

STATE OF TEXAS  
COUNTY OF DALLAS

OWNERS' DEDICATION  
NOTWITHSTANDING KNOW ALL MEN BY THESE PRESENTS:  
That 4100 Live Oak, LLC, Texas limited liability company, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as STRIPES AT LIVE OAK, an addition to the City of Dallas, Texas, and that the City of Dallas, Texas, shall accept the same for public use for every city street, alley, and floodway management areas shown hereon. The easements shown thereon are hereby reserved to the City of Dallas, Texas, and shall be used for the purpose of floodway management and police units, garbage and rubbish collection agencies, and all public and utility easements for each party to the responsibility of the property owner. No building, fence, trees, shrubs, or other improvements or growths shall be shown on this plat unless they are shown on the plat of record or are shown on a plat of record which has been approved by the City of Dallas, Texas. 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 way may endanger or interfere with construction, maintenance, or efficiency of building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with construction, maintenance, or efficiency of building, fences, trees, shrubs, or other improvements or growths which in any times have full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, parcelling, widening, or otherwise using the same. Any public utility shall have the right of ingress and egress to or from the same as provided herein performed by that utility. Any maintenance or services required or authorized by that utility.

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easements for 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 indicated.  
This plat approved subject to all plotting ordinances, rules, regulations, and resolutions of the City of Dallas.  
WITNESS, my hand at Dallas, Texas, this the \_\_\_\_ day of \_\_\_\_\_, 2016.  
4100 Live Oak LLC

By: \_\_\_\_\_  
Name: Mitchell Rasmansky  
Title: Manager

STATE OF TEXAS  
COUNTY OF DALLAS  
Before me the undersigned, a notary public in and for said county and state, on this \_\_\_\_ day personally appeared Mitchell Rasmansky, known to be the person whose name is stated on the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed, and in the capacity therein stated and as the act and deed of said company.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Public in and for the  
State of Texas  
\_\_\_\_\_  
Michele Kurkowski, R.P.L.C.  
Registration No. 5101

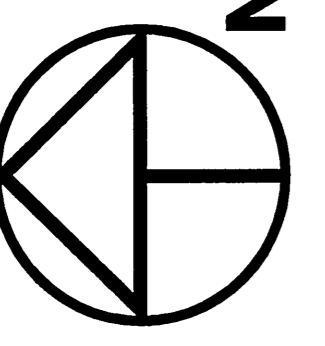
SURVEYOR'S STATEMENT  
I, Mike Kurkowski, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation evidence collected on the ground during field operations and other reliable information, and that I am a duly licensed Professional Land Surveyor, the City of Dallas Development Code (Ordinance No. 19455, as amended), and Texas Local Government Code, Chapter 212, I am duly licensed and registered with the City of Dallas Development Code, Sec. 51-A-8.817, (b)(5)(C)(i) & (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.

**PRELIMINARY  
DO NOT RECORD**  
Mike Kurkowski, R.P.L.C.  
Registration No. 5101

STATE OF TEXAS  
COUNTY OF DALLAS  
Before me the undersigned, a notary public in and for said county and state, on this \_\_\_\_ day personally appeared Mike Kurkowski, known to be the person whose name is stated on the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed, and in the capacity therein stated and as the act and deed of said company.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Public in and for the  
State of Texas  
\_\_\_\_\_  
Michele Kurkowski, R.P.L.C.  
Registration No. 5101

General Notes:  
1. Bearings were based on the Texas State Plane Coordinate System, North Central Zone (NAD 83) applying the following scale = 0.999862757.  
2. No portion of the subject property lies within any area of 100-year flood according to FEMA's Flood Insurance Rate Map, Community-Panel No. 48071 0195 K, dated July 7, 2014.  
3. Lot to lot drainage is not permitted without Engineering Section Approval.  
4. There are existing structures on this site.  
5. The developer intends to demolish the existing structures on-site and construct a convenience store with fuel service.



**NORTH**  
GRAPHIC SCALE: 1" = 30'  
0 30 60 90 Feet

**DALLAS COUNTY, TEXAS  
VICINITY MAP**  
SCALE: 1" = 2,000'



STATE OF TEXAS  
COUNTY OF DALLAS  
A TRACT OR PARCEL CONTAINING 1,140 ACRES OR 49,703 SQUARE FEET OF LAND SITUATED IN THE NORTHWEST CORNER OF BLOCK 10, PEAK'S SUBURBAN ADDITION, BEING A REPLAT OF A PORTION OF BLOCK 10, PEAK'S SUBURBAN ADDITION, AS RECORDED UNDER VOLUME 45, PAGE 56, DALLAS COUNTY DEED RECORDS, AND BEING A REPLAT OF A PORTION OF BLOCK 10, PEAK'S SUBURBAN ADDITION, AS RECORDED UNDER VOLUME 45, PAGE 56, DALLAS COUNTY DEED RECORDS, STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83.  
BEGINNING AT A MAG NAIL SET ON THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY OF LIVE OAK STREET (60' R.O.W.) AS RECORDED UNDER VOLUME 45, PAGE 56, DALLAS COUNTY DEED RECORDS, MARKING THE WEST CORNER OF SAID CALLED 1,148 ACRE TRACT AND THE HEREIN DESCRIBED BEING REFERRED FROM WHICH A CURVED 5/8" RADIUS CURVE BEGINS, A DISTANCE OF 21 MINUTES 05 SECONDS WEST, A DISTANCE OF 90.00 FEET;  
THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF LIVE OAK STREET, NORTH 44 DEGREES 27 MINUTES 28 SECONDS EAST, A DISTANCE OF 221.83 FEET TO A 1/2" INCH IRON ROD MARKING A WEST CORNER OF LOT 1 OF THE PARCEL OF HASKELL AVENUE, TRACT SOUTH 44 DEGREES 30 MINUTES 24 SECONDS WEST, A DISTANCE OF 221.67 FEET TO A MAG NAIL SET ON SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF HASKELL AVENUE, MARKING THE WEST CORNER OF SAID CALLED 1,148 ACRE TRACT AND OF THE HEREIN DESCRIBED BEING REFERRED FROM WHICH A CURVED 5/8" RADIUS CURVE BEGINS, A DISTANCE OF 21 MINUTES 05 SECONDS WEST, A DISTANCE OF 90.00 FEET;  
THENCE ALONG THE COMMON LINE OF SAID LOT 3 AND SAID CALLED 1,148 ACRE TRACT, SOUTH 44 DEGREES 18 MINUTES 42 SECONDS EAST, A DISTANCE OF 224.24 FEET TO A 1/2" INCH IRON ROD MARKING A WEST CORNER OF SAID CALLED 1,148 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;  
THENCE ALONG THE COMMON LINE OF SAID LOT 3, LOT 4, AND SAID CALLED 1,148 ACRE TRACT, SOUTH 44 DEGREES 30 MINUTES 24 SECONDS WEST, A DISTANCE OF 221.67 FEET TO A MAG NAIL SET ON SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF HASKELL AVENUE, MARKING THE WEST CORNER OF SAID CALLED 1,148 ACRE TRACT AND OF THE HEREIN DESCRIBED BEING REFERRED FROM WHICH A CURVED 5/8" RADIUS CURVE BEGINS, A DISTANCE OF 21 MINUTES 05 SECONDS WEST, A DISTANCE OF 90.00 FEET;  
THENCE ALONG THE COMMON LINE OF SAID LOT 3 AND SAID CALLED 1,148 ACRE TRACT, SOUTH 44 DEGREES 18 MINUTES 42 SECONDS EAST, A DISTANCE OF 224.24 FEET TO THE PLACE OF BEGINNING CONTAINING 1,140 ACRES OR 49,703 SQUARE FEET OF LAND, JOB NO. 55929-1,140-AC, PREPARED BY WINDROSE LAND SERVICES.

**PRELIMINARY PLAT STATEMENT**  
Preliminary, this document shall not be recorded for any purposes and shall not be used or viewed or relied upon as a final survey document.

CITY FILE NO. S156-179

# STRIPES AT LIVE OAK

A SUBDIVISION OF 1,141.0 AC. / 49,703 SQ. FT. OF LAND, BEING A REPLAT OF A PORTION OF BLOCK 10, PEAK'S SUBURBAN ADDITION, AS RECORDED UNDER VOLUME 45, PAGE 56, D.C.D.R., SITUATED IN THE JOHN GRIGSBY SURVEY, ABSTRACT NO. 495, CITY OF DALLAS, DALLAS COUNTY, TEXAS.

1 BLOCK 0 RESERVES 1 LOT  
APRIL 2016

Owner  
4100 Live Oak, LLC,  
A Texas Limited Liability Company  
5488 La Sierra Drive  
Dallas, Texas 75231

Surveyor  
Windrose Land Services  
3200 Wilcrest, Suite 325  
Houston, Texas 77042  
Phone (713) 459-2281 Fax (713) 461-1151  
Professional Development Consultants  
Land Surveying, Planning, Project Management and GIS Services  
Firm Registration No. 10108900

