

**LEGEND:**  
 P.O.B. = POINT OF BEGINNING  
 IRFC = 5/8" IRON ROD W/ "KHA" CAP FOUND  
 IRF = IRON ROD FOUND  
 MNF = MAG NAIL FOUND  
 XF = "X" CUT IN CONCRETE FOUND  
 PKF = PK NAIL FOUND  
 M.R.D.C.T. = MAP RECORDS OF DALLAS COUNTY, TEXAS  
 D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS  
 O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS  
 VOL. = VOLUME  
 PG. = PAGE  
 R.O.W. = RIGHT-OF-WAY  
 INST. NO. = INSTRUMENT NUMBER

TREE TABLE			
NO.	DESCRIPTION	NO.	DESCRIPTION
5033	11" ELM	5313	8" ELM
5086	12" ELM	5314	32" HACKBERRY
5087	7" ELM	5327	10" HACKBERRY
5088	15" ELM	5328	22" MISC. TREE
5145	9" HACKBERRY	5329	8" HACKBERRY
5146	16" ELM	5330	36" ELM
5147	20" ELM	5331	6" ELM
5150	10" ELM	5332	8" ELM
5151	7" PECAN	5333	16" ELM
5152	8" HACKBERRY	5334	7" HACKBERRY
5153	6" PECAN	5335	23" ELM
5154	10" PECAN	5336	6" ELM
5312	25" ELM	5337	6" ELM

**OWNER'S CERTIFICATE**

STATE OF TEXAS §  
 COUNTY OF DALLAS §

WHEREAS, Rosedale Apartments, LLC and 1507 Dragon Street, LLC are the owners of a tract of land situated in the John Grigsby Survey, Abstract No. 495, City Block 596, City of Dallas, Dallas County, Texas; and being all of a tract of land described in Special Warranty Deed to Rosedale Apartments, LLC recorded in Instrument No. 201500026315 of the Official Public Records of Dallas County, Texas; and being all of a tract of land described in Special Warranty Deed to 1507 Dragon Street, LLC recorded in Instrument No. 201400314297 of the said Official Public Records; and being more particularly described as follows:

**BEGINNING** at a Mag nail found in the northwest right-of-way line of Ross Avenue (80-foot right-of-way) and being the south corner of Lot 1, Block A/596, Ross-McCoy Addition, an addition to the City of Dallas according to the plat recorded in Instrument No. 201200060574 of said Official Public Records; from which an "X" cut in concrete found at the intersection of said northwest right-of-way line of Ross Avenue and the southwest right-of-way line of McCoy Street (a 50-foot right-of-way) bears North 44°10'57" East, a distance of 100.36' feet;

**THENCE** with said northwest right-of-way line of Ross Street, South 44°13'50" West, passing at a distance of 51.56 to a PK nail found, continuing in all a distance of 270.41 feet to an "X" cut in concrete found at the intersection of said northwest right-of-way line of Ross Avenue and the northeast right-of-way line of North Hall Street (a 40-foot right-of-way);

**THENCE** with said northeast right-of-way line of North Hall Street, North 45°37'50" West, a distance of 198.09 feet to a PK nail found for corner;

**THENCE** departing said northeast right-of-way line of North Hall Street, North 44°24'54" East, passing at a distance of 10.00 feet the south corner of Lot 16, Block 596, Hall and Ross Addition, an addition to the City of Dallas according to the plat recorded in Volume 97006, Page 1758 of the Deed Records of Dallas County, Texas, and with the southeast line of tract of land described in Special Warranty Deed to Hall & Ross, Ltd. recorded in Volume 95205, Page 2204 of said Deed Records, continuing with said southeast line of said Hall & Ross tract, in all a total distance of 128.67 feet to a 1/2-inch iron rod found for corner in the southwest line of a tract of land described in Warranty Deed With Vendor's Lien to Aske Girma recorded in Volume 99098, Page 5623 of the said Deed Records;

**THENCE** with said southwest line of the Aske Girma tract, South 46°14'24" East, a distance of 68.68 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for the south corner of said Aske Girma tract;

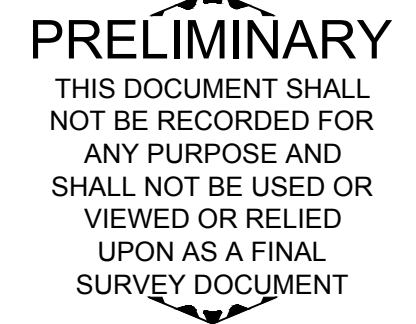
**THENCE** with the southeast line of said Aske Girma tract, North 44°13'50" East, passing at a distance of 88.75 feet a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner for the west corner of said 1507 Dragon Street, LLC tract, continuing in all a total distance of 139.76 feet to a 1/2-inch iron rod found for the west corner of said Lot 1, Block A/596, Ross-McCoy Addition;

**THENCE** with the southwest line of said Lot 1, Block A/596, Ross-McCoy Addition, South 46°11'10" East, a distance of 129.00 feet to the **POINT OF BEGINNING** and containing 1.003 acres or 43,691 square feet of land.

**SURVEYORS CERTIFICATION:**

**KNOW ALL MEN BY THESE PRESENTS:**  
 I, J. Andy Dobbs, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with Platting Rules and Regulations of the City of Dallas, Texas.

J. ANDY DOBBS  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 6196  
 12750 MERIT DRIVE, SUITE 1000  
 DALLAS, TEXAS 75251  
 PH. 972-770-1300  
 andy.dobbs@kimley-horn.com



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 J. Andy Dobbs 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

My commission expires: \_\_\_\_\_

**GENERAL NOTES:**

- Lot to lot drainage will not be allowed without engineering section approval.
- Corners marked with 5/8-inch iron rod with plastic cap stamped "KHA" were set per the boundary survey dated November 16, 2015.
- Bearing system based on the Texas coordinate system of 1983, north central zone (4202), North American datum of 1983.
- The 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.
- The purpose of this plat is to create one lot totaling 1.003 acres from two tract previously conveyed by metes and bounds.
- All structures are to be removed.

**OWNER:**  
**3405 DHG, LLC**  
 Rosedale Apartments, LLC.  
 1507 Dragon Street  
 Dallas, Texas 75207  
 Contact: Desmond Donahoe  
 djonahoe@me.com

**OWNER:**  
**1507 DRAGON STREET DDD, LLC**  
 1507 Dragon Street, LLC  
 1507 Dragon Street  
 Dallas, Texas 75207  
 Contact: Desmond Donahoe  
 djonahoe@me.com

**ENGINEER AND SURVEYOR:**  
 Kimley-Horn and Assoc., Inc.  
 12750 Merit Drive, Suite 1000  
 Dallas, Texas 75251  
 Contact: Sarah Scott, P.E.  
 sarah.scott@kimley-horn.com

**OWNER'S DEDICATION**

**NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

That Rosedale Apartments, LLC and 1507 Dragon Street, LLC, acting by and through its duly authorized agent, Desmond Donahoe does hereby adopt this plat, designating the herein described property as **CUTX DALLAS 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 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 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.

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

**ROSEDALE APARTMENTS, LLC,**

By: Desmond Donahoe  
 Title: \_\_\_\_\_

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 Desmond Donahoe, 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

My commission expires: \_\_\_\_\_

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

**1507 DRAGON STREET, LLC,**

By: Desmond Donahoe  
 Title: \_\_\_\_\_

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 Desmond Donahoe, 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

My commission expires: \_\_\_\_\_

**PRELIMINARY PLAT  
 CUTX DALLAS ADDITION  
 LOT 1, BLOCK 596  
 AND BEING 1.003 ACRES OUT OF THE  
 JOHN GRIGSBY SURVEY, ABSTRACT NO. 495  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 CITY PLAN FILE NO. S156-058  
 ENGINEERING PLAN FILE NO. 311T-\_\_\_\_\_**

**Kimley»Horn**  
 12750 Merit Drive, Suite 1000 Dallas, Texas 75251 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820  
 Scale: 1" = 40' Drawn by: CJG Checked by: JAD Date: DEC. 2015 Project No.: 064494600 Sheet No.: 1 OF 1

DWG NAME: KCDAL\_SURVEY\064494600-CUTX DALLAS\_ADDITION.dwg PLOTTED BY: DOBBS, ANDY 12/02/15 6:48 PM PLANT SAVED 12/02/15 1:40 PM