

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

LOT 1A, BLOCK 2/692

WHEREAS, LARKSPUR SYCAMORE LP, BENNETT 1909, LLC AND GEORGE WRUCK, JR. AND WIFE, JOYCE WRUCK are the owners of a tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas; and being part of City of Dallas Block 2/692; and being all of a 20-foot wide alley across said Block 2/692, dedicated and created per the plat of Monarch Place, an addition to the City of Dallas, recorded in Volume 1, Page 148, Map Records, Dallas County, Texas; and being all of Lots 1-9, Block 2/692 of said Monarch Place addition; and being all of that tract of land described in Special Warranty Deed to Larkspur Sycamore LP recorded in Instrument Nos. 201400280817, Official Public Records, Dallas County, Texas; and being all of a tract of land described in General Warranty Deed to Bennett 1909, LLC, recorded in Instrument No. 201400213761, Official Public Records, Dallas County, Texas; and being all of that tract of land described in Warranty Deed with Vendor's Lien to George Wruck, Jr. and wife, Joyce Wruck, recorded in 78016, Page 2707 Deed Records of Dallas County, Texas; and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for the west corner of said Lot 5 and being at the intersection of the southeast right-of-way line of Chambers Street (formerly Franklin Street) (a-50-foot right-of-way) and the northeast right-of-way line of Fitzhugh Avenue (a 50-foot right-of-way);

THENCE with said southeast right-of-way line of Chambers Street, North 44°16'22" East, a distance of 380.00 feet to a 5/8-inch iron rod with "KHA" cap found for the north corner of said Lot 10 and being at the intersection of said southeast line of Chambers Street and the southwest right-of-way line of Bennett Avenue (an 80-foot right-of-way);

THENCE with said southwest right-of-way line of Bennett Avenue, South 45°23'44" East, a distance of 285.00 feet to a 5/8-inch iron rod with "KHA" cap found for the east corner of said Lot 6 and being at the intersection of said southwest right-of-way line of Bennett Avenue and the northwest right-of-way line of Monarch Street (formerly Juliette Street) (a 67-foot right-of-way);

THENCE with said northwest right-of-way line of Monarch Street, South 44°16'22" West, a distance of 380.00 feet to a 5/8-inch iron rod with "KHA" cap set for the south corner of said Lot 1 and being at the intersection of said northwest right-of-way line of Monarch Street and said northeast right-of-way line of Fitzhugh Avenue;

THENCE with said northeast right-of-way line of Fitzhugh Avenue, North 45°23'44" West, a distance of 285.00 feet to the **POINT OF BEGINNING** and containing 2.486 acres or 108,301 square feet of land.

LOT 4A, BLOCK 3/693

WHEREAS, THE BENNETT GARRETT 139, LTD. is the owner of a tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas; and being part of City of Dallas Block 3/693; and being part of Lot 4 and all of Lot 5, Block 3/693, of Monarch Place, an addition to the City of Dallas, according to the plat recorded in Volume 1, Page 148, Map Records, Dallas County, Texas; and being part of a 0.44 acre tract of land described in Special Warranty Deed to The Bennett Garrett 139, LTD., recorded in Instrument No. 201300295430, Official Public Records, Dallas County, Texas; and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod found for the west corner of said Lot 5 and being at the intersection of the southeast right-of-way line of Chambers Street (formerly Franklin Street) (a-50-foot right-of-way) and the northeast right-of-way line of Bennett Avenue (an 80-foot right-of-way);

THENCE with said southeast right-of-way line of Chambers Street, North 44°16'22" East, a distance of 173.50 feet to a 5/8-inch iron rod with "KHA" cap found for the north corner of said Lot 5 and being at the intersection of said southeast right-of-way line of Chambers Street and the southwest line of a 20-foot wide alley across said Block 3/693;

THENCE with said southwest line of the 20-foot wide alley, South 45°23'44" East, a distance of 108.68 feet to a 5/8-inch iron rod with "KHA" cap found for the north corner of Lot 1A, Block 3/693 of Bennett Lofts Addition, an addition to the City of Dallas, according to the plat recorded in Volume 2003097, Page 118, Deed Records, Dallas County, Texas;

THENCE departing said southwest line of the 20-foot alley and with said north line of Lot 1A, South 44°34'33" West, a distance of 173.50 feet to an "X" cut in concrete found for the west corner of said Lot 1A and being in said northeast right-of-way line of Bennett Avenue;

THENCE with said northeast right-of-way line of Bennett Avenue, North 45°23'44" West, a distance of 107.76 feet to the **POINT OF BEGINNING** and containing 18,776 square feet or 0.431 acres of land.

LOT 6A, BLOCK 3/693

WHEREAS, THE BENNETT GARRETT 139, LTD. AND JAMES M. DEATON AND WIFE, CHARLOTTE A. DEATON are the owners of a tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas; and being part of City of Dallas Block 3/693; and being all of Lots 7 and 8 and part of Lot 9, Block 3/693, of Monarch Place, an addition to the City of Dallas, according to the plat recorded in Volume 1, Page 148, Map Records, Dallas County, Texas; and being all of Lots 9A and 10A, Block 3/693, of Pearson Subdivision Lot 10 and Part of Lot 9, an addition to the City of Dallas, according to the plat recorded in Volume 11, Page 433, Map Records, Dallas County, Texas; and being all of a tract of land described in Special Warranty Deed to The Bennett Garrett 139, LTD., recorded in Instrument No. 201300295429, Official Public Records, Dallas County, Texas; and being all of that tract of land described in Warranty Deed to James M. Deaton and wife, Charlotte A. Deaton, recorded in Instrument No. 201400151172, Official Public Records, Dallas County, Texas; and being and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with "KHA" cap set for the north corner of said Lot 10A and being at the intersection of the southeast right-of-way line of Chambers Street (formerly Franklin Street) (a-50-foot right-of-way) and the southwest right-of-way line of Garrett Avenue (a 60-foot right-of-way);

THENCE with said southwest right-of-way line of Garrett Avenue, South 45°23'44" East, a distance of 285.00 feet to a 5/8-inch iron rod with "KHA" cap found for the east corner of said Lot 8 and being at the intersection of said southwest right-of-way line of Garrett Avenue and the northwest right-of-way line of Monarch Street (formerly Juliette Street) (a 67-foot right-of-way);

THENCE with said northwest right-of-way line of Monarch Street, South 44°16'22" West, a distance of 174.50 feet to a 5/8-inch iron rod with "KHA" cap found for the south corner of said Lot 6 and being at the intersection of said northwest right-of-way line of Monarch Street and the northeast line of a 20-foot wide alley across said Block 3/693;

THENCE with said northeast line of the 20-foot wide alley, North 45°23'44" West, a distance of 285.00 feet to a 5/8-inch iron rod with "KHA" cap found for the west corner of said Lot 10A and being at the intersection of said northeast line of the 20-foot wide alley and said southeast right-of-way line of Chambers Street;

THENCE with said southeast right-of-way line of Chambers Street, North 44°16'22" East, a distance of 174.50 feet to the **POINT OF BEGINNING** and containing 49,733 square feet or 1.142 acres of land.

LOT 15A, BLOCK D/1491

WHEREAS, LARKSPUR MONARCH LLC is the owner of a tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas; and being part of City of Dallas Block D/1491; and being all of Lots 15-21, Block D/1491 of Moser's 2nd Ross Avenue addition an addition to the City of Dallas, according to the plat recorded in Volume 1, Page 468, Map Records, Dallas County, Texas; and being all of a tract of land described in Special Warranty Deed to Larkspur Monarch LLC, recorded in Instrument No. 201400320010, Official Public Records, Dallas County, Texas; and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with "KHA" cap set for the south corner of said Lot 21, the west corner of Lot 22, Block D/1491 of said Moser's 2nd Ross Avenue addition and being in the northeast right-of-way line of Garrett Avenue (a 60-foot wide right-of-way), from said point a 3/8-inch iron rod found at the intersection of said northeast right-of-way line of Garrett Avenue and the northwest right-of-way line of Monarch Street (a 67-foot wide right-of-way) bears South 45°23'44" East, a distance of 162.50 feet;

THENCE with said northeast right-of-way line of Garrett Avenue, North 45°23'44" West, a distance of 362.50 feet to a 5/8-inch iron rod with "KHA" cap set for the west corner of said Lot 15 and the south corner of Lot 14, Block D/1491 of said Moser's 2nd Ross Avenue addition;

THENCE departing said northeast right-of-way line of Garrett Avenue and with the common line between said Lots 14 and 15, North 44°16'22" East, a distance of 170.00 feet to a 5/8-inch iron rod with "KHA" cap set for the east corner of said Lot 14 and the north corner of said Lot 15 and being in the southwest line of a 15-foot wide alley across said Block D/1491;

THENCE with said southwest line of the 15-foot wide alley, South 45°23'44" East, a distance of 362.50 feet to a 5/8-inch iron rod with "KHA" cap set for the east corner of said Lot 21 and the north corner of said Lot 22;

THENCE departing said southwest line of the 15-foot wide alley and with the common line between said Lots 21 and 22, South 44°16'22" West, a distance of 170.00 feet to the **POINT OF BEGINNING** and containing 1,415 acres or 61,626 square feet of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, LARKSPUR SYCAMORE LP; LARKSPUR MONARCH LLC; BENNETT 1909, LLC; BENNETT GARRETT 139, LTD.; JAMES M. DEATON AND WIFE, CHARLOTTE A. DEATON; AND GEORGE WRUCK, JR. AND WIFE, JOYCE WRUCK, acting by and through their duly authorized agents, does hereby adopt this plat, designating the herein described property as **ALEXAN HENDERSON 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 _____, 2015.

LARKSPUR SYCAMORE LP and LARKSPUR MONARCH LLC

By: _____

Title: _____

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared _____, 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 _____, 2015.

Notary Public in and for the State of _____

WITNESS, my hand at Dallas, Texas, this _____ day of _____, 2015.

BENNETT 1909, LLC and THE BENNETT GARRETT 139, LTD.

By: _____

Title: _____

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared _____, 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 _____, 2015.

Notary Public in and for the State of _____

WITNESS, my hand at Dallas, Texas, this _____ day of _____, 2015.

JAMES M. DEATON AND WIFE, CHARLOTTE A. DEATON

By: _____

Title: _____

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared _____, 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 _____, 2015.

Notary Public in and for the State of _____

GEORGE WRUCK, JR. AND WIFE, JOYCE WRUCK

By: _____

Title: _____

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared _____, 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 _____, 2015.

Notary Public in and for the State of _____

OWNER:
JAMES & CHARLOTTE DEATON
11841 DONORE LANE
DALLAS, TEXAS 75218
CONTACT: JAMES DEATON
PHONE: 214-327-7732

OWNER:
GEORGE & JOYCE WRUCK
1919 BENNETT AVENUE
DALLAS, TEXAS 75206
CONTACT: JAMES R. WRUCK
PHONE: 574-272-4814

OWNER:
BENNETT 1909, LLC AND
BENNETT GARRETT 139, LTD.
8235 DOUGLAS AVENUE, STE 800
DALLAS, TEXAS 75225
CONTACT: STUART J. JACKSON
PHONE: 214-691-4566

OWNER:
LARKSPUR SYCAMORE LP AND
LARKSPUR MONARCH LLC
8111 PRESTON ROAD, STE 610
DALLAS, TEXAS 75251
CONTACT: CARL B. ANDERSON IV
PHONE: 214-443-1922

ENGINEER:
KIMLEY-HORN AND ASSOC., INC.
12750 MERIT DRIVE, SUITE 1000
DALLAS, TEXAS 75251
CONTACT: SARAH SCOTT, P.E.
972-770-1300

GENERAL NOTES:

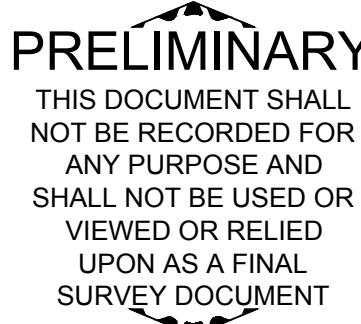
1. THE PURPOSE OF THIS PLAT IS TO CREATE 4 LOTS FROM PREVIOUSLY PLATTED LOTS AND AN ABANDONED ALLEY.
2. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
3. CORNERS MARKED WITH 5/8" IRON ROD WITH "KHA" CAP WERE SET PER THE BOUNDARY SURVEY DATED FEBRUARY 24, 2015.
4. THE BASIS OF BEARINGS IS BASED ON GRID NORTH OF THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.
5. 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.
6. RIGHT-OF-WAY ABANDONMENTS ARE AFFECTED BY AFFIDAVIT FILED UNDER INSTRUMENT NUMBER _____, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, WHICH ATTESTS THAT THERE ARE NO PUBLIC OR PRIVATE UTILITIES LOCATED IN THE ABANDONED RIGHT-OF-WAYS.
7. ALL STRUCTURES ARE TO BE REMOVED.

SURVEYOR'S STATEMENT

I, J. Andy Dobbs, 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 _____, 2015.

J. Andy Dobbs
Registered Professional Land
Surveyor No. 6196
Kimley-Horn and Associates, Inc.
12750 Merit Drive, Suite 1000
Dallas, Texas 75251
972-770-1300



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 Dana Brown 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 _____, 2015.

Notary Public in and for the State of Texas

PRELIMINARY PLAT
ALEXAN HENDERSON ADDITION
LOT 1A, BLOCK 2/692
LOTS 4A & 6A, BLOCK 3/693
LOT 15A, BLOCK D/1491
BEING ALL OF LOTS 1-10, BLOCK 2/692
ALL OF LOTS 4-8 & PART OF LOT 9, BLOCK 3/693
MONARCH PLACE
ALL OF LOTS 9A & 10A, BLOCK 3/693
PEARSON SUBDIVISION OF LOT 10 AND PART OF LOT 9
ALL OF LOTS 15-21, BLOCK D/1491
MOSER'S 2ND ROSS AVENUE ADDITION
AND A 20' WIDE ALLEY ACROSS BLOCK 2/692
AND BEING 5.474 ACRES OUT OF THE
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S156-027

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.
N/A	JAD	DAB	OCT. 2015	064145028	2 OF 2