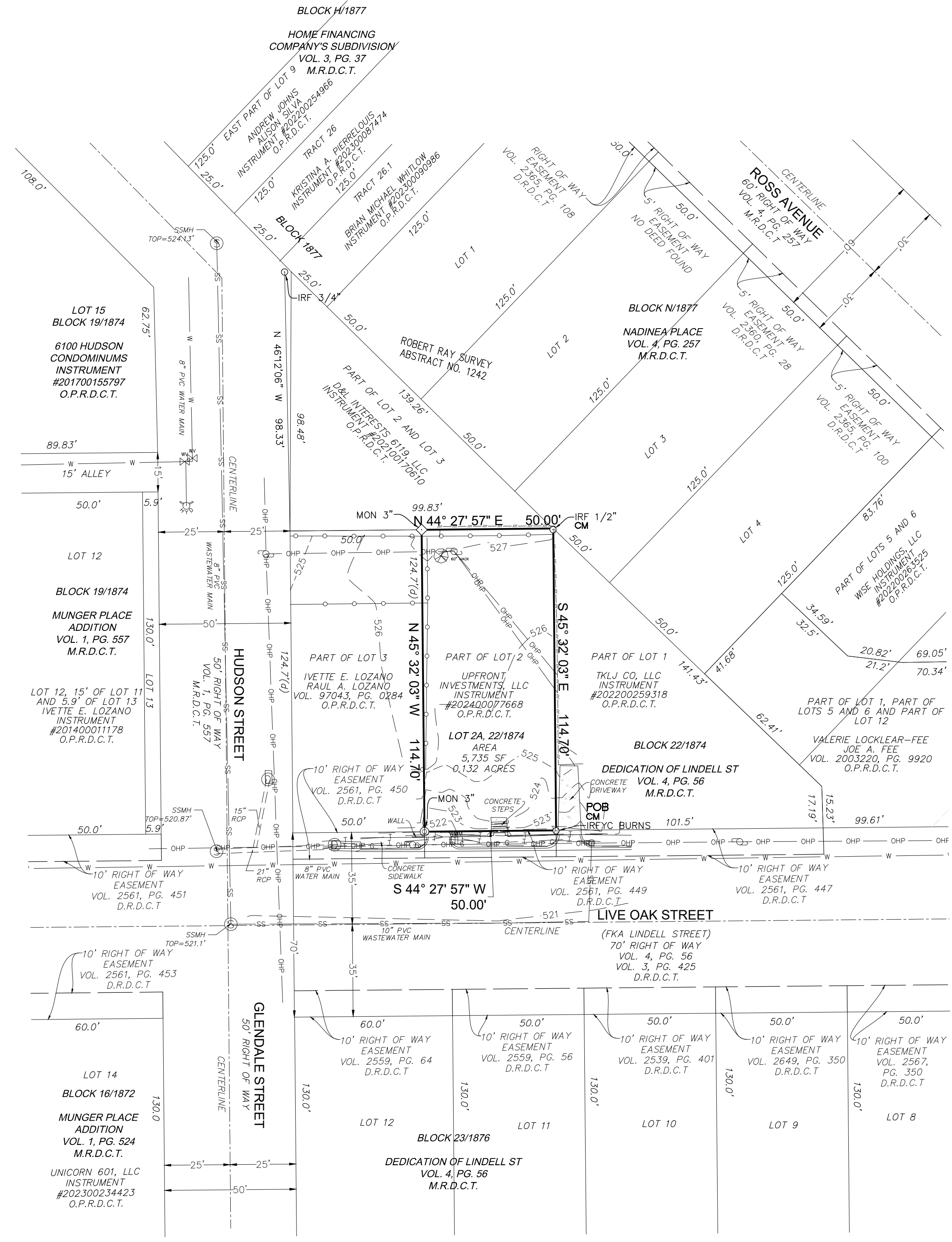


Printed by: 12147 Plot Date: 10/24/2024 11:38 AM

Drawing: G:\My Drive\Survey\24098-5705 Live Oak St Dallas-Plat.dwg Saved By: 12147 Save Time: 10/24/2024 11:37 AM



OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Uprfront Investments, LLC, acting by and through its duly authorized officer, Diego Trujillo, does hereby adopt this plat, designating the herein described property as **THE LIVE OAK**, 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 the ____ day of, _____ 2024.

Uprfront Investments, LLC

 Diego Trujillo
 Managing Partner

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 Diego Trujillo known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/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 _____, 2024.

Notary Public in and for the State of Texas

GENERAL NOTES:

- All bearings shown are based on the Texas State Plane Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983, (2011). All distances are surface projection, using a scale factor of 1.000136506 (TXDOT scale factor).
- Lot to Lot Drainage will not be allowed without City of Dallas Paving and Drainage Engineering Division approval.
- The purpose of this plat is to create (1) lot from part of a platted lot.
- The coordinates shown hereon are Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 grid coordinate values.

STATE OF TEXAS

COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Anel Rodriguez, 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 _____, 2024.

Notary Public in and for the State of Texas

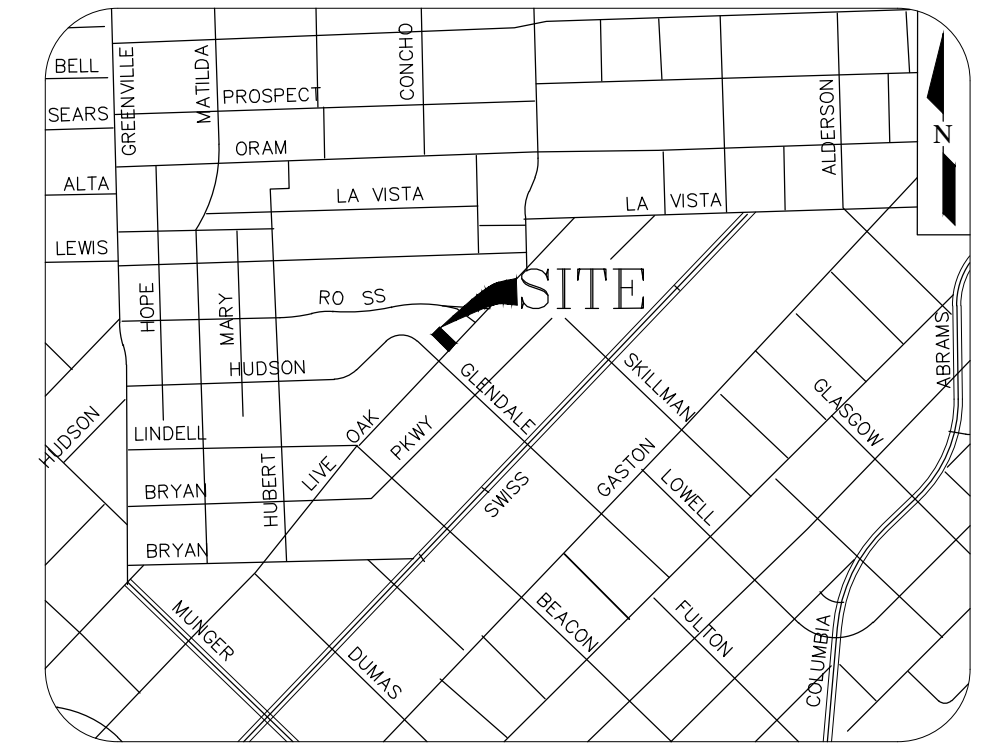
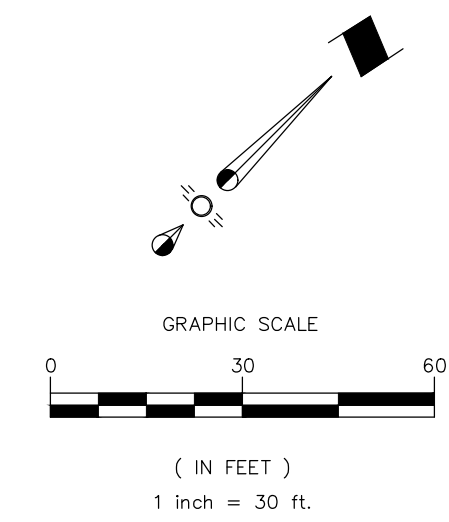
SURVEYOR'S STATEMENT

I, Anel Rodriguez, 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, Section 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 _____, 2024.

PRELIMINARY, THIS DRAWING SHALL NOT BE RECORDED FOR ANY PURPOSE

Anel Rodriguez
 Texas Registered Professional
 Land Surveyor No. 6671



VICINITY MAP (NOT TO SCALE)

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DALLAS §

BEING a 5,735 square foot or 0.132 acre tract of land, situated in the Robert Ray Survey, Abstract Number 1242, in the City of Dallas, County of Dallas, Texas, being part of Lot 2, Block 22/1874, Dedication of Lindell St, an Addition to the City of Dallas, Texas, recorded in Volume 4, Page 56, Map Records, Dallas County, Texas (M.R.D.C.T.), being all of the property described in a General Warranty Deed to Uprfront Investments, LLC, recorded in Instrument #201400077668, of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with yellow cap stamped "Burns" found (Controlling Monument) at the Southeast corner of said Uprfront Investments, LLC, same being the Southwest corner of a tract of land described as part of Lot 1, said Block 22/1874, in a Deed to TKLJ Co, LLC recorded in Instrument #202200259318 (O.P.R.D.C.T.), and being in the North right of way line of Live Oak Street, a 70 foot right-of-way, at this point;

THENCE South 44 degrees 27 minutes 57 seconds West, with the North right of way line of said Live Oak Street, a distance of 50.00 feet to a 3 inch Aluminum Disk stamped "The Live Oak and ARA 6671", set on a 1/2 inch iron rod for the Southwest corner of said Uprfront Investments, LLC tract, same being in the Southeast corner of a tract of land described as part of Lot 3, said Block 22/1874, in a Deed to Ivette E. Lozano, recorded in Volume 97043, Page 284, Deed Records, Dallas County, Texas (D.R.D.C.T.);

THENCE North 45 degrees 32 minutes 03 seconds West, with the common line between said Uprfront Investments, LLC tract and said Ivette E. Lozano tract, a distance of 114.70 feet to a 3 inch Aluminum Disk stamped "The Live Oak and ARA 6671", set on a 1/2 inch iron rod for the West corner thereof, same being in the Southeast corner of a tract of land described as part of Lot 2 and 3, said Block 22/1874, in a Deed to D&L Interests 6119, LLC, recorded in Instrument #202100170610 (O.P.R.D.C.T.);

THENCE North 44 degrees 27 minutes 57 seconds East, with the common line between said Uprfront Investments, LLC tract and said D&L Interests 6119, LLC tract, a distance of 50.00 feet to a 1/2 inch iron rod found (Controlling Monument) at the North corner thereof, same being the Southeasterly line of Lot 3, Block N/1877, Nadine Place, an Addition to the City of Dallas, recorded in Volume 4, Page 257 (M.R.D.C.T.), and being the West corner of said Lot 1, Block 22/1874;

THENCE South 45 degrees 32 minutes 03 seconds East, with the common line between said Lots 1 and 2, a distance of 114.70 feet to the POINT OF BEGINNING, containing 5,735 square feet or 0.132 acres of land more or less.

LEGEND

- CM CONTROLLING MONUMENT
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
- M.R.D.C.T. MAP RECORDS OF DALLAS COUNTY, TEXAS
- D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS
- POB POINT OF BEGINNING
- VOL./PG. VOLUME/PAGE
- IRF IRON ROD FOUND (AS NOTED)
- ⊙ IPF IRON PIPE FOUND (AS NOTED)
- IRS IRON ROD SET (AS NOTED)
- OHP— OVERHEAD POWER LINE
- W— WATER LINE
- T— TELEPHONE LINE
- U— UTILITY POLE
- ⊙ SANITARY SEWER CLEANOUT
- WM WATER METER
- WV WATER VALVE
- FD FIRE HYDRANT
- ⊙ SANITARY SEWER MANHOLE
- ⊙ DRAINAGE/STORM MANHOLE
- G— GAS LINE
- C— CHAIN LINK FENCE
- W— WOOD FENCE
- SS— SANITARY SEWER LINE

OWNER:
 UPRFRONT INVESTMENTS, LLC
 3130 N. HALL STREET
 APT. 208
 DALLAS, TX 75204

SURVEYOR
ARA
 SURVEYING
 3815 KARNAGHAN LANE
 MELISSA, TEXAS 75454
 TEL: (972) 946-4172
 TBPELS NO. 10194713
 ANEL RODRIGUEZ, RPLS
 arodriguez@arasurveying.com

PRELIMINARY PLAT THE LIVE OAK LOT 2A, BLOCK 22/1874

A REPLAT OF PART OF LOT 2, BLOCK 22/1874 MUNGER PLACE ADDITION 0.132 ACRES SITUATED IN THE ROBERT RAY SURVEY, ABSTRACT NO. 1242 CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY PLAN FILE: S245-018

CERTIFICATE OF APPROVAL
 I, Tony Shidd, Chairperson or Brent Rubin, Vice Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the ____ day of _____ A.D. 20 ____ and same was duly approved on the ____ day of _____ A.D. 20 ____ by said Commission.

 Chairperson or Vice Chairperson
 City Plan Commission
 Dallas, Texas

Attest: _____
 Secretary