



- LEGEND**
- M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
  - D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
  - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
  - INST. NO. INSTRUMENT NUMBER
  - VOL., PG. VOLUME, PAGE
  - SQ. FT. SQUARE FEET
  - "X" FND FOUND "X" CUT FOUND
  - IRF O IRON ROD FOUND
  - IPF O IRON PIPE FOUND
  - 1/2" IRFO 1/2 INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "RPLS 5299" FOR CORNER; SET AT PREVIOUS SURVEY DATED 05/30/2022
  - BDF X 2 INCH BRASS DISK FOUND STAMPED "RPLS 5299 & TEXAS HERITAGE SURVEYING WITH MAG NAILSET AT PREVIOUS SURVEY DATED 05/30/2022
  - TxDOT X 3 1/4 DISK FOUND "TxDOT"
  - <CM> CONTROL MONUMENT
- 
- ASPHALT
  - EASEMENT LINE
  - BUILDING LINE
  - BOUNDARY LINE
  - CENTERLINE
  - SANITARY SEWER LINE
  - STORM SEWER LINE
  - WATER LINE
  - OVERHEAD POWER LINE
  - OVERHEAD POWER LINE
  - UNDERGROUND TELEPHONE LINE
  - WOOD FENCE
  - CHAINLINK FENCE
  - WROUGHT IRON FENCE
  - GUARDRAIL
  - HANDRAIL
  - POWER POLE

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. (10/04/2022)



**TEXAS HERITAGE**  
SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243  
Office 214-340-9700 Fax 214-340-9710  
txheritage.com Firm No. 10169300

**PRELIMINARY PLAT  
LARKSPUR ON HASKELL  
LOT 1A, BLOCK 3/808**

BEING PART OF CITY BLOCKS 3/808 1/2  
SITUATED IN THE JOHN GRIGSBY SURVEY,  
ABSTRACT NO. 495  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S 223-002  
ENGINEERING PLAN NO. 311T-\_\_\_\_\_

OWNER  
HILL HASKELL LLC  
4011 COMMERCE STREET  
DALLAS, TEXAS 75226-1712

OWNER  
CITY PARK A LOT LP  
4011 COMMERCE STREET  
DALLAS, TEXAS 75226-1712

OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, HILL HASKELL, LLC and CITY PARK A LOT, L.P., are the owners of those tracts of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas Block 3/808 1/2, City of Dallas, Dallas County, Texas, along with Lot 1, Block 3/808, Haskell and Ash Lane Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 2002087, Page 1, Deed Records, Dallas County, Texas and being those tracts of land described in Special Warranty Deed to Hill Haskell, LLC, recorded in Instrument No. 201400266921, Official Public Records, Dallas County, Texas along with that tract of land described in General Warranty Deed to City Park A Lot, L.P., recorded in Instrument No. 201200132726, Official Public Records, Dallas County, Texas, together being more particularly described by metes and bounds as follows:

BEGINNING at an "X" cut in concrete for the northeast corner of a clip corner at the intersection of the southwest right-of-way line of Haskell Avenue (variable width right-of-way) and the southeast right-of-way line of Ash Lane (48.5' right-of-way), from which an "X" cut in concrete found bears North 45 degrees 31 minutes 22 seconds West 2.50' feet for reference;

THENCE South 45 degrees 31 minutes 11 seconds East, along the said southwest right-of-way line of Haskell Avenue, a distance of 506.83 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "5310" for the northwest corner of that tract of land described in Special Warranty Deed with Vendor's Lien to BLOCK 809, LTD, recorded in Instrument Number 200600225731, Official Public Records, Dallas County, Texas;

THENCE South 16 degrees 39 minutes 34 seconds West, along the northwest line of said BLOCK 809, LTD, tract, a distance of 79.71 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "5310" for the west corner of said BLOCK 809, LTD, tract, same being the northeast corner of that tract of land described in General Warranty Deed to Dallas Area Rapid Transit recorded in Instrument Number 200600296616, Official Public Records, Dallas County, Texas;

THENCE North 73 degrees 31 minutes 36 seconds West, along the northeast line of said Dallas Area Rapid Transit (200600296616) tract, a distance of 195.59 feet to a 5/8 inch iron rod found for the northwest corner of said Dallas Area Rapid Transit (200600296616) tract, same being in the southeast line of said Hill Haskell, LLC (Tract 3) tract;

THENCE South 16 degrees 46 minutes 56 seconds West, along the common line of said Dallas Area Rapid Transit (200600296616) tract and Hill Haskell, LLC (Tract 3) tract, a distance of 40.00 feet to a 2 inch brass disk stamped "RPLS 5299 & TEXAS HERITAGE SURVEYING" found for the south corner of said Hill Haskell, LLC (Tract 3) tract, same being the west corner of said Dallas Area Rapid Transit (200600296616) tract, lying in the northeast line of that tract of land described in Deed to Dallas Area Rapid Transit recorded in Volume 88083, Page 4905, Deed Records, Dallas County, Texas;

THENCE North 73 degrees 27 minutes 30 seconds West, along the northeast line of said Dallas Area Rapid Transit tract, a distance of 260.09 feet to a 2 inch brass disk stamped "RPLS 5299 & TEXAS HERITAGE SURVEYING" found for the west corner of said Lot 1, Block 3/808, same lying in the said southeast right-of-way line of Ash Lane, from which a PK Nail found bears North 57 degrees 33 minutes 45 seconds West 1.35 feet for reference;

THENCE North 16 degrees 41 minutes 19 seconds East, along the said southeast right-of-way line of Ash Lane, a distance of 352.99 feet to an "X" cut found in concrete for the southwest corner of said clip corner m from which an "X" cut in concrete found bears North 26 degrees 20 minutes 37 seconds West 2.15 feet for reference;

THENCE North 75 degrees 35 minutes 04 seconds East, along the said clip corner, a distance of 8.58 feet to the PLACE OF BEGINNING and containing 101,777 square feet of 2.336 acres of land.

GENERAL NOTES:

- 1) The purpose of this plat is to create one lots out of one platted lot and 3 tracts of land.
- 2) Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section approval.
- 3) Bearings are based upon the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, (2011).
- 4) Coordinates shown hereon are based on Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983 on Grid Coordinate values, No Scale and No Projection.
- 5) The maximum number of lots permitted by this plat is one.
- 6) Structures to be removed off subject property.
- 7) City of Dallas Water Dept. benchmarks used:  
#1400 SWEBM on concrete curb of storm sewer inlet, southeast corner of Parry Avenue and Peak Street. Northing-6,973,083.958 Easting- 2,502,135.288 Elev.= 461.25'  
#1402 Square cut at center of storm sewer inlet on the northwest corner of Bank Street and West Alley. Northing- 6,973,102.264 Easting- 2,503,913.698 Elev.= 456.85'
- 8) Subject property is located within an area having a Zone Designation "X" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 48113C03455J, with a date of identification of 05/05/2022, for Community Number 480171, in Dallas County, State of Texas, which is the current Flood Insurance Rate Map for the community in which said property is situated.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, HILL HASKELL, LLC and CITY PARK A LOT, L.P., does hereby adopt this plat, designating the herein described property as LARKSPUR ON HASKELL 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 dedicated 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 dedicated 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 or 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 or 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 \_\_\_\_\_, 2022.  
HILL HASKELL, LLC

By: \_\_\_\_\_  
FRED BAKER - Manager

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared FRED BAKER, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she 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 \_\_\_\_\_, 2022.

\_\_\_\_\_  
Notary Public in and for the State of Texas

WITNESS MY HAND THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.  
CITY PARK A LOT, L.P.

By: \_\_\_\_\_  
FRED BAKER - Manager

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared FRED BAKER, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she 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 \_\_\_\_\_, 2022.

\_\_\_\_\_  
Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

STATE OF TEXAS

I, Gary E. Johnson, 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 Engineers and Land Surveyors, 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 \_\_\_\_\_, 2022.

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\_\_\_\_\_  
Gary E. Johnson  
Texas Registered Professional Land Surveyor No. 5299

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Gary E. Johnson, 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 \_\_\_\_\_, 2022.

\_\_\_\_\_  
Notary Public in and for the State of Texas



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