3615 Gillespie Ave Condominium Inst. No. 20070034402 O.P.R.D.C.T. 10' DRAINAGE & ACCESS ESMT. 8' STREET ESMT. VOL. 2000120, PG. 4079 VOL. 79130, PG. 1209 Ed C. Smith Oak Lawn <u>Addition</u> Block 1024 Lot 2 <u>Congress — Welborn Addition</u> VOL. 93, pg. 232 D.R.D.C.T. Hood and Congress Addition Lot 7, Block 1/1024 VOL. 200012Ó, PG. 4079 Welborn Street John R. Russell Inst. No. 201200316134 Inst. No. 200802104 Vol. 79051, Pg. 3278 Lot 1-F O.P.R.D.C.T. O.P.R.D.C.T. D.R.D.C.T. 11' Sanitary Sewer Esmt. Inst. No. 200802104 Lot 1-E O.P.R.D.C.T. Lot 1 10'X10' CORNER CLIP ESMT. FOR STREET PURPOSES 8' STREET ESMT. VOL. 79130, PG. 1209 5' Sidewalk & Utility Esmt. VOL. 79130, PG. 1209 ------**CONGRESS AVENUE** 20" STORM 130-131----ASPHALT PAVÈMEN 18" STORM 421−142—— (Formerly Lawrence Street) ──8" WÄTER LINE 411Q-3Ö16 SHT. "9— — "— CENTERLINE \_\_10'x10' Corner Clip \ (By This Plat) (VARIABLE WIDTH R.O.W.) 8" WASTEWATER 3110−302. P. 13A 3 → \_\_\_\_\_\_\_ - + - + - - <u>|</u> - - - - + - - <u>|</u> 160.79' \_ -5' SIDEWALK & UTILITY EASEMENT 5' R.O.W. Dedication └5' Sidewalk & VOL. 20\02235, PG. 28 Vol. 197, Pg. 1452 Utility Esmt. 10'X10' CORNER CLIP ESMT. ₹*E: 2487636.9* (By This Plat) FOR STREET PURPOSES -VOL. 2002235, PG. 28 Lot 13J Lot 5 <u>Lodges at Congress Addition</u> VOL. 2005096, PG. 216 STORY PIER M.R.D.C.T. BUILDING WITH 40' ROW TWO STORY ASPHALT Lot 13K COVERED PARKING | BUILDING PARKING 2727 Hood (TO BE 5' \$IDEWALK & UTILITY EASEMENT (TO BE Condominiums DEMOLISHED) DEMOLISHED) Vol. 2003166, Pg. 877 Point 2 Turtle Creek 1/2"CIRF Condominiums √Vol. 2000027 Pg. 2701/ D.R.D.C.T. Block 1023 Redwoods Condominiums Vol. 80250, Pg. 2280 Lot 4 Lot 1A, Block 1023 Rosemont 1.319 Acres (57,474 SF) Vol. 1, Pg. 88 Block 2/1025 20' FIRE LANE ESMT D.R.D.C.T. – VOL. 68043 PG. 1126 Block Line 177.50' Hood Street Condominiums Vol. 74211, Pg. 1794 ÉXISTING TWÓ D.R.D.C.T. <u>Leonard Steinberg Addition</u> Block 2/1025 STORY PIER BUILDING VOL. 95122, PG. 1308 WITH COVERED VOM. D.R.D.C.T. PARKING (TO BE Lot 3 DEMOLISHED) 10' ROW DEDICATION VOL. 95122, PG. 1308 EXISTING TWO STORY ASPHALT PARKING BUILDING (TO BE Block 1022 Goodson Acura of Dallas LLC <u>DEMOLISHED</u>) Inst. No. 201300095149 O.P.R.D.C.T. of Lot 9 5' SIDEWALK & UTILITY ESMT. 23" PECAN VOL. 99092, PG. 18 Lot 2 Titan Urban Foresite Addition 1 VOL. 99092 PG. 18 Development LLC N45°10'11"W ~ 180.65' Inst. No. 201500026250 M.R.D.C.T. O.P.R.D.C.T. Block 2/1025 Lot 12B Lot 12C 20' ACCESS ESMT. VOL. 98210, PG. 6 Lot 6 Foresite Addition 2 VOL. 99168 PG. 33 Lot 3B \_\_\_\_ representation of this Signed Final Plat. 16' ACCESS ESMT. M.R.D.C.T. Block 2/1025 VOL. 98210, PG. 6 Lot 1 Titan Urban Development LLC Inst. No. 201400248687 Lot 3A Lot 2 Lot 7 O.P.R.D.C.T. Titan Urban Development LLC Titan Urban Development LLC Inst. No. 201400248687 Inst. No. 201400248687 O.P.R.D.C.T. O.P.R.D.C.T. Perry Welborn Addition Block 1/1022 VOL. 98210 PG. 6 D.R.D.C.T. M.R.D.C.T. Remainder of Lot 1 Lot 10 Lot 8 Lot 1 Lot 2 **1/2" CIRF** 52.50' X FND **BROWN STREET** (Formerly Dairy Street) VOL. 93, PG. 232 (VARIABLE WIDTH R.O.W.)

OWNER'S CERTIFICATION:

STATE OF TEXAS § COUNTY OF DALLAS §

> WHEREAS, Toll Brothers, is the owner of a tract or parcel of land situated in the J.A. Sylvester Survey, Abstract Number 1383 in the City of Dallas, Dallas County, Texas and being all of Lots 6, 7 and 8, and part of Lot 9, Blocks 1022 and 1023 of Rosemont Addition, an addition to the City of Dallas as recorded in Volume 1, Page 88 of the Deed Records of Dallas County, Texas, and being all of the tract of land described in a Master Deed for Point Two Turtle Creek Condominiums as recorded in Volume 2000027, Page 2695, and being more particularly described as follows:

BEGINNING at a capped 5/8-inch iron rod found for corner at the intersection of the southwest line of Congress Avenue, a variable width Right-of-Way, and the southeast line of Welborn Street, a variable width Right-of-Way;

Thence, South 45° 10' 11" East departing the southeast line of said Welborn Street and following the southwest line of said Congress Avenue a distance of 184.24 feet to a 5/8" iron rod with yellow cap stamped "Brown & Gay" set for corner, said point being at the intersection of the southwest line of said Congress Avenue and the northwest line of a 15-foot Alley;

Thence, South 44° 49' 46" West departing the southwest line of said Congress Avenue and following the northwest line of said 15-foot Alley a distance of 315.03 feet to a 5/8" iron rod with yellow cap stamped "Brown & Gay" set for corner, said point being the southeast corner of Lot 3, Block 1/1022 of Perry Welborn Addition, an addition to the City of Dallas as recorded in Volume 98210, Page 6 of the Map Records of Dallas County, Texas;

Thence, North 45° 10' 11" West departing the northwest line of said 15-foot Alley and following the northeast line of said Lot 3, Block 1/1022 a distance of 180.65 feet to a bent 1/2" iron rod found for corner, said corner being the north corner of said Lot 3 and said corner being in the southeast line of said Welborn Street;

Thence, North 44° 10' 34" East following the southeast line of said Welborn Street a distance of 315.05 feet to the POINT OF BEGINNING and containing 57,474 square feet of land or 1.319 acres of land, more or less.

OWNER'S DEDICATION

## Now therefore, know all men by these presents:

That Toll Brothers, acting by and through its duly authorized agent, Tommy Rhodus, does hereby adopt this plat, designating the herein above described property as ROSEMONT CONGRESS 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 and upon 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, Texas.

Witness, my hand this the \_\_\_\_\_ Toll Brothers STATE OF TEXAS COUNTY OF DALLAS Before me, the undersigned authority, 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 purposes and considerations therein expressed and in the capacity therein stated. Given under my hand and seal of office, this the \_\_\_\_\_ day of \_\_\_\_\_ 2016. Notary Public in and for the State of Texas

## SURVEYOR'S STATEMENT

I, David F. McCullah, 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

Dated this the 21st day of September, 2016.

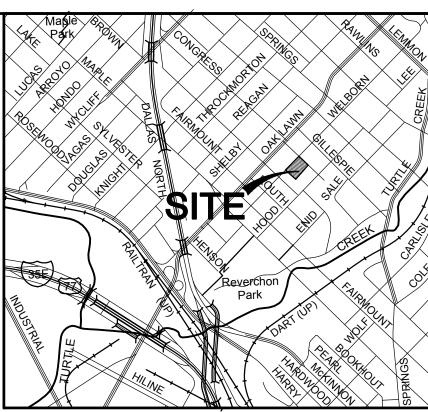
PRELIMINARY. RELEASED 9-19-16 FOR REVIEW ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE. Texas Registered Professional Land Surveyor No. 4023

STATE OF TEXAS COUNTY OF DALLAS

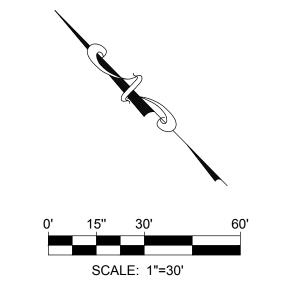
Before me, the undersigned, a notary public in and for said state, on this day personally appeared David F. McCullah, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this the \_\_\_\_\_ day of \_\_\_\_\_ 2016.

Notary Public in and for the State of Texas



**VICINITY MAP** 



**GENERAL NOTES:** 

- LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- BEARINGS ARE BASED ON PROPERTY CORNERS FOUND USING THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202.
- THE PURPOSE OF THIS PLAT IS TO CREATE ONE (1) LOT FROM THREE (3) LOTS AND PART OF ONE (1) LOT.
- ALL PAVEMENT, STRUCTURES AND OBJECTS WITHIN THE PROPERTY BOUNDARIES ARE TO BE REMOVED
- NO FLOODPLAIN EXISTS ON SITE

LEGEND DEED RECORDS, DALLAS COUNTY, TEXAS O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS IRON ROD FOUND IRON ROD SET IRS FND FOUND P.O.B. POINT OF BEGINNING RIGHT-OF-WAY R.O.W. POWER POLE SANITARY SEWER MANHOLE FIRE HYDRANT POWER POLE DOWN GUY ANCHOR CLEANOUT STMMH STORM SEWER MANHOLE LIGHT POLE SCB SPRINKLER CONTROL BOX MAHOLE

WATER METER

PAGE NUMBER IRRIGATION CONTROL VALVE ELECTRIC TRANSFORMER

SIGN

VOLUME

## PRELIMINARY PLAT **ROSEMONT CONGRESS ADDITION LOT 1A, BLOCK 1023**

WM

VOL.

**BEING A 1.319 ACRE TRACT** BEING ALL OF LOTS 6, 7, & 8 AND PART OF LOT 9, BLOCKS 1022 & 1023. OF ROSEMONT ADDITION J.A. SYLVESTER SURVEY, ABSTRACT No. 1383 CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY PLAN FILE NO. S 156-297 SEPTEMBER 2016

OWNER

**TOLL BROTHERS** 

2555 SW Grapevine Parkway

Grapevine, Texas 76051 PHONE: (817) 329-8870

ENGINEER/SURVEYOR

Brown & Gay Engineers, Inc. 2595 Dallas Parkway, Suite 204, Frisco, TX 75034 Tel: 972-464-4800 • www.browngay.com TBPE Registration No. F-1046 Contact: Seth Reichenau

Telephone: (972)-464-4832 Email: sreichenau@bgeinc.com

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