

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, REYNA ROGER DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS ROCK ISLAND RIVERFRONT, 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 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 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).

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, TEXAS.

WITNESS MY HAND THIS ____ DAY OF _____, 20__.

REYNA ROGER

(NAME OF REPRESENTATIVE, TITLE)

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____, 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 AND IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 20__.

NOTARY SIGNATURE

SURVEYOR'S STATEMENT

I, JEFF MONTANYA, 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 _____, 20__.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED, VIEWED, OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

JEFF MONTANYA
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6762

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED JEFF MONTANYA, 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 AND IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 20__.

NOTARY SIGNATURE

LEGAL DESCRIPTION

BEING A TRACT OF LAND SITUATED IN THE W.S. BEATTY SURVEY, ABSTRACT NO. 57, DALLAS COUNTY, TEXAS, SAID TRACT BEING ALL OF LOT 7A AND PART OF LOT 6A, BLOCK 70/7339 OF THE BEADAR INC BOULEVARD ADDITION, AN ADDITION TO THE CITY OF DALLAS AS RECORDED IN VOLUME 97102, PAGE 895 DEED RECORDS OF DALLAS COUNTY, TEXAS (D.R.D.C.T.). SAID TRACT ALSO BEING PART OF THAT CERTAIN TRACT OF LAND DESCRIBED IN WARRANTY DEED WITH VENDORS LIEN TO ROGER AND ROSA REYNA RECORDED IN VOLUME 2003257, PAGE 820 (D.R.D.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A 1/2-INCH IRON ROD FOUND AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SOUTH RIVERFRONT BOULEVARD, A 130-FOOT WIDE PUBLIC RIGHT-OF-WAY AND THE WEST RIGHT-OF-WAY LINE OF DEARBORN STREET, AN 80-FOOT WIDE PUBLIC RIGHT-OF-WAY, BOTH OF SAID RIGHT-OF-WAYS BEING DEDICATED BY PLAT OF THE INDUSTRIAL IMPROVEMENT PROJECT ADDITION, UNITS 1 AND 2, RECORDED IN VOLUME 5, PAGE 415, MAP RECORDS OF DALLAS COUNTY, TEXAS (M.R.D.C.T.) AND BEING THE EAST CORNER OF SAID LOT 7A;

THENCE, SOUTH 33 DEGREES 16 MINUTES 26 SECONDS WEST, DEPARTING SAID SOUTH RIGHT-OF-WAY LINE OF SOUTH RIVERFRONT BOULEVARD, ALONG SAID WEST RIGHT-OF-WAY LINE OF DEARBORN STREET, AND ALONG THE SOUTHEAST LINE OF SAID BEADAR ADDITION, A DISTANCE OF 392.71 FEET TO A 1/2-INCH IRON ROD SET WITH ORANGE CAP STAMPED "U.S. PLUS SURVEY" HEREINAFTER REFERRED TO AS "WITH CAP", FOR THE SOUTH CORNER OF SAID BEADAR ADDITION, AND BEING THE BEGINNING OF A CURVE TO THE LEFT;

THENCE, DEPARTING SAID WEST RIGHT-OF-WAY LINE OF DEARBORN STREET, ALONG SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 02 DEGREES 08 MINUTES 15 SECONDS, A RADIUS OF 8.123 11 FEET, AN ARC LENGTH OF 303.05 FEET, A CHORD WHICH BEARS NORTH 45 DEGREES 08 MINUTES 45 SECONDS WEST, AND A CHORD DISTANCE OF 303.03 FEET TO A 1/2-INCH IRON ROD SET "WITH CAP" IN THE SOUTH LINE OF SAID BEADAR ADDITION, AND BEING THE SOUTHEAST CORNER OF THAT CERTAIN 0.1674 ACRE TRACT OF LAND DESCRIBED IN JUDGEMENT TO THE STATE OF TEXAS RECORDED IN INSTRUMENT NUMBER 20160093714, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS (O.P.R.D.C.T.);

THENCE, DEPARTING THE SAID SOUTH LINE OF THE BEADAR ADDITION, OVER AND ACROSS SAID LOT 6A THE FOLLOWING BEARINGS AND DISTANCES:

NORTH 24 DEGREES 49 MINUTES 24 SECONDS EAST, A DISTANCE OF 29.37 FEET TO A 1/2-INCH IRON ROD SET "WITH CAP" AND BEING THE BEGINNING OF A CURVE TO THE LEFT;

ALONG SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 02 DEGREES 40 MINUTES 55 SECONDS, A RADIUS OF 3.077 00 FEET, AN ARC LENGTH OF 144.03 FEET, A CHORD WHICH BEARS NORTH 23 DEGREES 04 MINUTES 05 SECONDS EAST, AND A CHORD DISTANCE OF 144.02 FEET TO A 1/2-INCH IRON ROD SET "WITH CAP" AND BEING THE BEGINNING OF A CURVE TO THE RIGHT;

ALONG SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 01 DEGREE 58 MINUTES 42 SECONDS, A RADIUS OF 2.967 00 FEET, AN ARC LENGTH OF 102.45 FEET, A CHORD WHICH BEARS NORTH 22 DEGREES 42 MINUTES 59 SECONDS EAST, AND A CHORD DISTANCE OF 102.44 FEET TO A 1/2-INCH IRON ROD SET "WITH CAP" FOR THE NORTH CORNER OF SAID STATE OF TEXAS TRACT, AND BEING IN THE NORTHWEST LINE OF SAID BEADAR ADDITION;

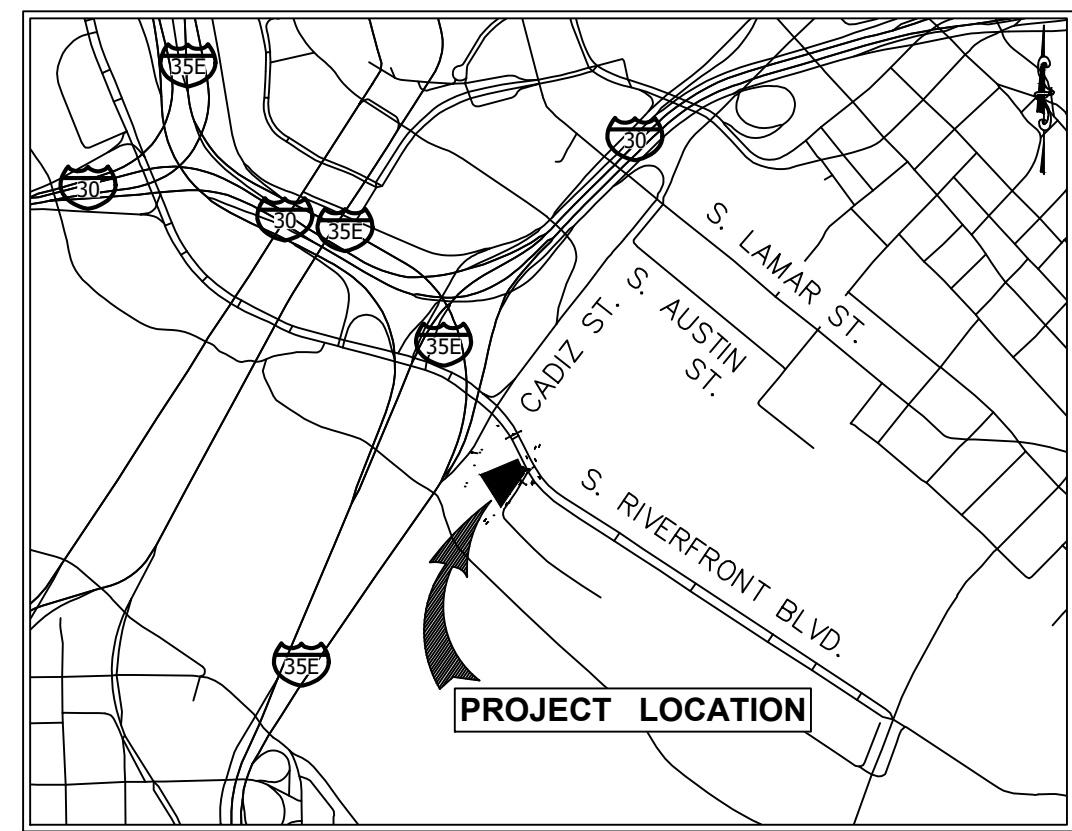
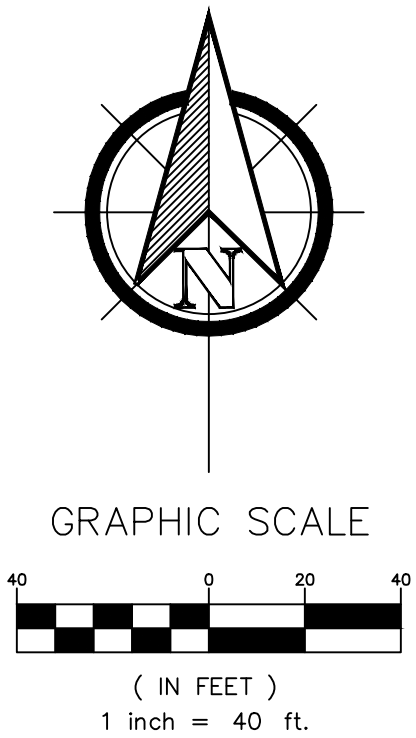
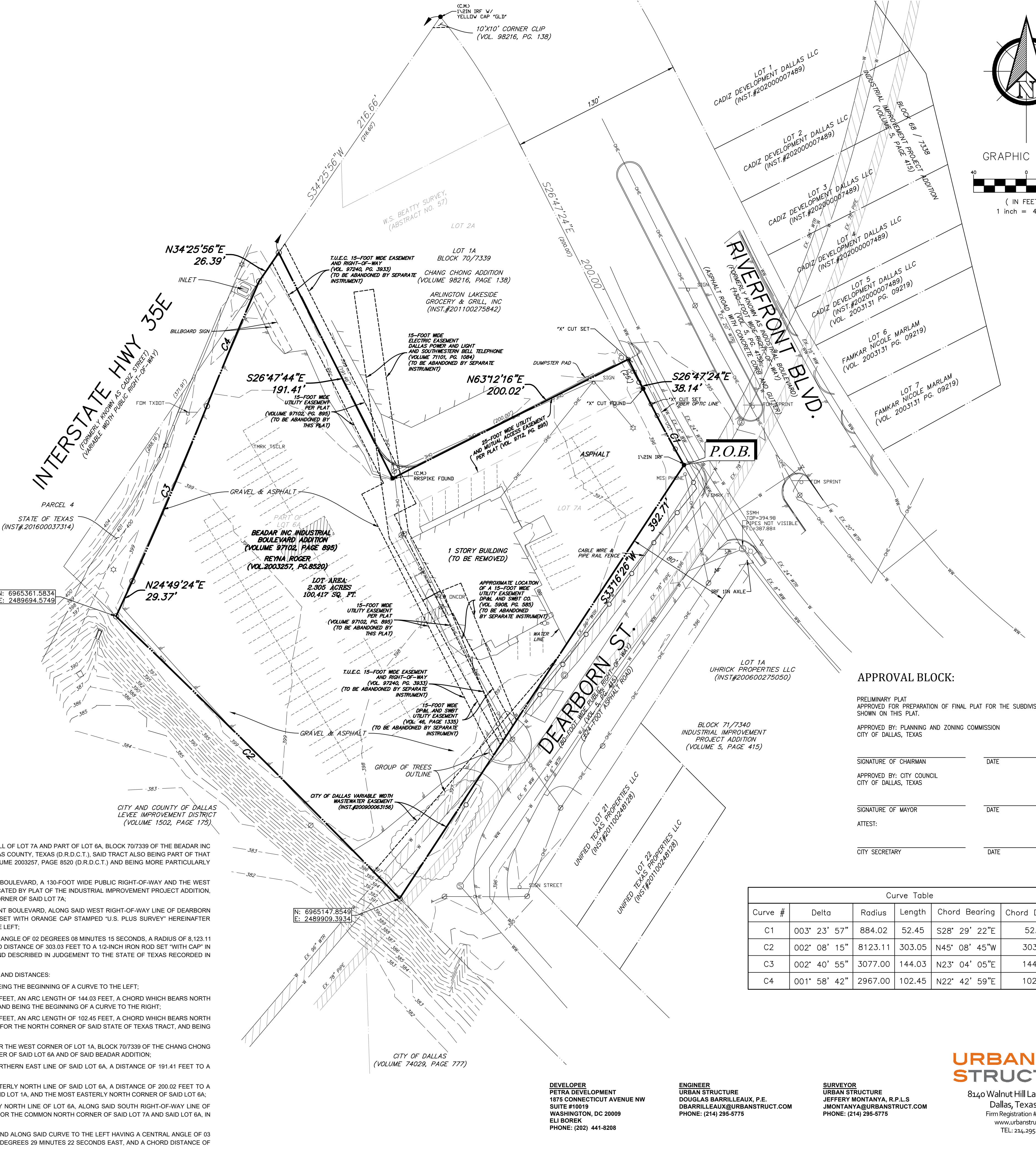
THENCE, NORTH 34 DEGREES 25 MINUTES 56 SECONDS EAST, A DISTANCE OF 26.39 FEET TO A 1/2-INCH IRON ROD SET WITH CAP FOR THE WEST CORNER OF LOT 1A, BLOCK 70/7339 OF THE CHANG CHONG ADDITION, AN ADDITION TO THE CITY OF DALLAS RECORDED IN VOLUME 98216, PAGE 138, (D.R.D.C.T.), AND BEING THE NORTH CORNER OF SAID LOT 6A AND OF SAID BEADAR ADDITION;

THENCE, SOUTH 28 DEGREES 47 MINUTES 44 SECONDS EAST, ALONG THE SOUTHWEST LINE OF SAID LOT 1A, AND THE MOST NORTHERN EAST LINE OF SAID LOT 6A, A DISTANCE OF 191.41 FEET TO A RAILROAD SPIKE FOUND FOR THE SOUTH CORNER OF SAID LOT 1A;

THENCE, NORTH 63 DEGREES 12 MINUTES 12 SECONDS EAST, ALONG THE SOUTHEAST LINE OF SAID LOT 1A AND THE MOST EASTERLY NORTH LINE OF SAID LOT 6A, A DISTANCE OF 200.02 FEET TO A X-CUT SET IN CONCRETE IN SAID SOUTH RIGHT-OF-WAY LINE OF SOUTH RIVERFRONT BOULEVARD, BEING THE EAST CORNER OF SAID LOT 1A, AND THE MOST EASTERLY NORTH CORNER OF SAID LOT 6A;

THENCE, SOUTH 28 DEGREES 47 MINUTES 44 SECONDS EAST, DEPARTING SAID SOUTHEAST LINE OF LOT 1A AND SAID EASTERLY NORTH LINE OF LOT 6A, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF SOUTH RIVERFRONT BOULEVARD AND THE EAST LINE OF SAID LOT 6A, PASSING AT A DISTANCE OF 25.00 FEET TO A X-CUT FOUND FOR THE COMMON NORTH CORNER OF SAID LOT 7A AND SAID LOT 6A, IN ALL A DISTANCE OF 38.14 FEET TO A X-CUT SET FOR THE BEGINNING OF A CURVE TO THE LEFT;

THENCE, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE OF SOUTH RIVERFRONT BOULEVARD, SAID EAST LINE OF LOT 6A, AND ALONG SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 03 DEGREES 23 MINUTES 57 SECONDS, A RADIUS OF 894.02 FEET, AN ARC LENGTH OF 52.45 FEET, AN ARC WHICH BEARS SOUTH 28 DEGREES 29 MINUTES 22 SECONDS EAST, AND A CHORD DISTANCE OF 52.44 FEET TO THE POINT OF BEGINNING AND CONTAINING 100.417 SQUARE FEET OR 2.305 ACRES OF LAND MORE OR LESS.



LOCATION MAP (NOT TO SCALE)

- GENERAL NOTES:
1. THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM OF 1983 (NAD83, 2011) TXNC-4202 AS DERIVED BY GNSS.
2. NOT ALL LOT LINES OUTSIDE OF THE BOUNDARY OF THE SUBJECT PROPERTY SHOW HEREON HAVE BEEN SURVEYED AND ARE SHOWN AS GRAPHICAL DEPICTION BASED ON RECORDED INFORMATION AND TAX MAPS.
3. ALL RECORDING INFORMATION SHOWN HEREON IS PER OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS (O.P.R.D.C.T.), MAP RECORDS OF DALLAS COUNTY, TEXAS (M.R.D.C.T.), DEED RECORDS OF DALLAS COUNTY, TEXAS (D.R.D.C.T.).
4. VERTICAL DATUM IS NAVD83 GEOID18, BASED ON STATIC OBSERVATIONS ADJUSTED TO OPUS SOLUTION.
5. THE PURPOSE OF THIS PLAT IS TO COMBINE 2 LOTS INTO 1 LOT AND REMOVE UTILITY EASEMENT PER PREVIOUS PLAT.
6. ALL STRUCTURES ON THIS SITE ARE TO BE DEMOLISHED.
7. SUBJECT PROPERTY HAS DIRECT ACCESS TO RIVERFRONT BLVD & DEARBORN ST., WHICH IS A DEDICATED PUBLIC RIGHT-OF-WAY MAINTAINED BY THE CITY OF DALLAS, AS SHOWN.
8. THE UTILITIES SHOWN WERE LOCATED FROM THE FIELD SURVEY INFORMATION SURVEY MAKES NO GUARANTEE THAT ALL THE UTILITIES ARE SHOWN. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
9. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
10. LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT THE CITY OF DALLAS PAVING AND DRAINAGE ENGINEERING APPROVAL.

LEGEND

- P.O.B. POINT OF BEGINNING
(C.M.) CONTROLLING MONUMENT
COQ COUNTY CLERK
DCAD DALLAS COUNTY APPRAISAL DISTRICT
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
ESMT EASEMENT
VOL. VOLUME
PG. PAGE
INST. INSTRUMENT
NO. NUMBER
IRON ROD FOUND
IRON ROD SET W/ ORANGE URBAN STRUCT. CAP "U.S. PLUS SURVEY" (UNLESS OTHERWISE NOTED)
G GAS LINE
OHE OVERHEAD ELECTRIC LINE
LGT TELEPHONE LINE
W WATER LINE
W WASTEWATER LINE
WM WASTEWATER MANHOLE
SD STORM DRAIN MANHOLE

APPROVAL BLOCK:

PRELIMINARY PLAT APPROVED FOR PREPARATION OF FINAL PLAT FOR THE SUBDIVISION SHOWN ON THIS PLAT.

APPROVED BY: PLANNING AND ZONING COMMISSION CITY OF DALLAS, TEXAS

SIGNATURE OF CHAIRMAN DATE
APPROVED BY: CITY COUNCIL CITY OF DALLAS, TEXAS

SIGNATURE OF MAYOR DATE
ATTEST:

CITY SECRETARY DATE

Curve Table with columns: Curve #, Delta, Radius, Length, Chord Bearing, Chord Distance. Rows C1 through C4.

URBAN STRUCTURE logo and address: 8440 Walnut Hill Lane, Suite 905 Dallas, Texas 75231

DEVELOPER: PETRA DEVELOPMENT 1875 CONNECTICUT AVENUE NW SUITE #1019 WASHINGTON, DC 20009
ENGINEER: DOUGLAS BARRILLEAUX, P.E. DBARRILLEAUX@URBANSTRUCT.COM
SURVEYOR: JEFFERY MONTANYA, R.P.L.S. JMONTANYA@URBANSTRUCT.COM

PRELIMINARY PLAT OF ROCK ISLAND RIVERFRONT

BEING A REPLAT OF PART OF LOT 6A & ALL OF LOT 7A BLOCK 70/7339 OF BEADAR INC INDUSTRIAL BOULEVARD ADDITION (VOLUME 97102, PAGE 895)

THE PURPOSE OF THE PLAT IS TO COMBINE 2 LOTS INTO 1 LOT AND REMOVE UTILITY EASEMENT PER PREVIOUS PLAT

2.305 ACRES OUT OF THE W.S. BEATTY SURVEY, ABSTRACT NO. 57 DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NUMBER S190-242 ENGINEERING NO. 311T-XXXX DATE: September 18, 2020

FILE NAME: S190-242.PRELIM.PLAT.DWG
LAST MODIFIED BY: JEFF MONTANYA
LAST MODIFIED ON: 9/18/2020 3:03 PM
PLOT DTD ON: 9/18/2020 3:03 PM