LEGEND

CM	CONTROLLING MONUMENT
INST. NO.	INSTRUMENT NUMBER
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY TEXAS
P.R.C.C.T.	PLAT RECORDS, COLLIN COUNTY TEXAS
D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY TEXAS
CAB. PG.	CABINET, PAGE
SQ. FT.	SQUARE FEET
IRF	IRON ROD FOUND
VOL, PG,	VOLUME, PAGE
MON SET	3-1/4 ALUMINUM DISK STAMPED "RC" AND "RPLS 5299" SET ON A 1/2 INCH IRON ROD
IRF	IRON ROD FOUND
OES	OVERHEAD ELECTRIC SERVICE
OHP	OVERHEAD POWER LINE
SS	SANITARY SEWER LINE
W	WATER LINE
SAN. SEW MANHOLE	SANITARY SEWER MANHOLE
STM. SEW MANHOLE	STORM SEWER MANHOLE
	COVERED PORCH
	CONCRETE PAVING
	WOOD FENCE
	CHAIN LINK FENCE
	PIPE FENCE
	GRAVEL
	FIRE HYDRANT
	ELECTRIC METER
	POWER POLE

45 30 15 0 15 30 45

SCALE 1"=30'

GENERAL NOTES

1) Bearings are based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Realization of 2011.

2) The sole purpose of this plat is to combine Lots 1-6, Block 4/8726, Lots 1-6, Block 5/8726, a tract of land out of Collin County School Land Survey, and the abandoned street right-of-way of Ronnie Drive into a single lot.

3) Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section approval.

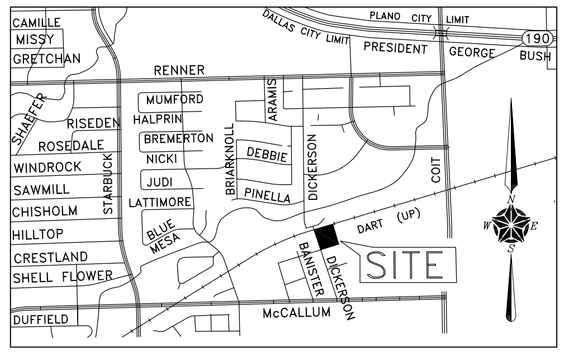
4) Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.

5) Benchmarks used: No. 87 - a square is cut on top of storm sewer drop inlet 43' east of centerline of Coit Road, 750' north centerline of McCallum Boulevard. Northing: 7,047,526.066; Easting: 2,499,576.689; Elevation: 679.05

No. 88 - a square is cut on top of storm sewer drop inlet on the southwest corner of Coit Road, 150' south of the centerline of McCallum Boulevard. Northing: 7,046,588.902; Easting: 2,499,426.542; Elevation: 694.38

6) All buildings are to remain

VICINITY MAP - NOT TO SCALE



OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, 7759 Ronnie, LLC, 7758 Ronnie, LLC, 17720 Dickerson, LLC, are the owners of a tract of land situated in the Collin County School Land Survey, Abstract No. 169, City of Dallas, Collin County, Texas, and being all of Lots 1-6, Block 4/8726 and all of Lots 1-6, Block 5/8726 of the Town of Renner, an addition to the City of Dallas, Collin County, Texas, according to the map or plat thereof recorded in Volume 36, Page 351 of Deed Records, Collin County, Texas, and being together with a tract of land out of said Collin County School Land Survey, Abstract No. 169 and said Lots 1-6, Block 4/8726 and said Collin County School Land tract being described in General Warranty Deed to 7759 Ronnie, LLC, as recorded in Instrument No. 20180205000143410, Official Public Records, Collin County, Texas, and said Lots 3-6, Block 5/8726, being described in General Warranty Deed to 7758 Ronnie, LLC as recorded as Tract 1 in Instrument No. 20170914001232290, Official Public Records, Collin County, Texas, and said Lots 1 and 2, Block 5/8726, being described in Special Warranty Deed to 17720 Dickerson, LLC as recorded in Instrument No. 20181018001302100, Official Public Records, Collin County, Texas, and together with a 60 foot right-of-way abandonment of Ronnie Drive authorized by Ordinance No. _____ and recorded as Instrument No. _____ and together being more particularly described by metes and bounds as follows:

Commencing at a 3/8 inch iron rod found (Controlling Monument) lying at the intersection of the northeast right-of-way line of Dickerson Street (60 foot right-of-way) with the southeast line of a 20 foot alley, said point being the west corner of the tract of land described in Special Warranty Deed to 17720 Dickerson, LLC, recorded under Instrument No. 20181018001302100, Official Public Records, Collin County, Texas;

Thence North 26 degrees 00 minutes 00 seconds West, along said northeast right-of-way line of Dickerson Street, traversing over said 20 foot alley, a distance of 20.00 feet to a 3-1/4 inch iron rod set with aluminum cap stamped "RC" and "RPLS 5299", and being the POINT OF BEGINNING;

THENCE North 26 degrees 00 minutes 00 seconds West, continuing along said northeast right-of-way line of Dickerson Street a distance of 347.98 feet to a 1/2 inch iron rod with yellow cap stamped "ROOME" at the intersection of said northeast right-of-way line of Dickerson Street and the southeast right-of-way line of Dallas Area Rapid Transit (formerly St. Louis Southwestern Railroad)(variable width right-of-way);

THENCE North 73 degrees 12 minutes 56 seconds East, along said southeast right-of-way line of Dallas Area Rapid Transit, a distance of 299.99 feet to a 3-1/4 inch iron rod set with aluminum cap stamped "RC" and "RPLS 5299", lying in the southwest line of Lot 1, Block A/8726 of McCallum Boulevard Condominiums, an addition to the City of Dallas, Collin County, Texas, according to the plat recorded in Cabinet F, Page 741, Plat Records, Collin County, Texas;

THENCE South 18 degrees 44 minutes 12 seconds East, along said southwest line of Lot 1, Block A/8726, a distance of 335.30 feet to a 3-1/4 inch iron rod set with aluminum cap stamped "RC" and "RPLS 5299" at the north corner of the aforementioned 20 foot alley;

THENCE South 70 degrees 47 minutes 32 seconds West, along said northwest line of said 20 alley, a distance of 299.99 feet to the POINT OF BEGINNING and containing 102,458 square feet or 2.3521 acres of land.

SURVEYOR'S STATEMENT

I, Gary E. Johnson, 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 _____, 2019.

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. (11/14/2019)

Gary E. Johnson
Texas Registered Professional Land Surveyor No. 5299

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Gary E. Johnson, 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 therein expressed and under oath stated that the statement in the forgoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2019.

Notary Signature

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT 7759 Ronnie, LLC, 7758 Ronnie, LLC, 17720 Dickerson, LLC, acting by and through their duly authorized agent, do hereby adopt this plat, designating the herein described property as **RONNIE CORNER**, an addition to the City of Dallas, Collin 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 _____, 2019.

7759 Ronnie, LLC

_____
Frank Waterhouse, Authorized Signatory

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Frank Waterhouse, 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 therein expressed and under oath stated that the statements in the forgoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2019.

_____
Notary Public in and for the State of Texas

WITNESS MY HAND THIS _____ DAY OF _____, 2019.

7758 Ronnie, LLC

_____
Frank Waterhouse, Authorized Signatory

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Frank Waterhouse, 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 therein expressed and under oath stated that the statements in the forgoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2019.

_____
Notary Public in and for the State of Texas

WITNESS MY HAND THIS _____ DAY OF _____, 2019.
17720 Dickerson, LLC

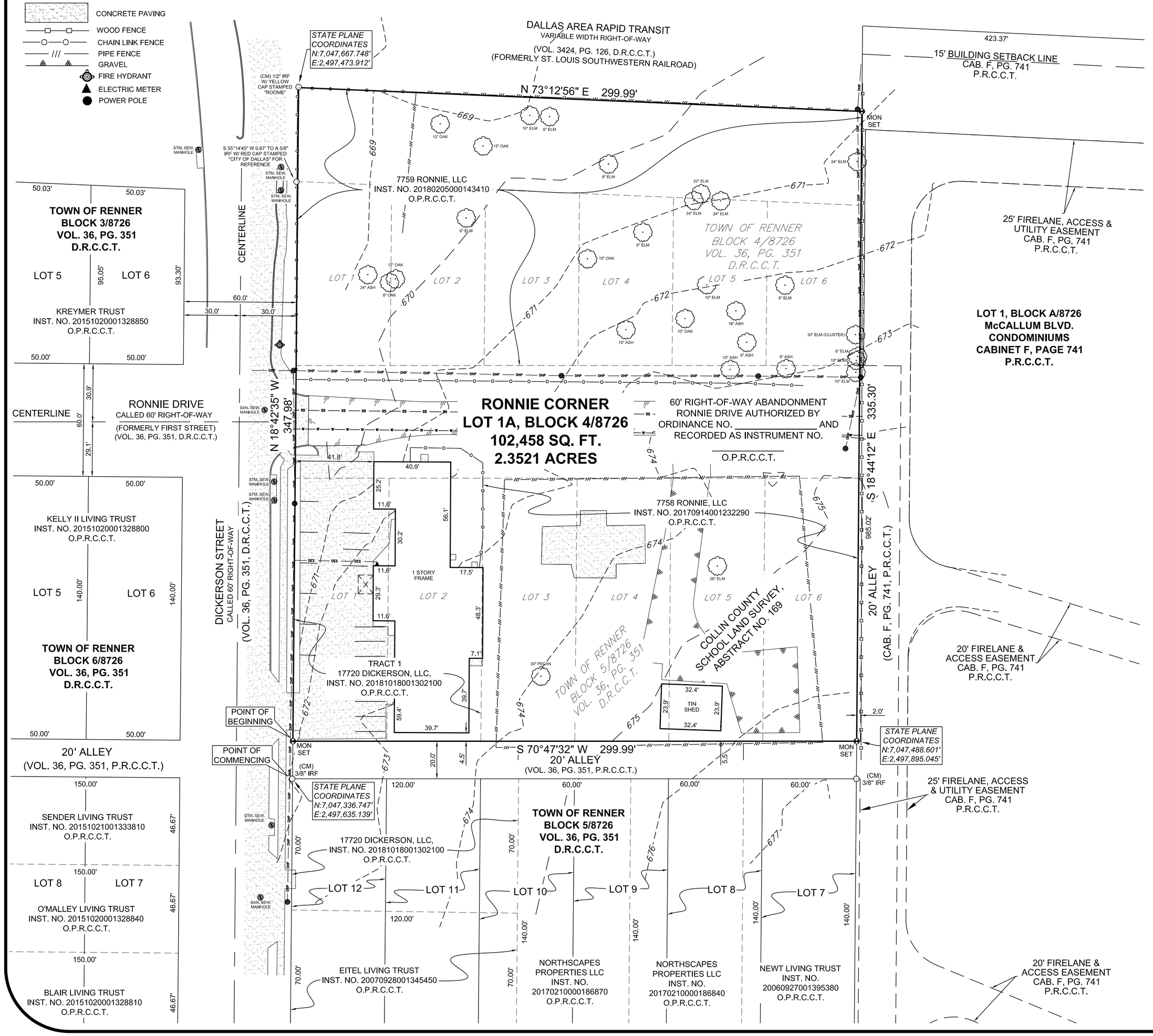
_____
Frank Waterhouse, Authorized Signatory

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Frank Waterhouse, 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 therein expressed and under oath stated that the statements in the forgoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2019.

_____
Notary Public in and for the State of Texas



OWNER
17720 Dickerson, LLC
2711 N. Haskell Avenue, Suite 1400
Dallas, TX 75204
Attention: Scottie Breault

OWNER
7758 Ronnie, LLC
2711 N. Haskell Avenue, Suite 1400
Dallas, TX 75204
Attention: Scottie Breault

OWNER
7759 RONNIE, LLC
2711 N. Haskell Avenue, Suite 1400
Dallas, TX 75204
Attention: Scottie Breault

SURVEYOR
TEXAS HERITAGE SURVEYING, LLC
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm No. 10169300

PRELIMINARY PLAT
RONNIE CORNER
LOT 1A, BLOCK 4/8726
BEING A REPLAT OF LOTS 1-6, BLOCK 4/8726, LOTS 1-6, BLOCK 5/87269, TOWN OF RENNER, TRACT OF LAND OUT OF COLLIN COUNTY SCHOOL LAND SURVEY AND ABANDONED RONNIE DRIVE
COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 169
CITY OF DALLAS, COLLIN COUNTY, TEXAS
CITY PLAN FILE NO. S190-042

DATE: 8/21/2019 / JOB # 1900198-2 / SCALE - 1" = 30' / MRW / CN