

**LINE TYPE LEGEND**

—	BOUNDARY LINE	
- - -	EASEMENT LINE	
—	BUILDING LINE	
—	WATER LINE	
—	W	SANITARY SEWER LINE
—	SS	STORM SEWER LINE
—	GAS	UNDERGROUND GAS LINE
—	OHE	OVERHEAD UTILITY LINE
—	UGE	UNDERGROUND ELECTRIC LINE
—	UGT	UNDERGROUND TELEPHONE LINE
—	FENCE	CONCRETE FENCE
—	—	ASPHALT PAVEMENT

**LEGEND**

- P.O.B. = POINT OF BEGINNING
- VOL. = VOLUME
- PG. = PAGE
- INST. NO. = INSTRUMENT NUMBER
- ADS = 5/8" IRON ROD W/ 3-1/2" ALUMINUM DISK STAMPED "LIVE OAK RESIDENCES 9/730 KHA" SET
- ADF = ALUMINUM DISK FOUND
- BDF = BRASS DISK FOUND
- PKF = PK NAIL FOUND
- XF = "X" CUT IN CONCRETE FOUND
- IRFC = IRON ROD W/ CAP FOUND
- IRF = IRON ROD FOUND
- IPF = IRON PIPE 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

**GENERAL NOTES:**

1. THE PURPOSE OF THIS PLAT IS TO CREATE THREE LOTS FROM 18 PLATTED LOT.
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. THERE ARE NO STRUCTURES ON THE REMAINDER OF LOT 9, BLOCK 9730, COLLEGE HILL ADDITION.

**OWNERS CERTIFICATE**

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, MCSHANE LIVE OAK DALLAS, LP is the owner of a tract of land situated in the John Grigsby Survey, Abstract Number 495, City of Dallas, Dallas County, Texas, being all of Lots 14-22, part of Lots 9-10, and 13, Block 9730, and being all of Lots 13 and 14, and part of Lots 9-12, Block 10731, College Hill Addition, an addition to the City of Dallas, Texas according to the plat thereof recorded in Volume 93, Page 194, Deed Records of Dallas County, Texas, and being all of the Bennett Avenue abandoned by City Ordinance No. 26453 recorded in Instrument No. 200600418590, Official Public Records of Dallas County, Texas, and being all "Tracts 1, 2, 3, 4, 5, 6, and 7" described in Special Warranty Deed to McShane Live Oak Dallas, LP recorded in Instrument No. 20080032495, of said Official Public Records, and being more particularly described as follows:

**BEGINNING** at a 3/4-inch iron rod found in the northwest right-of-way line of Live Oak Street (an 80-foot wide right-of-way) and the southeast line of Lot 13, of said Block 9730, and being the south corner of "Tract 7";

**THENCE** departing said northwest right-of-way line of Live Oak Street and the southeast line of Lot 13, and with the southwest line of said "Tract 7", North 45°11'22" West, a distance of 298.00 feet to a 5/8-iron rod with 3-1/2" aluminum disk stamped "LIVE OAK RESIDENCES 9/730 KHA" set, from said point a 2-inch iron pipe found bears South 48°31'22" East, a distance of 2.66 feet;

**THENCE** with the northwest line of said "Tracts 5, 6, and 7", North 44°31'58" East, a distance of 390.39 feet to a 5/8-iron rod with 3-1/2" aluminum disk stamped "LIVE OAK RESIDENCES 9/730 KHA" set in the northeast right-of-way line of Bennett Avenue (a 80-foot wide right-of-way);

**THENCE** with said northeast right-of-way line of Bennett Avenue, North 45°33'36" West, a distance of 83.21 feet to a 5/8-iron rod with plastic cap stamped "PROPERTY CORNER" found;

**THENCE** departing said northeast right-of-way line of Bennett Avenue, North 27°10'02" East, a distance of 2.58 feet to a 5/8-iron rod with plastic cap stamped "PROPERTY CORNER" found, in the southwest right-of-way line of Collett Avenue (a 64-foot wide right-of-way);

**THENCE** with the southwest right-of-way line of Collett Avenue, South 78°34'43" East, a distance of 196.99 feet to a 5/8-iron rod with 3-1/2" aluminum disk stamped "LIVE OAK RESIDENCES 9/730 KHA" set at the beginning of a tangent curve to the right having a central angle of 22°41'07", a radius of 466.34 feet, a chord bearing and distance of South 67°14'11" East, 183.44 feet;

**THENCE** continuing with said southwest right-of-way line of Collett Avenue, in a southeasterly direction, with said curve to the right, an arc distance of 184.64 feet to a 1/2-inch iron rod found in the northwest right-of-way line of said Live Oak Street, and being the beginning of a non-tangent curve to the left having a central angle of 21°55'42", a radius of 95.00 feet, a chord bearing and distance of South 9°53'48" West, 36.14 feet;

**THENCE** with said northwest right-of-way line of Live Oak Street, the following courses and distances to wit:  
 In a southeasterly direction, with said curve to the left, an arc distance of 36.36 feet to a 1/2-iron rod found at being the beginning of a non-tangent curve to the right having a central angle of 38°10'59", a radius of 89.00 feet, a chord bearing and distance of South 18°38'49" West, 58.22 feet;  
 In a southeasterly direction, with said curve to the right, an arc distance of 59.31 feet to a 1/2-iron rod found at the beginning of a compound curve to the right having a central angle of 6°36'08", a radius of 89.00 feet, a chord bearing and distance of South 41°02'24" West, 10.25 feet;  
 In a southeasterly direction, with said curve to the right, an arc distance of 10.26 feet to a 5/8-iron rod with plastic cap stamped "PROPERTY CORNER" found;  
 South 44°31'44" West, a distance of 477.45 feet to the **POINT OF BEGINNING** and containing 3.630 acres or 158109 square feet of land.

**OWNER'S DEDICATION**

**NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

That, MCSHANE LIVE OAK DALLAS, LP, acting by and through their duly authorized agents, does hereby adopt this plat, designating the herein described property as **LIVE OAK RESIDENCES 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 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 \_\_\_\_\_, 2016.

**LARKSPUR CAPITAL PARTNERS LLC**

By: \_\_\_\_\_  
 Name: Carl Anderson  
 Title: Managing Agent

STATE OF TEXAS §  
 COUNTY OF DALLAS §

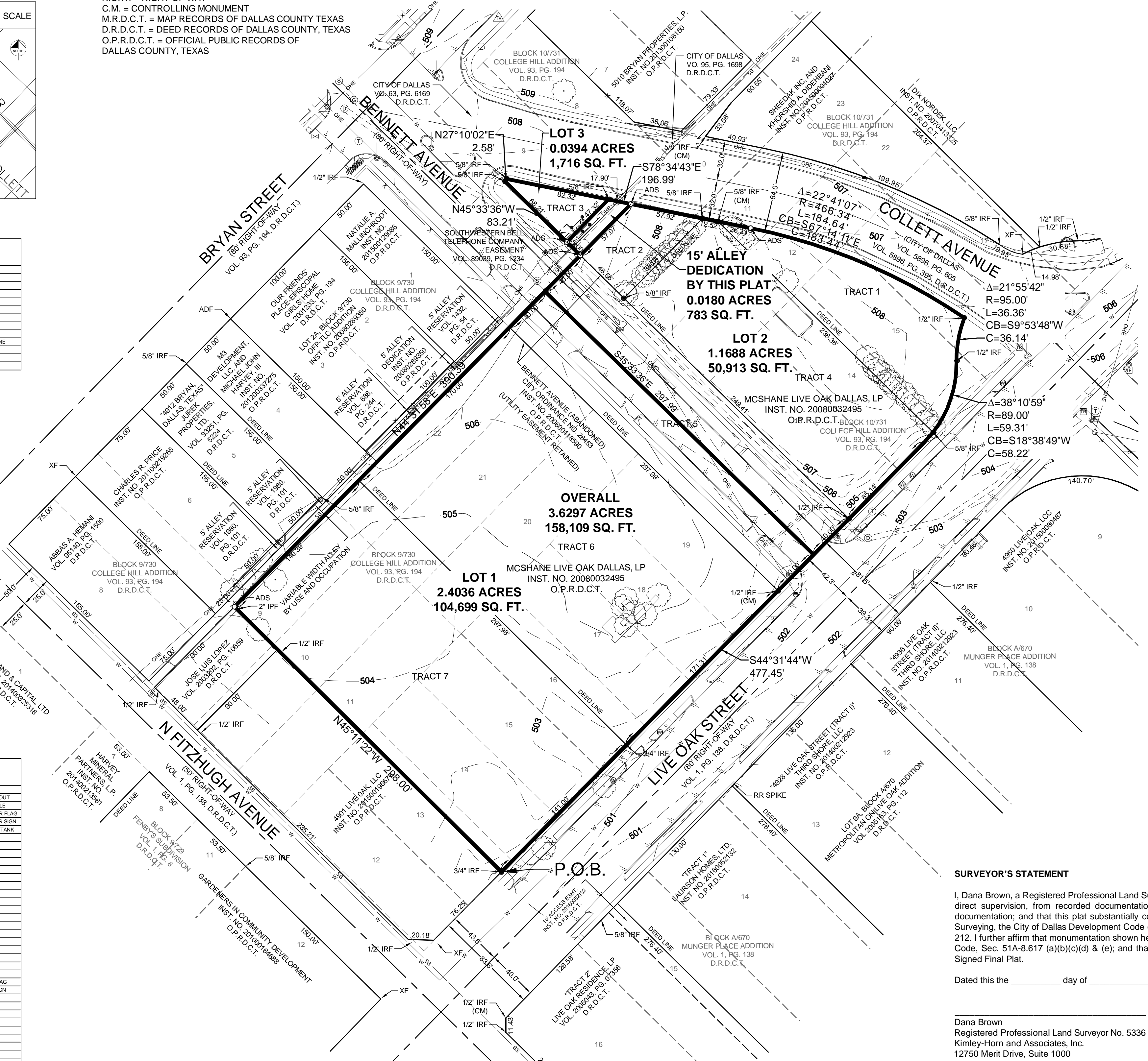
BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Carl Anderson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Public in and for the State of Texas

**LEGEND**

☐	ROOF DRAIN	☐	MAIL BOX
☐	CABLE TV BOX	☐	SANITARY SEWER CLEAN OUT
☐	CABLE TV HANDHOLE	☐	SANITARY SEWER MANHOLE
☐	CABLE TV MARKER	☐	SANITARY SEWER MARKER FLAG
☐	CABLE TV MARKER SIGN	☐	SANITARY SEWER MARKER SIGN
☐	CABLE TV VALVE	☐	SANITARY SEWER SEPTIC TANK
☐	COMMUNICATIONS BOX	☐	STORM SEWER BOX
☐	COMMUNICATIONS HANDHOLE	☐	STORM SEWER CLEAN OUT
☐	COMMUNICATIONS MARKER	☐	STORM SEWER MANHOLE
☐	COMMUNICATIONS MARKER SIGN	☐	STORM SEWER MARKER SIGN
☐	COMMUNICATIONS VAULT	☐	TRAFFIC BARRIER
☐	ELEVATION BENCHMARK	☐	TRAFFIC SIGN
☐	FIBER OPTIC BOX	☐	CROSS WALK SIGNAL
☐	FIBER OPTIC HANDHOLE	☐	TRAFFIC HANDHOLE
☐	FIBER OPTIC MARKER	☐	TRAFFIC MARKER
☐	FIBER OPTIC MARKER SIGN	☐	TRAFFIC MARKER SIGN
☐	FIBER OPTIC VALVE	☐	TRAFFIC VAULT
☐	MONITORING WELL	☐	UNIDENTIFIED BOX
☐	GAS HANDHOLE	☐	UNIDENTIFIED HANDHOLE
☐	GAS METER	☐	UNIDENTIFIED METER
☐	GAS MANHOLE	☐	UNIDENTIFIED MANHOLE
☐	GAS MARKER FLAG	☐	UNIDENTIFIED MARKER FLAG
☐	GAS SIGN	☐	UNIDENTIFIED MARKER SIGN
☐	GAS TANK	☐	UNIDENTIFIED POLE
☐	GAS VAULT	☐	UNIDENTIFIED TANK
☐	GAS VALVE	☐	UNIDENTIFIED VALVE
☐	TELEPHONE BOX	☐	UNIDENTIFIED VALVE
☐	TELEPHONE HANDHOLE	☐	TREE
☐	TELEPHONE MARKER	☐	WATER BOX
☐	TELEPHONE MARKER SIGN	☐	FIRE DEPT. CONNECTION
☐	TELEPHONE VAULT	☐	WATER HAND HOLE
☐	PIPELINE MARKER SIGN	☐	FIRE HYDRANT
☐	ELECTRIC BOX	☐	WATER METER
☐	FLOOD LIGHT	☐	WATER MANHOLE
☐	GUY ANCHOR	☐	WATER MARKER FLAG
☐	GUY ANCHOR POLE	☐	WATER MARKER SIGN
☐	ELECTRIC HANDHOLE	☐	WATER VAULT
☐	LIGHT STANDARD	☐	WATER VALVE
☐	ELECTRIC METER	☐	AIR RELEASE VALVE
☐	ELECTRIC MARKER	☐	WATER WELL
☐	ELECTRIC MARKER SIGN	☐	IRFC IRON ROD WITH CAP FOUND
☐	UTILITY POLE	☐	PKS PK NAIL SET
☐	ELECTRIC TRANSFORMER	☐	PNP PK NAIL FOUND
☐	ELECTRIC VAULT	☐	IRF IRON ROD FOUND
☐	HANDICAPPED PARKING	☐	ALUMINUM DISK FOUND
☐	SIGN	☐	"X" CUT IN CONCRETE SET
☐	MARQUEE BILLBOARD	☐	"X" CUT IN CONCRETE FOUND
☐	BONE LOCATION	☐	P.O.B. POINT OF BEGINNING
☐	FLAG POLE	☐	P.O.C. POINT OF COMMENCING
☐	GREASE TRAP		



**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-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 \_\_\_\_\_ day of \_\_\_\_\_, 2016.

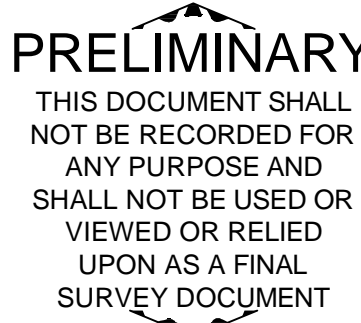
Dana Brown  
 Registered Professional Land Surveyor No. 5336  
 Kimley-Horn and Associates, Inc.  
 12750 Merit Drive, Suite 1000  
 Dallas, Texas 75251  
 Ph. 972-770-1397  
 dana.brown@kimley-horn.com

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 J. Andy Dobbs 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 \_\_\_\_\_, 2016.

Notary Public in and for the State of Texas



**PRELIMINARY PLAT  
 LIVE OAK RESIDENCES ADDITION  
 LOTS 1, 2, AND 3, BLOCK 9730  
 BEING A REPLAT OF  
 LOTS 14 - 22, BLOCK 9730  
 PART OF LOTS 9 - 11, AND 13, BLOCK 9730  
 LOTS 13 AND 14, BLOCK 10731  
 PART OF LOTS 9 - 12,  
 AND 14 - 16, BLOCK 10731  
 COLLEGE HILL ADDITION  
 JOHN GRIGSBY SURVEY, ABSTRACT NO. 495  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 CITY PLAN FILE NO. S156-276  
 ENGINEERING PLAN NO. 311T-**

**Kimley-Horn**

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	JBH	DAB	AUG. 2016	064491202	1 OF 1