

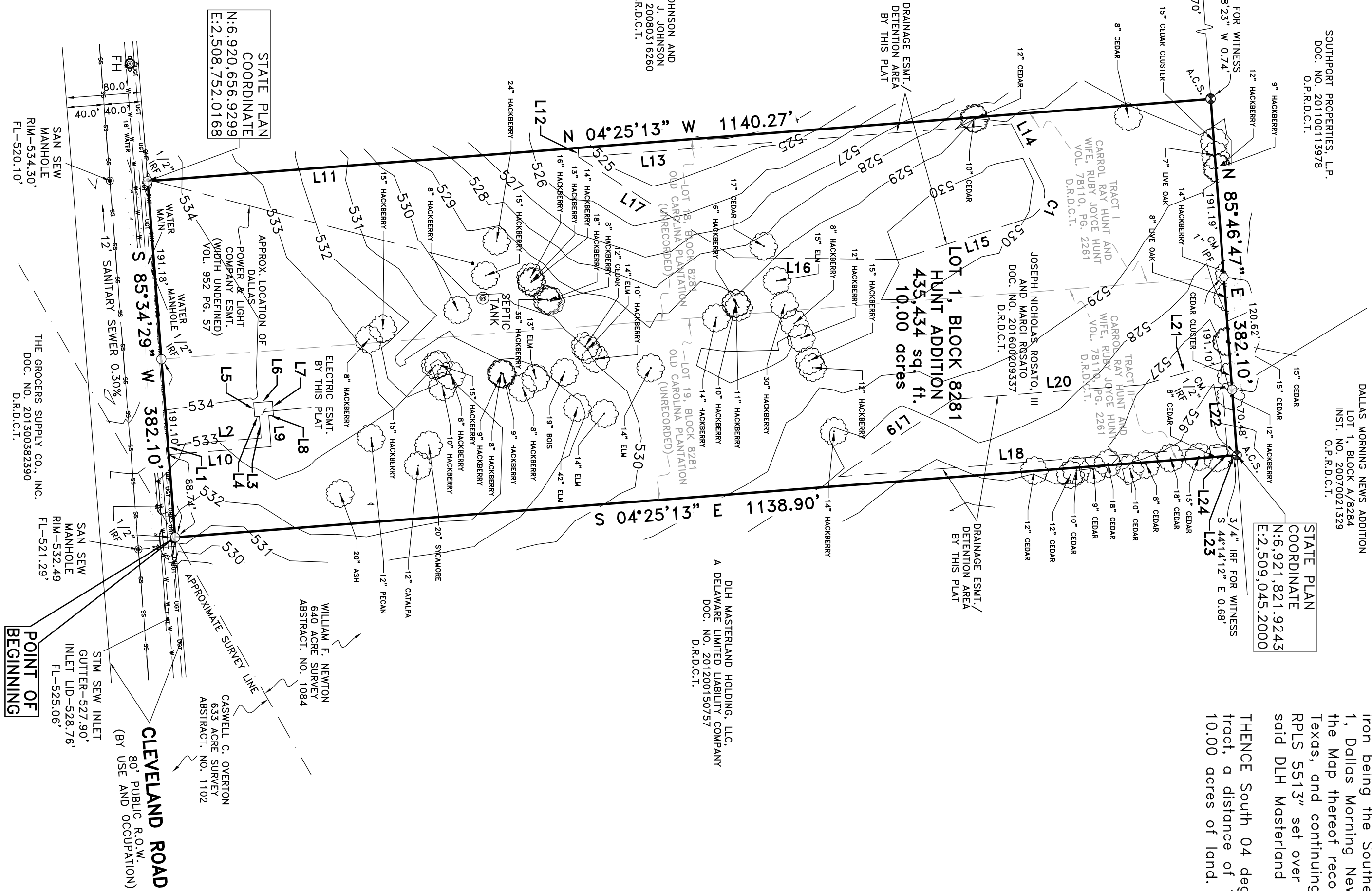
VICINITY MAP
NOT TO SCALE

Line #	Direction	Length
L1	S 85°34'29" W	10.00'
L2	N 04°25'13" W	99.84'
L3	S 85°34'47" W	23.26'
L4	S 04°25'13" E	5.00'
L5	S 85°34'47" W	15.00'
L6	N 04°25'13" W	20.00'
L7	N 85°34'47" E	15.00'
L8	S 04°25'13" E	5.00'
L9	N 85°34'47" E	33.26'
L10	S 04°25'13" E	109.84'
L11	N 04°25'13" W	461.73'
L12	N 85°34'47" E	10.00'
L13	N 04°25'13" W	463.76'
L14	N 62°11'07" E	69.89'
L15	S 17°41'26" E	143.14'
L16	S 00°35'55" W	176.14'
L17	S 32°49'15" W	198.13'
L18	S 04°25'13" E	416.56'
L19	N 33°59'51" W	147.89'
L20	N 04°24'56" W	202.87'
L21	N 15°51'49" W	87.11'
L22	N 85°46'47" E	90.27'
L23	S 04°25'13" E	10.00'
L24	S 85°46'47" W	10.00'

Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
C1	28.00'	48.73'	99°45'10"	N 88°04'14" W	42.81'

GENERAL NOTES

- 1) BEARINGS ARE REFERENCED TO GRID NORTH, BASED ON GPS OBSERVATIONS AND CONFORM TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE.
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 6) BENCHMARK IS SET ON TOP OF A CONCRETE CURB AT THE SOUTHWEST CORNER OF A STORM SWAYER DROP INLET AT THE NORTHEAST CORNER OF THE INTERSECTION OF BONNIE VIEW ROAD AND LANGDON ROAD. (ELEV.=470.20')



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

Whereas Joseph Nicholas Rosato, III, and Marci Rosato are the sole owners of a tract of land situated in the William F. Newton Survey, Abstract No. 1084, and the Caswell C. Overton Survey, Abstract No. 1102, some being that tract of land conveyed to Joseph Nicholas Rosato, III, and Marci Rosato, by deed No. 201100115978, Deed Records, Dallas County, Texas, said tract being Lots 18 and 19, Block 8281, in the Old Carolina Plantation, unrecorded, and being more particularly described by metes and bounds as follows:

BEGINNING at 1/2 inch iron rod found for corner, said corner being the Southwest corner of that tract of land conveyed to DLH Mastland Holding, LLC, a Delaware Limited Liability Company, by deed recorded in Document No. 201200150757, Deed Records, Dallas County, Texas, and being in the North line of Cleveland Road (public right-of-way);

THENCE South 85 degrees 34 minutes 29 seconds West, along said North line of Cleveland Road, passing a 1/2 inch iron rod found on-line for reference at a distance of 191.19 feet, and continuing a total distance of 382.10 feet to a 1/2 inch iron rod found for corner, said corner being the Southeast corner of that tract of land conveyed to Mose Johnson and Barbara J. Johnson, by deed recorded in Document No. 20080516260, Official Public Records, Dallas County, Texas;

THENCE North 04 degrees 25 minutes 13 seconds West, along the East line of said Johnson tract, a distance of 1140.27 feet to a 3/4 inch aluminum disk stamped RA and RP1.S 5513" set over a 1/2 inch iron rod set for corner, said corner being the Northeast corner of said Johnson tract, and being in the South line of that tract of land conveyed to Southport Properties, L.P., by deed recorded in Document No. 201100115978, Official Public Records, Dallas County, Texas;

THENCE North 85 degrees 46 minutes 47 seconds East, along said South line of Southport Properties tract, passing a 1 inch iron pipe found for reference at a distance of 191.19 feet, and continuing along said South line, to a 1/2 inch iron rod found for reference at a distance of 311.87 feet, said iron being the Southeast corner of said Southport Properties tract, and the Southwest corner of Lot 1, Dallas Morning News Addition, an addition to the City of Dallas, Dallas County, Texas, according to The Map Hereof recorded in Document No. 20070021529, Official Public Records, Dallas County, Texas, and continuing a total distance of 382.10 feet to a 3/4 inch aluminum disk stamped RA and RP1.S 5513" set over a 1/2 inch iron rod set for corner, said corner being the Northwest corner of said DLH Mastland Holding tract;

THENCE South 04 degrees 25 minutes 13 seconds East, along the West line of said DLH Mastland tract, a distance of 1138.90 feet to the POINT OF BEGINNING and containing 435,434 square feet or 10.00 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Joseph Nicholas Rosato, III, and Marci Rosato, does hereby adopt this plat, designating the herein described property as **ROSATO 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 hereon 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, 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 of 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 plating ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this the ____ day of _____, 2016.

BY: Joseph Nicholas Rosato (OWNER)

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Joseph Nicholas Rosato, III, and Marci Rosato, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2016.

Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT:

I, Bryan Connolly, 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 (c)(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 _____, 2016.

RELEASED FOR REVIEW 12/09/2016 PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connolly
Texas Registered Professional Land Surveyor No. 5513

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 Bryan Connolly 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 ____ day of _____, 2016.

Notary Public in and for the State of Texas

- LEGEND**
- D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
 - O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 - VOL. = VOLUME
 - PG. = PAGE
 - CM = CONTROLLING MONUMENT
 - R.O.W. = RIGHT-OF-WAY
 - ESMT. = EASEMENT
 - 1" IPF = 1 INCH IRON PIPE FOUND
 - 1/2 IRF = 1/2 INCH IRON ROD FOUND
 - 3/4 IRF = 3/4 INCH IRON ROD FOUND
 - DOC. NO. = DOCUMENT NUMBER
 - A.C.S. = 3" ALUMINUM DISK STAMPED "RA AND RP1.S 5513"
 - SET OVER A 1/2 INCH IRON ROD SET

OWNER, NICHOLAS ROSATO
451 CLEVELAND ROAD
DALLAS, TX 75241
214-207-4737

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Info No. 20168800
www.cbgsurvey.com

PRELIMINARY PLAT
ROSATO ADDITION
LOT 1, BLOCK 8281
BEING LOTS 18 AND 19
OLD CAROLINA PLANTATION
(AN UNRECORDED PLAT)
435,434 SQ.FT. / 10.00 ACRES
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. 5167-049