

**OWNER**  
**MONA PATEL HOLDINGS, LLC**  
 12655 N. CENTRAL EXPRESSWAY, STE. 1014  
 DALLAS, TX 75243

**OWNER**  
**PUNJABI ENTERPRISES, INC.**  
 12655 N. CENTRAL EXPRESSWAY, STE. 1014  
 DALLAS, TX 75243

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

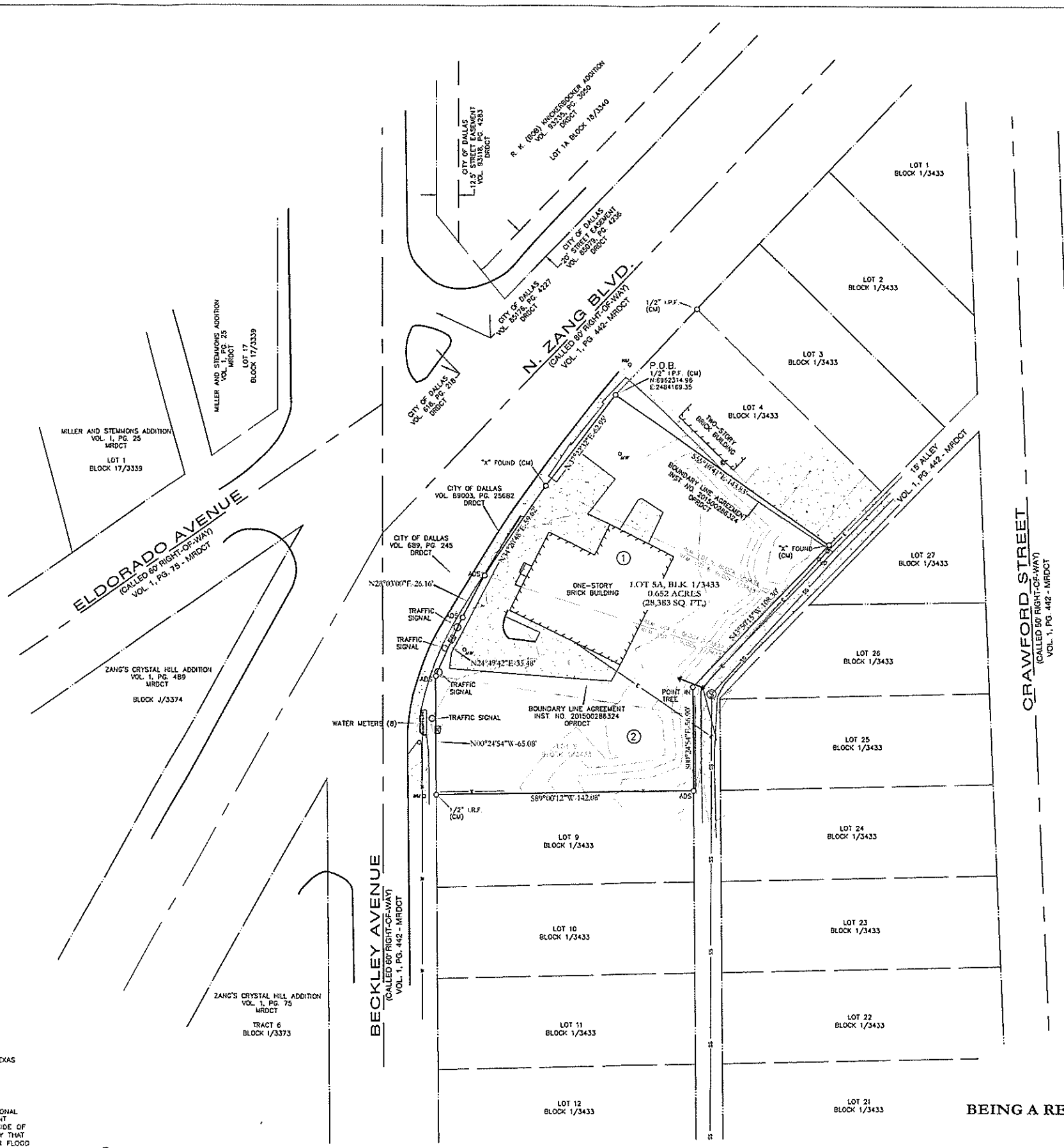
**APPLICANT:**  
**LARKSPUR MF PARTNERS I LP**  
 8111 PRESTON ROAD, SUITE 610  
 DALLAS, TX 75225

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

- GENERAL NOTES:**
1. THE BEARINGS AND GRID COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202)
  2. LOT TO LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING APPROVAL
  3. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT
  4. ACCORDING TO MAP NO. 48113C0340J, DATED AUGUST 23, 2001 OF THE NATIONAL FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROPERTY LIES WITHIN ZONE "X", (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN). THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
  5. ALL EXISTING STRUCTURES/BUILDINGS TO BE REMOVED

**O'NEAL SURVEYING CO.**  
 3111 COLE AVE., STE 103  
 DALLAS, TX 75204  
 (903) 703-2819  
 TBPLS FIRM # 10194132  
 WWW.ONEALSURVEYING.COM

- ① MONA PATEL HOLDINGS, LLC  
INST NO. 201500286325  
OPRDCT
- ② PUNJABI ENTERPRISES, INC.  
INST NO. 201500100443  
OPRDCT



**LEGEND**

○	MONUMENT (AS NOTED)
○	ALUMINUM DISC SET STAMPED "CLIFF PARK RPLS 6570"
○	POINT OF BEGINNING
○	POINT OF COMMENCEMENT
○	CONTROLLING MONUMENT
○	RECORD DISTANCE
○	VOLUME
○	PAGE
○	FORMERLY KNOWN AS
○	INSTRUMENT NUMBER
○	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
○	MAP RECORDS, DALLAS COUNTY, TEXAS
○	DEED RECORDS, DALLAS COUNTY, TEXAS
○	ADDITION
○	EASEMENT
○	VARIABLE
○	ELECTRIC
○	SQUARE FEET
○	IRON ROD FOUND
○	IRON PIPE FOUND
○	WOOD PRIVACY FENCE
○	SANITARY SEWER
○	WATER LINE
○	ELECTRIC LINE
○	TREE
○	SANITARY SEWER MANHOLE
○	POWER POLE
○	WATER METER
○	CLEAN OUT
○	TRAFFIC SIGNAL BOX
○	MONITORING WELL
○	OWNERSHIP TRACT NUMBER

**PRELIMINARY PLAT**  
**CLIFF PARK ADDITION**  
 LOT 5A, BLOCK 1/3433  
 0.652 ACRES / 28,383 SQUARE FEET  
 BEING A REPLAT OF A PORTION OF LOTS 5, 6 & 7 AND ALL OF LOT 8  
 BLOCK 1/3433  
 CLIFF PARK ADDITION  
 as recorded in Volume 1, Page 442 Map Records, Dallas County, Texas  
 ELIZABETH ROBERTSON SURVEY - ABSTRACT NUMBER 1211  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 CITY PLAN FILE NUMBER **178-222**

S 178-222

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, MONA PATEL HOLDINGS, LLC IS THE OWNER OF A TRACT OF LAND SITUATED IN THE ELIZABETH ROBERTSON SURVEY, ABSTRACT NUMBER 1211, CITY OF DALLAS, DALLAS COUNTY, TEXAS, BEING A PORTION OF LOTS 5, LOT 6 AND LOT 7 AND ALL OF LOT 8, BLOCK 1/3433, CLIFF PARK ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 442, MAP RECORDS, DALLAS COUNTY, TEXAS (MRDCT) AS CONVEYED TO MONA PATEL HOLDINGS, LLC BY DEED RECORDED IN INSTRUMENT NUMBER 201500286325, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS (OPRDCT) AND TO PUNJABI ENTERPRISES, INC. BY DEED RECORDED IN INSTRUMENT NUMBER 201500100443, (OPRDCT) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ONE-HALF INCH IRON PIPE FOUND IN THE SOUTHEAST RIGHT-OF-WAY LINE OF NORTH ZANG BOULEVARD (VARIABLE WIDTH RIGHT-OF-WAY) AT THE NORTHWESTERLY CORNER OF SAID LOT 5, SAME BEING THE SOUTHWEST CORNER OF LOT 4 OF THE ABOVE MENTIONED CLIFF PARK ADDITION;
THENCE SOUTH 55 DEGREES 10 MINUTES 41 SECONDS EAST, ALONG THE COMMON LINE OF SAID LOT 5 AND LOT 4 AS DEFINED BY BOUNDARY LINE AGREEMENT RECORDED IN INSTRUMENT NUMBER 201500287348, (OPRDCT) A DISTANCE OF 143.83 FEET TO AN "X" FOUND CUT IN CONCRETE IN THE NORTHWEST LINE OF A 15-FOOT WIDE ALLEY AS DEDICATED BY VOLUME 1, PAGE 442, (MRDCT);
THENCE SOUTH 43 DEGREES 50 MINUTES 15 SECONDS WEST, WITH THE NORTHWEST LINE OF SAID 15-FOOT WIDE ALLEY AND THE COMMON SOUTHEAST LINES OF SAID LOT 5, LOT 6 AND LOT 7, A DISTANCE OF 108.30 FEET TO A POINT IN TREE AT THE EAST CORNER AS DEFINED BY BOUNDARY LINE AGREEMENT RECORDED IN INSTRUMENT NUMBER 201500286324, (OPRDCT);

THENCE SOUTH 00 DEGREES 24 MINUTES 54 SECONDS EAST, WITH THE WEST LINE OF SAID 15-FOOT WIDE ALLEY AND THE COMMON EASE LINES OF SAID LOT 7 AND LOT 8, A DISTANCE OF 56.90 FEET TO A ONE-HALF INCH IRON ROD WITH ALUMINUM DISC STAMPED "CLIFF PARK RPLS 6570" SET AT THE SOUTHEAST CORNER OF SAID LOT 8;

THENCE SOUTH 89 DEGREES 00 MINUTES 12 SECONDS WEST, A DISTANCE OF 142.08 FEET TO A ONE-HALF INCH IRON ROD FOUND IN THE EAST LINE OF BECKLEY AVENUE (60 FOOT RIGHT-OF-WAY WAY) AT THE SOUTHWEST CORNER OF SAID LOT 8;

THENCE NORTH 00 DEGREES 24 MINUTES 54 SECONDS WEST, ALONG THE EAST LINE OF SAID BECKLEY AVENUE, A DISTANCE OF 65.08 FEET TO A ONE-HALF INCH IRON ROD WITH ALUMINUM DISC STAMPED "CLIFF PARK RPLS 6570" SET AT THE SOUTH CORNER OF CITY OF DALLAS TRACT AS DESCRIBED IN VOLUME 89003, PAGE 25682, DEED RECORDS, DALLAS COUNTY, TEXAS (DRDCT), SAME BEING THE INTERSECTION OF THE EAST LINE OF SAID BECKLEY AVENUE WITH THE SOUTHEAST LINE OF SAID NORTH ZANG BOULEVARD;

THENCE ALONG THE SOUTHEAST LINE OF SAID NORTH ZANG BOULEVARD, SAME BEING THE SOUTHEAST LINE OF THE ABOVE MENTIONED CITY OF DALLAS TRACT, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1) NORTH 24 DEGREES 49 MINUTES 42 SECONDS EAST, A DISTANCE OF 35.48 FEET TO A ONE-HALF INCH IRON ROD WITH ALUMINUM DISC STAMPED "CLIFF PARK RPLS 6570" SET;
2) NORTH 28 DEGREES 03 MINUTES 00 SECONDS EAST, A DISTANCE OF 26.16 FEET TO A ONE-HALF INCH IRON ROD WITH ALUMINUM DISC STAMPED "CLIFF PARK RPLS 6570" SET;
3) NORTH 34 DEGREES 20 MINUTES 48 SECONDS EAST, A DISTANCE OF 59.62 FEET TO AN "X" FOUND CUT IN CONCRETE;
4) NORTH 37 DEGREES 22 MINUTES 32 SECONDS EAST, A DISTANCE OF 62.95 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.652 ACRES (28,383 SQUARE FEET) OF LAND, MORE OR LESS.

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. 21A-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 \_\_\_\_\_, 2017.

"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 DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

THAT MONA PATEL HOLDINGS, LLC AND PUNJABI ENTERPRISES, INC. BY AND THROUGH THE UNDERSIGNED, THEIR AUTHORIZED AGENT(S), DO HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS CLIFF PARK 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 USING OR DESIRING TO USE SAME. ALL AND ANY PUBLIC UTILITY SHALL 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 \_\_\_\_\_, 2017.

MONA PATEL HOLDINGS, LLC

BY: YOGESH PATEL
PRESIDENT

PUNJABI ENTERPRISES, INC.

BY: YOGESH PATEL
PRESIDENT

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.

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

NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_

STATE OF TEXAS §
COUNTY OF DALLAS §

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NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_

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