



GENERAL NOTES

- 1) BASIS OF BEARINGS IS THE NORTHWEST LINE DEED RECORDED IN VOLUME 5349, PAGE 62, DEED RECORDS, DALLAS COUNTY, TEXAS. (N44°17'03"E)
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS FOR DEVELOPMENT.
- 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 COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES. NO SCALE AND NO PROJECTION.
- 6) NO STRUCTURES TO REMAIN ON SITE.
- 7) BENCHMARK IS A STANDARD WATER DEPARTMENT BENCHMARK IN CONCRETE CURB ON SOUTH SIDE OF WOODFIN DRIVE AND 60 FEET EAST OF THE CENTERLINE OF MIDWAY ROAD. (ELEV.=537.25')

LEGEND

D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. NO. = INSTRUMENT NUMBER
VOL. = VOLUME
PG. = PAGE
R.O.W. = RIGHT-OF-WAY
A.C.S. = 3" ALUMINIUM DISK STAMPED "RRP AND PLS 5513" SET OVER A 1/2 INCH IRON ROD SET

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Rosa Road Partners, LLC are the owners of a tract of land situated in the Jos L. Farouhar Survey, Abstract No. 455, in the City of Dallas, Dallas County, Texas, and being a portion of abandoned T.P. & L. easement as recorded in Volume 642, Page 512, Deed Records, Dallas County, Texas and released in Volume 69136, Page 1215, Deed Records, Dallas County, Texas, and being conveyed to Rosa Road Partners, LLC by Special Warranty Deed with Vendor's Lien recorded in Instrument Number 201500307068, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

Beginning of a 3/8 inch iron rod found for corner, and being the Southwest corner of Lot 3, Block 5080, S.P. WOODRUFF SUBDIVISION, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 17, Page 155, Map Records, Dallas County, Texas, and being in the North line of Rosa Road (a 50 foot right-of-way);

Thence North 89 Degrees 59 Minutes 48 Seconds West, along the North line of said Rosa Road, a distance of 314.88 feet to a 3 inch aluminum disk stamped "RRP and PLS 5513" set over a 1/2 inch iron rod set for corner, and being in the Southeast line of the remainder of said Edith Lane;

Thence North 44 Degrees 00 Minutes 21 Seconds East, along the Southeast line of the remainder of said Edith Lane, a distance of 453.18 feet to a 3 inch aluminum disk stamped "RRP and PLS 5513" set over a 1/2 inch iron rod set for corner, and being in the Northwest line of the remainder of said Edith Lane;

Thence South 00 Degrees 00 Minutes 28 Seconds East, along the Northwest line of the remainder of said Edith Lane, and passing the Northwest corner of Lot 3 a total distance of 325.98 feet to the Point of Beginning and containing 51,321.66 square feet or 1.1781 acres of land.

OWNER'S DEDICATION
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Rosa Road Partners, LLC, acting by and through their duly authorized agent Thomas Matthews, President, do hereby adopt this Plat, designating the herein above described property as **RRP ADDITION** in the City of Dallas, Dallas County, Texas, the same to be subject to the same rules and regulations as the streets and alleys shown on the plat hereon reserved for the public use, the utility and fire line easements shall be open to the public, fire and police utility, garbage and rubbish collection agencies and all public and private utilities for each particular use. The maintenance of paving on the utility and fire line 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 parts of any buildings, 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 of any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to or across the 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, Texas. Sidewalks shall be constructed by the builder as required by City Council Resolution No. 68-1038 and in accordance with the requirements of the Director of Public Works and Transportation.

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

BY: _____
Thomas Matthews, President
Rosa Road Partners, LLC

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Thomas Matthews 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.

SURETOR'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 from 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 12/09/2015
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

OWNER: ROSA ROAD PARTNERS, LLC

4148 ROSA ROAD
DALLAS, TEXAS 75228
P: 214.676.5432

PRELIMINARY PLAT
RRP ADDITION
LOT 1 AND LOT 2, BLOCK B/5080
51,321 SQ. FT. / 1.178 ACRES
JOS L. FAROUHAR SURVEY, ABSTRACT NO. 455
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S156-061
CBG Surveying, Inc.
PLANNING & SURVEYING
12025 Shiloh Road, Suite 250, Dallas, Texas 75228
P: 214.676.5432
F: 214.676.5432
www.cbgsw.com

SCALE: 1"=40' / DATE: DECEMBER 08, 2015 / JOB NO. 1402831-01 / DRAWN BY: BR