





STATE OF COUNTY C OWNER'S CERTIFICATE OF DALLAS

Whereas Joseph Nicholas Rosato III, and Marci Rosato, are the sole owners of a 10.00 acre tract of land, approximately 9.998 acres, situated in the William F. Newton 640 acre Survey, Abstract No. 1084, same being that tract of land conveyed to said Joseph Nicholas Rosato III, and Marci Rosato, by Warrant Deed recorded in Instrument No. 202000110652, Official Public Records, Dallas County, Texas, and also that tract of land conveyed to said Joseph Nicholas Rosato III, and Marci Rosato, by General Warranty Deed recorded in Instrument No. 201800163691, Official Public Records, Dallas County, Texas, same being Lots 16 and 17, Block 8281, Old Carolina Plantation, an unrecorded addition to the City of Dallas, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found with plastic yellow cap stamped "CBG Surveying" for corner, said corner being the Southwest corner of Lot 1, Block A/8281, Rosato Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Instrument No. 201800035360, Official Public Records, Dallas County, Texas, and being in the North Right-of-Way line of Cleveland Road (80 foot Right-of-Way, by use and occupation);

THENCE South 85 degrees 33 minutes 52 seconds West, along the North Right-of-Way line of said Cleveland Road, a distance of 381.70 feet to a 3-1/4 inch aluminum disk stamped over a "RAII" and "RPLS 5513", set over a 1/2 inch iron rod set for corner, said corner being the Southeast corner of that tract of land conveyed to Alzee Edward Williams and Roy Lee Williams, by deed recorded in Instrument No. 201900258199, Official Public Records, Dallas County, Texas, from which a 1/2 inch iron rod found for witness bears South 71 degrees 02 minutes 34 seconds West, a distance of 0.66 feet;

THENCE North 04 degrees 25 minutes 13 seconds West, along the East line of said Williams tract, a distance of 1141.70 feet to a 1/2 inch iron rod found for corner, said corner being the Northeast corner of said Williams tract, and being on the South line of that tract of land conveyed to ATC Realty Investments, LLC, by deed recorded in Instrument No. 201600051626, Official Public Records, Dallas County, Texas, from which a 1 inch iron pipe found for witness bears North 81 degrees 15 minutes 44 seconds West, a distance of 1.67 feet:

for corner, said corner being the Rosato Addition; THENCE North 85 degrees 46 minutes 47 seconds East, along the South line of said A Realty Investments, LLC tract, passing a 5/8 inch iron rod found for reference at a distance of 190.80 feet, and continuing a total distance of 381.70 feet to a 3-1/4 ir aluminum disk stamped over a "RAII" and "RPLS 5513", set over a 1/2 inch iron rod for corner, said corner being the Northwest corner of aforesaid Lot 1, Block A/8281, outh line of said ATC reference at a eet to a 3-1/4 inch inch d set

THENCE South 04 degrees 25 minutes 13 seconds East, along the West line of said Lot 1, a distance of 1140.27 feet to the POINT OF BEGINNING, and containing 435,512.68 square feet or 10.00 acres of land.

16" TWIN PECA	15
16" OAK	14
16" FORK OAK	13
16" CEDAR	12
14" TWIN OAK	<u></u>
14" TRIP SOUTHERN L	10
14" OAK	9
12" OAK	00
12" CEDAR	7
8" OAK	o
8" OAK	(J
6" UNIDENTIFIED -	4
6" OAK	3
6" OAK	2
UNIDENTIFIED TR	
Raw Descriptio	Point #
Point Table	

OAK

		Point Table
ion	Point #	Raw Descriptio
TREE	16	18" CEDAR
	17	18" QUAD OAF
	18	18" TRIP HACKBE
TREE	19	18" TRIP HACKBE
	20	18" TRIP OAK
	21	18" TWIN OAK
20	22	20" CEDAR
	23	20" CEDAR
	24	20" PECAN
LIVE OAK	25	20" TWIN CEDA
AK	26	20" TWIN SLC
20	27	24" CEDAR
AK	28	40" OAK
	29	8" SOUTHERN LIVE
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BO' PUBLIC R.O.W. USE AND OCCUPATION)	ALZEE EDWARD WILLIAMS AND ROY LEE WILLIAMS INST. NO. 201900258199 O.P.R.D.C.T. LOT 15, BLOCK 8281 OLD CAROLINA PLANTATION (UNRECORDED) 1/2" IRF FOR WITH S 71'02'34" W G	STATE PLANE COORDINATES 6,921,765.7151 2,508,283.4681 CM 1/2" IRF 1/2" IRF FOR WITNESS N 31*15'44" W 1.67' N 31*15'44" W 1.67'
SAN SEW MANHOLE RIM-533.68' FL-519.01'	WILLIAMS 900258199 C.T. BLOCK 8281 NA PLANTATION CCORDED)	E PLANE DINATES 65.7151 CM 1/2" IRF WITNESS W 1.67' 518
	N 04°25'13" W 1141.70' N 04°25'13" W 1141.70'	519 520 0 N
12" SANITANI STM SEW MANHOLE RIM-533.40 FL-529.60	H NICHOLAS ROSATO CI MICHELLE ROSATO NO. 202000110652 O.P.R.D.C.T. O.P.R.D.C.T. (UNRECORDED) S24 524 524 524 527 527	ATC REALTY INVEST INST. NO. 20160 O.P.R.D.C.
뉴폴롤의	JOSEPH ROSATO MARCI ROSATO (TRACT IN) (TRACT	E 381.70°
20 DISTRIBUTION PARK PHASE I, LLC C. NO. 202000031500 O.P.R.D.C.T.	S 04°25'13" E 1140.27' — — — — — — — — — — — — — — — — — — —	529 A.C.S." 388
SAN SEW MANHOLE RIM-534.49' FL-520.07'	DETENTION AREA ACCESS EASEMENT INST. NO. 201800035360 O.P.R.D.C.T.	191.00° 1" IPF 382.10° INS
3	7 1 2 NO. 25 PRIVAL	DETENTION AREA ACCESS EASEMENT INST. NO. 201800035360 O.P.R.D.C.T. 24' PRIVATE DRAINAGE AND ACCESS ESMT. DOC. NO. 201700189092 O.P.R.D.C.T.
	WILLIAM F. NEWTON 640 ACRE SURVEY ABSTRACT. NO. 1084 IRF CASWELL C. 633 ACRE 633 ACRE 633 ACRE ABSTRACT.	

CLEVELAND ROAD 80' PUBLIC R.O.W. 80' PUBLIC R.O.W. (BY USE AND OCCUPATION)	ALZEE EDWARD WILLIAMS AND ROY LEE WILLIAMS INST. NO. 201900258199 O.P.R.D.C.T. LOT 15, BLOCK 8281 OLD CAROLINA PLANTATION (UNRECORDED)	STATE PLANE COORDINATES 6,921,765.7151 2,508,283.4681 1/2" IRF FOR WITNESS N 31*15'44" W 1.67'
71102'34" W 0.66' 71102'34" W 0.66' W	PLANTATION (DED)	PLANE DINATES 65.7151 83.4681 CM 1/2" F WITNESS W 1.67
WITNESS W 0.66' W 0	519	518
A.C.S. SANITARY STM SEW MANHOLE RIM-533.40 FL-529.60	NOT 16, P OLD CAROLIN (UNRES) 523	ATC REALTY INVESTMENTS, LLC INST. NO. 201600051626 O.P.R.D.C.T. 85°46'47" E 381 N 85°46'47" E 381 S 69°52'51" W 0.73' V 0.7
27 53 52 WATER WATER METER MANHOLE RIM-533.39 FL-526.29	2.68 SO ACRE	E 381.70°
WATER WATER 43 38 1-7 FH WATER 43 25 534 1-20 DISTRIBUTION PARK PHASE I, LLC DOC. NO. 202000031500 O.P.R.D.C.T.	523 523 523 523 523 523 523 523 523 523	529 A.C.S.
SA RIM- FL- SO FL-	DETENTION AREA ACCESS EASEMENT INST. NO. 201800035360 O.P.R.D.C.T.	191.00° 382.10°

TREE

» Description

C. OVERTON RE SURVEY

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Joseph Nicholas Rosato III, and Marci Rosato, do hereby adopt this plat, designating the herein described property as **ROSATO ADDITION PHASE II**, 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 value as same. All, and any public utility shall have the right or remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the 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 purpose of reading meters and any maintenance or service required or ordinarily performed by that utility). WHEREAS, Jodescribed prodo hereby

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.

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	Dallas.

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BY:

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 Joseph Nicholas Rosato, III 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.

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Notary Public in and for the State of Texas

WITNESS, my hand at Dallas, Texas, this the

(OWNER)

STATE OF OF TEXAS OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Marci Rosato 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

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT:

I, Bryan Connally, 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 _______ Document shall not be recorded for any purposes and shall not be used or viewed or relied upon as a final survey document.

Connally Registered Professional Land Surveyor No. 5513

STATE OF COUNTY O OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connally 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

Notary

in and for

PRELIMINARY PLAT

ROSATO ADDITION PHASE II

LOT 2, BLOCK A/8281

BEING LOTS 16 AND 17

CITY BLOCK 8281

OLD CAROLINA PLANTATION

(AN UNRECORDED PLAT)

WILLIAM F. NEWTON SURVEY, ABSTRACT NO. 1084 AND CASWELL C. OVERTON SURVEY, ABSTRACT NO. 1102

CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. \$201-565

OWNER: JOSEPH NICHOLAS ROSATO III
210 HEARTHSTONE DRIVE
SUNNYVALE, TEXAS 75182



PLANNING & SURVEYING
Main Office
12025 Shiloh Road, Ste. 230
Dallas, TX 75228
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbgtxllc.com