

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, Monica R. Raofpur, is the owner of a tract of land situated in the W. Traughber Survey, Abstract No. 1479, City of Dallas, Dallas County, Texas and being Lot 1, Block Q, City Block 6260, Rustic Hills Center, an addition to the City of Dallas, Texas, according to the plat thereof recorded in Volume 71034, Page 2233, Deed Records, Dallas County, Texas and being the same 0.7805 acre tract of land as conveyed to Monica R. Raofpur by General Warranty Deed recorded in Instrument No. 201600098560, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

Beginning at a 5/8" iron rod found for the southwest corner of said 0.7805 acre tract and being the intersection of the east right-of-way line of Creek Cove Drive (60' R.O.W.) and the north right-of-way line of Great Trinity Forest Way (State Highway Loop 12) (variable width R.O.W.);

Thence, North 00°34'20" East, along the west line of said 0.7805 acre tract, the west line of said Lot 1 and the east right-of-way line of Creek Cove Drive (60' R.O.W.), a distance of 220.77 feet to a 1/2" iron rod found for the beginning of a curve to the right having a central angle of 18°04'43", a radius of 320.00 feet and a chord bearing of North 09°36'27" East, a distance of 100.55 feet;

Thence, northeasterly, along the west line of said 0.7805 acre tract, the west line of said Lot 1, the east right-of-way line of Creek Cove Drive (60' R.O.W.) and said curve to the right, an arc distance of 100.97 feet to a 1/2" iron rod found for the northwest corner of said Lot 1 and the southwest corner of Creek Cove Villas, an addition to the City of Dallas, Texas, according to the plat thereof recorded in Volume 2005096, Page 30, Map Records, Dallas County, Texas;

Thence, South 89°41'40" East, along the north line of said Lot 1 and the south line of said Creek Cove Villas, a distance of 154.21 feet to a 1/2" iron rod found for the northeast corner of said Lot 1;

Thence, South 00°34'20" West, along the east line of said Lot 1, the east line of said 0.7805 acre tract and the west line of Lot 51, Block Q/6260 of Great Trinity Forest Addition, an addition to the City of Dallas, Texas, according to the plat thereof recorded in Instrument No. 201800156780, Official Public Records, Dallas County, Texas, a distance of 320.00 feet to a point in water for the southeast corner of said 0.7805 acre tract and being on the north right-of-way line of Great Trinity Forest Way (State Highway Loop 12) (variable width R.O.W.);

Thence, North 89°41'40" West, along the south line of said 0.7805 acre tract and the north right-of-way line of Great Trinity Forest Way (State Highway Loop 12) (variable width R.O.W.), a distance of 170.00 feet to the Point of Beginning and containing 53,883 square feet or 1.237 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Monica R. Raofpur, does hereby adopt this plat, designating the herein described property as RUSTIC HILLS CENTER, 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).

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, this the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

BY: \_\_\_\_\_  
Monica R. Raofpur, Owner

STATE OF TEXAS  
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared Monica R. Raofpur, 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 consideration and under the authority therein expressed.

GIVEN under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Notary Public for and in the State of Texas  
My commission expires: \_\_\_\_\_

PRELIMINARY PLAT

RUSTIC HILLS CENTER

LOT 1R, BLOCK Q

CITY BLOCK 6260

1.237 ACRES

Being a replat of Lot 1, Block Q/6260

of Rustic Hills Center

W. Traughber Survey, Abstract No. 1479

City of Dallas, Dallas County, Texas

City Plan File No. S201-628

CARROLL CONSULTING GROUP, INC.

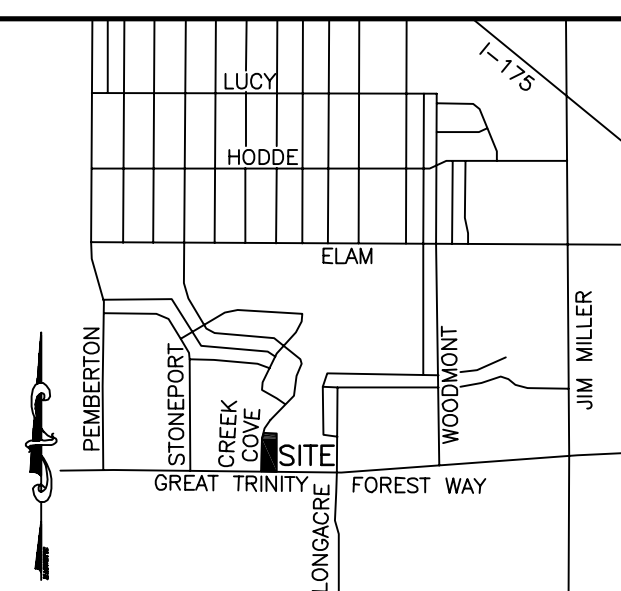
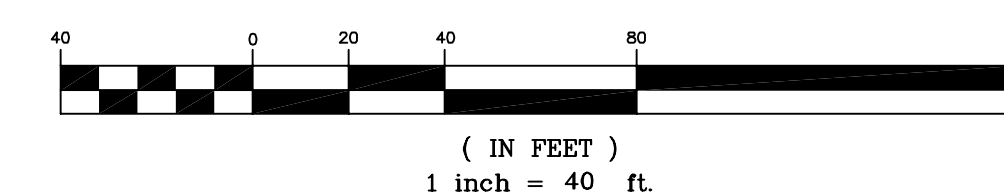
P.O. BOX 11 LAVON, TEXAS 75166

PHONE: (972) 742-4411

TEXAS FIRM REGISTRATION NO.: 10007200

JOB No.	SCALE:	DATE	DRAWN BY:
2761-20	1"=40'	MARCH 25, 2021	CP

OWNER:  
MONICA R. RAOPPUR  
4219 ASHMONT COURT  
DALLAS, TEXAS 75287



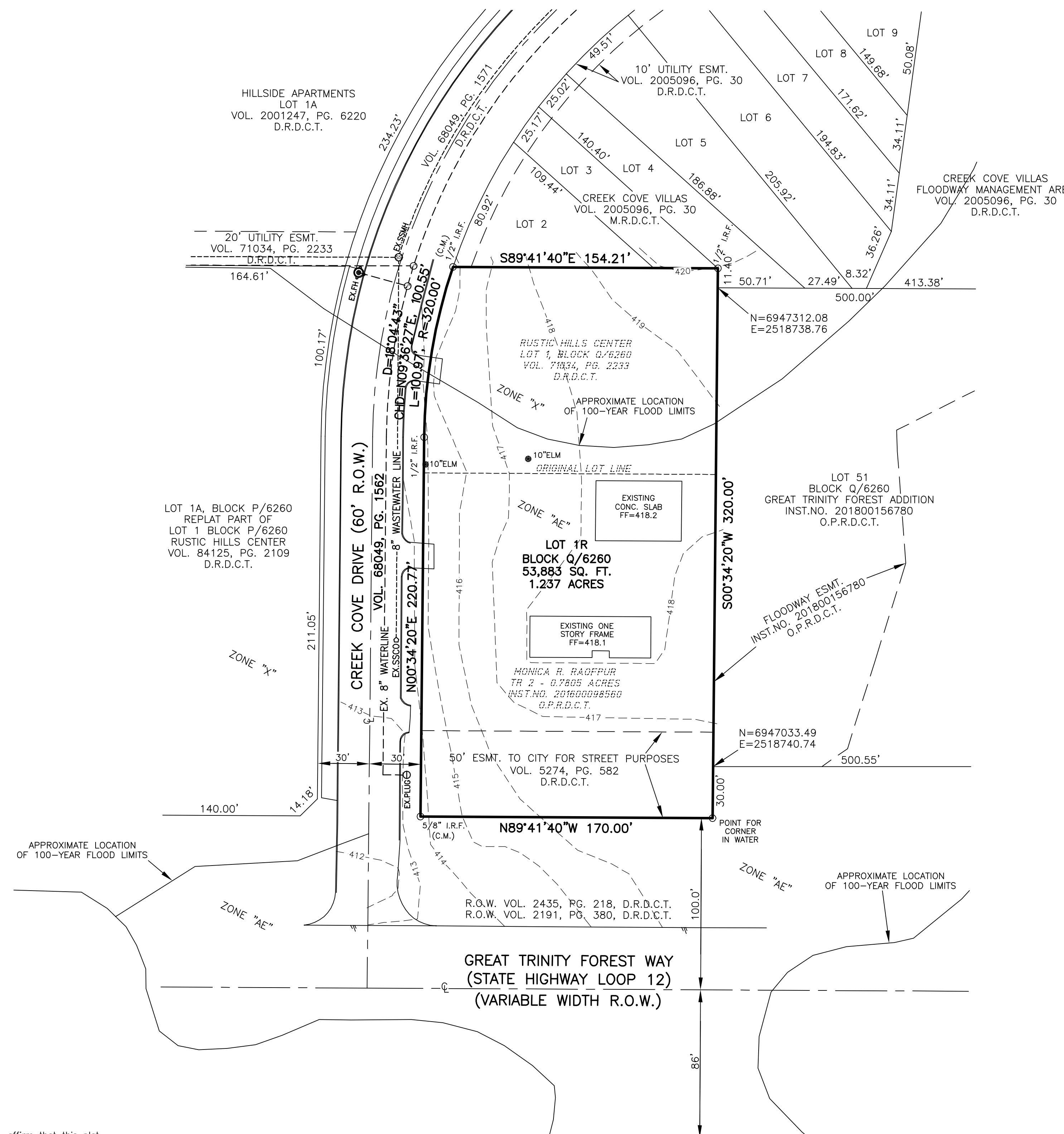
VICINITY MAP  
(N.T.S.)

LEGEND

- O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS
- D.R.D.C.T. - DEED RECORDS DALLAS COUNTY TEXAS
- M.R.D.C.T. - MAP RECORDS DALLAS COUNTY TEXAS
- CL - CENTERLINE
- R.O.W. - RIGHT-OF-WAY
- I.R.F. - IRON ROD FOUND
- (C.M.) - CONTROL MONUMENT

FLOOD NOTE:

ACCORDING TO MY INTERPRETATIONS OF COMMUNITY PANEL NO. 48113C0505 J, DATED AUGUST 23, 2001, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR DALLAS COUNTY, TEXAS, A PORTION OF THE SUBJECT PROPERTY LIES WITHIN ZONE "AE" (SPECIAL FLOOD HAZARD AREAS INUNDED BY 100-YEAR FLOOD; BASE FLOOD ELEVATIONS DETERMINED) AND A PORTION LIES WITHIN ZONE "X" AND IS NOT SHOWN TO BE WITHIN A SPECIAL FLOOD HAZARD AREA. THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.



SURVEYOR'S STATEMENT

I, James Bart Carroll, 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.

WITNESS MY HAND THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

*Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.*

James Bart Carroll  
Texas Registered Professional Land Surveyor No. 5129

STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this date personally appeared James Bart Carroll, 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 purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

Notary Public for the State of Texas

NOTES:

- The purpose of this plat is to create one lot from one existing lot and one tract of land.
- Coordinates and Bearings shown hereon are per RTK Network and are NAD83 (CORS96, EPOCH 2002) tied to the Texas Coordinate System of 1983, North Central Zone (4202) using Dallas Water Utility benchmarks 58-S-3 and 57-R-4;  
GPS 58-S-3 N=6949482.463 E=2521506.112 Z=443.197      GPS 57-R-4 N=6951147.449 E=2517284.839 Z=426.550
- Lot-to-lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section Approval.
- Zoned "CS" Commercial Service
- Structures to remain.