

LEGEND

IRS	1/2" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 5310"
IRF	IRON ROD FOUND
CM	CONTROL MONUMENT
PK	PK NAIL FOUND
IPF	IRON PIN FOUND
SSS	STEEL SHINER STAMPED
AC	ALUMINUM CAP
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
B.L.	BUILDING LINE
INST. NO.	INSTRUMENT NUMBER
DOC. NO.	DOCUMENT NUMBER
DRDCT	DEED RECORDS, DALLAS COUNTY, TEXAS
MROCT	MAP RECORDS, DALLAS COUNTY, TEXAS
OPROCT	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

NO PART OF THE SUBJECT LAND IS LOCATED IN A 100 YEAR FLOODPLAIN OR IN AN AREA IDENTIFIED "FLOOD PRONE AREA" AS DEFINED PURSUANT TO THE FLOOD DISASTER PROTECTION ACT OF 1973, AS AMENDED, AS REFLECTED BY FLOOD INSURANCE RATE MAP PANELS 48113C03301, DATED August 23, 2001. THE PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN).

TOTAL NUMBER OF LOTS	3
EXIST. ZONING	R-7.5
TOTAL AREA	0.516 Ac.
COMMON AREAS	0
R-7.5 AREA REQUIRED	7500 SF

- NOTES:
1. BASIS OF BEARING - JOHN BOWLAND ADDITION RECORDED IN INST. NO. 201600203399
  2. NO LOT-TO-LOT DRAINAGE WILL BE ALLOWED WITHOUT ENGINEERING DEPARTMENT APPROVAL
  3. YARD SETBACKS: FRONT - 25'  
REAR - 5'  
SIDE - 5'
  4. H.O.A. TO OWN AND MAINTAIN OPEN SPACE
  5. EXISTING CONTOURS BASED OFF DCAD CONTOUR MAPS
  6. EXISTING STRUCTURES ON GROUND TO BE DEMOLISHED PRIOR TO RECORDING.

THE PURPOSE OF THIS PRELIMINARY PLAT IS TO RE-PLAT 2 RESIDENTIAL LOTS INTO 3 RESIDENTIAL LOTS OUT OF THE 0.516 ACRES OF LAND

"THIS DOCUMENT SHALL NOT BE RECORDED"

City File Plan No. S190-172

# Preliminary Plat

## Roanoke Grove

Lots 4R, 5R, 6R, Block 1/5764  
A Re-Plat of Lots 4A and 5A, Block 1/5764

Being a 0.516 acre tract of land situated in the Dickerson Parker Survey, Abstract No. 1133 in the City of Dallas, Dallas County, Texas

**OWNER'S CERTIFICATE**

STATE OF TEXAS §  
COUNTY OF DALLAS §

Whereas TCCI LAND DEVELOPMENT is the Sole owner of all that certain Lot, Tract, or Parcel of land located in Dickerson Parker Survey, Abstract No. 1133, being all of Lots 4A and 5A, Block 1/5764, John Bowland Addition, an addition to The City of Dallas, Dallas County, Texas, according to the plat thereof recorded as Instrument No. 201600203399 Official Public Records, Dallas County, Texas, and being part of the same property conveyed to TCCI Land Development by General Warranty Deed, recorded as Instrument No. 202200051058, Official Public Records, Dallas County, Texas, and this tract being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8" iron pin found for corner in the southeast right-of-way line of Roanoke Avenue (50' width) at the most northern corner of Lot 1, Block 1/5764, of the Hollowbrook Addition, an addition to The City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 4, Page 147, Map Records, Dallas County, Texas;

THENCE South 45 degrees 53 minutes 44 seconds West, along the common line of said Avenue and Lots 1-3 of last mentioned addition, a distance 150.00 feet to a P/N nail with a 2 1/4" steel shiner stamped John Bowland Addn, RPLS 6022, found in concrete at the common north corner of said Lot 3 and Lot 4A of said Bowland Addition, and the PLACE OF BEGINNING of the herein described tract;

THENCE, South 44 degrees 06 minutes 37 seconds East, along the common line of said Lot 3 and Lot 4A, a distance of 150.00 feet to a 5/8 inch iron rod with 3 1/4" aluminum cap stamped John Bowland Addition, Sempco Surveying, Inc., found for the common south corner thereof, said point being in the northwest right-of-way line of a 15' wide alley as dedicated by said Hollowbrook Addition;

THENCE, South 45 degrees 53 minutes 44 seconds West, along the common line of said lots 4A, and 5A of same addition and with the northwest line of said alley, a distance of 150.00 feet to a 5/8 inch iron pin with 3 1/4" aluminum cap stamped John Bowland Addition, Sempco Surveying, Inc., set for the common south corner of said Lot 5A and Lot 7 of said Hollowbrook Addition;

THENCE North 44 degrees 06 minutes 37 seconds West, along the common line of last mentioned Lots, a distance of 150.00 feet to a 5/8 inch iron pin with 3 1/4" aluminum cap stamped John Bowland Addition, Sempco Surveying, Inc., found for corner at the common north corner thereof, and also being in the southeast right-of-way of said Roanoke Avenue;

THENCE North 45 degrees 53 minutes 44 seconds East, along the common line of said right-of-way and said Lot 5A and 4A, respectively, a distance of 150.00 feet to the POINT OF BEGINNING and containing 0.517 acres of land (22,500 S.F.).

**DEDICATION STATEMENT**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT TCCI LAND DEVELOPMENT, INC. does hereby adopt this plat, designating the herein above described property as ROANOKE GROVE, an addition to the City of Dallas, Dallas County, Texas, and does hereby dedicate and convey, in fee simple, to public use forever, the streets and other alleys as shown hereon. The easements shown thereon are hereby reserved for the purposes indicated. The easements and fire lanes 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 easements and fire lanes is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements, obstructions, or growths shall be constructed, reconstructed or placed upon, over or across the easements and fire lanes as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. The City of Dallas shall have the right to remove and keep removed from fire lanes, all or parts of any building, fences, trees, shrubs, or other improvements, obstructions, or growths which in any way may endanger or interfere with access of fire units to fire protection facilities or equipment. 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).

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas, Texas.

WITNESS, my hand at Dallas, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

TCCI LAND DEVELOPMENT, INC.

By: \_\_\_\_\_  
TOMMY N. CANSLER, OWNER

STATE OF TEXAS §  
COUNTY OF DALLAS §

Before me, a Notary Public in and for Dallas County, Texas, on this day personally appeared TOMMY N. CANSLER, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that he and she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Notary Public in and for Dallas County, Texas  
My commission expires:

**SURVEYOR'S STATEMENT:**

I, ROBERT C. MYERS, 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 \_\_\_\_\_, 2020.

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. This document was released 06/22/2020 for the City of Dallas preliminary plat review process.

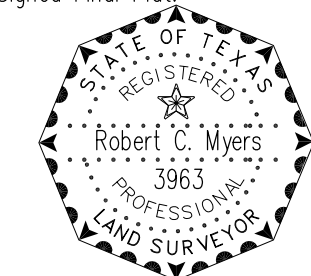
ROBERT C. MYERS  
STATE OF TEXAS NO. 3963

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 ROBERT C. MYERS known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that 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 \_\_\_\_\_, 2020.

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



Engineer:  
**RED CAPROCK ENGINEERING**  
3930 Glade Rd., S. 108-322  
Colleyville, Texas 76034  
tel. 214.682.5206  
firm #21121

Owner:  
**TCCI Land Development, Inc.**  
3930 Glade Rd. Suite 108-322  
Colleyville, Texas 76034  
469.688.8224 | 111tcci@att.net  
Tommy Cansler - President

Surveyor:  
**R.C. MYERS SURVEYING, LLC**  
"Registered Professional Land Surveyors"  
488 ARROYO COURT (214) 532-0636 Voice  
SUNNYVALE, TEXAS 75158 Firm No. 1019280  
Robert "Calvin" Myers, RPLS 3963  
rcmsurveying@gmail.com

June 23, 2020