVE MENTIONED LARKSPUR CAP AVE II LLC TRACT FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 38 DEGREES 46 MINUTES 40 SECONDS WEST, CONTINUING ALONG SAID NORTHWEST LINE OF CAPITOL AVENUE AND THE COMMON SOUTHEAST LINE OF SAID LOT 15; AT A DISTANCE OF 49.96 FEET PASS A 1/2" IRON PIPE AT THE SOUTH CORNER OF SAID LOT 15 AND THE EAST CORNER OF SAID LOT 14, AND CONTINUING ALONG THE COMMON SOUTHEAST LINE OF SAID LOT 14, FOR A TOTAL DISTANCE OF 150.39 FEET TO A 1/2" IRON ROD WITH 3-1/4" ALUMINUM CAP STAMPED "CAPITOL RPLS 6570" SET AT THE SOUTH CORNER OF SAID LOT 14 AND THE COMMON EAST CORNER OF LOT 13, BLOCK C/1993 OF SAID BON VIEW PLACE;

THENCE NORTH 45 DEGREES 13 MINUTES 20 SECONDS WEST, A DISTANCE OF 199.66 FEET TO A 1/2" IRON ROD WITH 3-1/4" ALUMINUM CAP STAMPED "CAPITOL RPLS 6570" SET IN THE SOUTHEAST LINE OF A CALLED 20' ALLEY, DEDICATED BY VOLUME 1, PAGE 43, (MRDCT) AT THE WEST CORNER OF SAID LOT 14 AND THE NORTH CORNER OF THE ABOVE MENTIONED LOT 13;

THENCE NORTH 38 DEGREES 46 MINUTES 40 SECONDS EAST, ALONG THE SOUTHEAST LINE OF THE ABOVE MENTIONED 20' ALLEY AND THE COMMON NORTHWEST LINE OF SAID LOT 14 AND LOT 15, A DISTANCE OF 150.39 FEET TO AN "X" FOUND CUT IN CONCRETE AT THE NORTH CORNER OF THE ABOVE MENTIONED LARKSPUR CAP AVE II LLC TRACT;

THENCE SOUTH 45 DEGREES 13 MINUTES 20 SECONDS EAST, ALONG THE NORTHEAST LINE OF SAID LARKSPUR CAP AVE II LLC TRACT, A DISTANCE OF 199.66 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.686 ACRES (29,862 SQUARE FEET) OF LAND, MORE OR LESS.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

THAT LARKSPUR MF PARTNERS I LP AND JULES I. PALMER AND WIFE, STEPHANIE PALMER, BY AND THROUGH THE UNDERSIGNED, THEIR AUTHORIZED AGENT(S), DO HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS CAPITOL AVENUE RESIDENCES, 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 AND UPON THE SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OF 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 THE 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, TEXAS.

WITNESS MY HAND THIS _____ DAY OF _____, 2018.

LARKSPUR CAP AVE II LLC

LARKSPUR CAPITOL AVENUE LP

BY: CARL B. ANDERSON
 MANAGER

BY: CARL B. ANDERSON
 MANAGER

STATE OF TEXAS §
 COUNTY OF DALLAS §

STATE OF TEXAS §
 COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CARL B. ANDERSON, 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.

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CARL B. ANDERSON, 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

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS _____ DAY OF _____, 2018

NOTARY PUBLIC IN AND FOR THE STATE OF _____

NOTARY PUBLIC IN AND FOR THE STATE OF _____

PRELIMINARY PLAT
CAPITOL AVENUE RESIDENCES

LOT 14A, BLOCK C/1993
0.686 ACRES / 29,862 SQUARE FEET
BEING ALL OF LOT 14, BLOCK C/1993 AND
PART OF LOT 15, BLOCK C/1993, BON VIEW PLACE
 as recorded in Volume 1, Page 43 Map Records, Dallas County, Texas
JOHN GRIGSBY SURVEY - ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NUMBER S178-163

SCALE: 1"=30' MARCH, 2018 SHEET 1 OF 1