

LOT 1A, BLOCK H/888  
BEING A REPLAT OF PART OF LOTS 1-10, BLOCK H/888,  
JOHN J. EAKINS SANTA FE ADDITION,  
AND DALLAS CITY BLOCK 1111 (UNPLATTED)  
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
TOTAL AREA - 4.708 ACRES (GROSS)  
CITY PLAN FILE NO. S223-072  
CITY ENGINEER PLAN FILE NO. DP -

**APPLICANT**  
Magnolia Goodson Road, Ltd  
2410 Polk Street, Suite 200  
Houston, TX 77003  
Telephone: (713) 293-6901  
Contact: David Floor

ENGINEER / SURVEYOR  
Spiars Engineering, Inc.  
765 Custer Road, Suite 100  
Plano, TX 75075  
Telephone: (972) 422-0077  
TBPE No. F-2121 / TBPLS No. F-10043100  
Contact: Kevin Wier

Scale: 1" = 40' February, 2023 SEI Job No. 22-138

1. Basis of bearing derived from the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, (2011).
2. Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, no scale and no projection.
3. Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering section approval.
4. The purpose of this plat is to create one lot.
5. All existing buildings to be demolished.

LEGEND	
ADS	3-1/4" ALUMINUM DISC STAMPED "CC ADDITION SPIARSENG RPLS 5252" SET
BWS	2" BRASS WASHER STAMPED "LWC ADDITION SPIARSENG RPLS 5252" SET WITH A MAG NAIL
IRF	IRON ROD FOUND
CIRF	IRON ROD WITH PLASTIC CAP FOUND
XF	"X" FOUND IN CONCRETE
CM	CONTROL MONUMENT
DRDCT	DEED RECORDS, DALLAS COUNTY, TEXAS
MRDCT	MAR RECORDS, DALLAS COUNTY, TEXAS
OPRDCT	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

OWNER'S CERTIFICATE

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEING a 205,077 square feet or 4.708 acres tract of land situated in the John Grigsby Survey, Abstract Number 495, in the City of Dallas, Dallas County, Texas, in City Blocks 1111 and H/888, being part of Lots 1 through 10, Block H, of the John J. Eakins Santa Fe Addition, according to the plat thereof recorded in Volume 69, Page 436, Deed Records, Dallas County, Texas (DRDCT), as conveyed as "Tract 2" by a special warranty deed to Magnolia Goodson Road, Ltd., et al, recorded in Instrument Number 201600357546, Official Public Records, Dallas County, Texas (OPRDCT), and being all of City Block 1111, as conveyed as "Tract 1" by said special warranty deed above, and being a portion of Alma Street, both that portion thereof dedicated as a 30-foot-wide right-of-way created by said plat of the John J. Eakins Santa Fe Addition described above, and part of Tract 1 conveyed by a warranty deed to the City of Dallas, recorded in Volume 3585, Page 235 DRDCT, and abandoned by the City of Dallas by Instrument Number \_\_\_\_\_ OPRDCT, with the subject tract being more particularly described as follows:

BEGINNING at an "X" found in concrete at the intersection of the northeast corner of Botham Jean Boulevard, a variable width right-of-way by use and occupation (formerly known as Wall Street, Grigsby Avenue, and Lamar Avenue), for the north corner of a right-of-way dedication thereof conveyed as "Tract 8" to the City of Dallas by deed recorded in Volume 3073, Page 316 DRDCT, with the southeast line of Parker Street, a 40-foot-wide right-of-way created by said plat of the John J. Eakins Santa Fe Addition described above, for the west corner of Tract 2;

THENCE N 44°49'48" E, along the southeast line of Parker Street, and along the northwest line of Tract 2, passing at 12.10 feet a 3-1/4" aluminum disc stamped "CC ADDITION SPIARSENG RPLS 5252" set, and continuing along the common line thereof 283.42 feet to a 3-1/4" aluminum disc stamped "CC ADDITION SPIARSENG RPLS 5252" set for the most westerly corner of that portion of Parnell Street, closed by City of Dallas Ordinance Number 92-2175, as shown on the plat of Lot 3A, Block G/889, Office Crew Room Addition, recorded in Volume 94192, Page 11 DRDCT, being the north corner of Tract 2;

THENCE S 54°31'07" E, 97.69 feet along the southwest line of said closed street, and along the northeast line of Tract 2 to a 3-1/4" aluminum disc stamped "CC ADDITION SPIARSENG RPLS 5252" set;

THENCE along the southwest line of said closed street, and along the northeast line of Tract 2, around a non-tangent curve to the right having a central angle of 26°43'14", a radius of 666.20 feet, a chord of S 44°22'19" E - 307.88 feet, an arc length of 310.69 feet to a 3-1/4" aluminum disc stamped "CC ADDITION SPIARSENG RPLS 5252" set;

THENCE S 31°00'42" E, 51.42 feet along the southwest line of said closed street, and along the northeast line of Tract 2 to a 3-1/4" aluminum disc stamped "CC ADDITION SPIARSENG RPLS 5252" set for the north corner of said street abandonment;

THENCE S 36°26'32" E, 38.59 feet continuing along the southwest line of said closed street, and along the northeast line of said street abandonment, to a 5/8" iron rod found for an inset corner of City Spur Parcel 1, conveyed by a deed without warranty to Dallas Area Rapid Transit, recorded in Volume 92165, Page 1176 DRDCT, for the east corner of said abandonment, and for the north corner of Tract 1;

THENCE along the west line of City Spur Parcel 1, and along the east line of Tract 1, around a non-tangent curve to the right having a central angle of 27°41'55", a radius of 678.70 feet, a chord of S 08°30'27" E - 324.92 feet, an arc length of 328.11 feet to a 5/8" iron rod found for the north corner of a tract conveyed by a warranty deed to the City of Dallas, recorded in Volume 2979, Page 218 DRDCT;

THENCE S 30°08'27" W, 102.07 feet along the northwest line of said City of Dallas tract and the southeast line of Tract 1 to a 5/8" iron rod with plastic cap found for intersection of said City of Dallas tract with the northeast line of Botham Jean Boulevard, being the south corner of Tract 1, being the northeast corner of a right-of-way tract conveyed as "Tract Number 1" to the City of Dallas by a warranty deed recorded in Volume 3177, Page 372 DRDCT;

THENCE N 42°05'43" W, 286.24 feet along the southwest line of Tract 1 and the northeast of Botham Jean Boulevard, and same for said Tract Number 1, passing the north corner thereof and the east corner of another right-of-way tract conveyed as "Tract 2" to the City of Dallas by a warranty deed recorded in Volume 3585, Page 235 DRDCT, and continuing along the northeast line thereof to a railroad spike found for the south corner of another right-of-way tract for Alma Street, a 40-foot wide right-of-way, conveyed as "Tract 1" to the City of Dallas by a warranty deed recorded in Volume 3585, Page 235 DRDCT, being the intersection thereof with the northeast line of Botham Jean Boulevard, for the west corner of Tract 1;

THENCE N 44°41'12" E, 0.86 feet along the southeast line of Alma Street and same for said right-of-way deed, and along the northwest line of Tract 1, to a 3-1/4" aluminum disc stamped "CC ADDITION SPIARSENG RPLS 5252" set for the south corner of said street abandonment;

THENCE N 43°43'29" W, 38.85 feet along the southwest line of said street abandonment to a 3-1/4" aluminum disc stamped "CC ADDITION SPIARSENG RPLS 5252" set on the northwest line of Alma Street and the southeast line of Tract 2;

THENCE S 44°49'48" W, 12.00 feet along the common line thereof to an "X" found in concrete for the intersection of Botham Jean Boulevard with Alma Street, being the south corner of Tract 2, and being the east corner of a right-of-way dedication to the City of Dallas, by a warranty deed recorded in Volume 3605, Page 630 DRDCT;

THENCE N 43°43'29" W, 420.17 feet along the southwest line of Tract 2 and the northeast line of Botham Jean Boulevard, and same for said right-of-way tract, passing the north corner thereof and the east corner of said Tract 8, and continuing along the northeast line thereof to an "X" found in concrete;

THENCE continuing along the southwest line of Tract 2 and the northeast line of Botham Jean Boulevard, and same for said right-of-way tract, around a non-tangent curve to the left having a central angle of 01°14'35", a radius of 1570.47 feet, a chord of N 44°30'55" W - 34.07 feet, an arc length of 34.07 feet to the POINT OF BEGINNING with the subject tract containing 205,077 square feet or 4.708 acres of land, as noted in the preamble above.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **Magnolia Goodson Road LTD**, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **LARKSPUR BOTHAM JEAN ADDITION**, an addition to the City of Dallas, Dallas County, Texas, and does 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).

Notwithstanding the general easement language recited above, the detention area easement shown on this plat is hereby dedicated to the public use forever, and may not be used in a manner inconsistent with the DETENTION AREA EASEMENT STATEMENT recited on this plat, which statement is hereby adopted and accepted.

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 \_\_\_\_\_, 2023.

Magnolia Goodson Road, LTD

David Foor, Manager

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared \_\_\_\_\_ known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Public, State of Texas

DETENTION AREA EASEMENT STATEMENT

The proposed detention area along Block A/4011 within the Limits of this addition, will remain as detention areas to the line and grade shown on the plans at all times and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the Detention Areas in Block A/4011. The City of Dallas will not be responsible for the maintenance and operation of said Detention Areas or for any damage or injury to private property or person that results from the flow of water along, into or out of said Detention Areas, or for the control of Erosion.

No obstruction to the natural flow of storm water run-off shall be permitted by filling or by construction of any type of dam, building, bridge, fence, walkway or any other structure within the designated Detention Areas, as hereinafter defined in Block A/4011, unless approved by the Directors of Development Services and Dallas Water Utilities. Provided, however, it is understood that in the event it becomes necessary for the City of Dallas to erect any type of Drainage structure in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivisions, then in such an event, the City of Dallas shall have the right to enter upon the Detention Areas at any point, or points to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep clean and free of debris, silt, and any substance which would result in unsanitary conditions and the City of Dallas shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions, which may occur.

The Detention Area in Block A/4011, as in the case of all Detention Areas, is subject to Storm Water overflow to an extent, which cannot be clearly defined. The City of Dallas shall not be held liable for any damage of any nature resulting from the occurrence of these natural phenomena, nor resulting from the failure of any structure or structures within the Detention Areas or the subdivision storm drainage system.

The Detention Areas serving the plat are shown by the Detention Area Easement Line as shown on the plat.

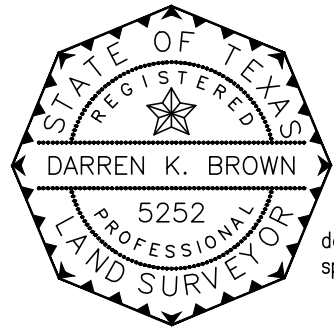
SURVEYOR'S STATEMENT

I, Darren K. 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 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.

PRELIMINARY, THIS DOCUMENT  
SHALL NOT BE RECORDED  
FOR ANY PURPOSE

DARREN K. BROWN, R.P.L.S. NO. 5252



darren.brown@spiaresengineering.com

STATE OF TEXAS §  
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darren K. Brown, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this the \_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public, State of Texas

PRELIMINARY PLAT

LARKSPUR BOTHAM JEAN ADDITION

LOT 1A, BLOCK H/888  
BEING A REPLAT OF PART OF LOTS 1-10, BLOCK H/888,  
JOHN J. EAKINS SANTA FE ADDITION,  
AND DALLAS CITY BLOCK 1111 (UNPLATTED)  
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