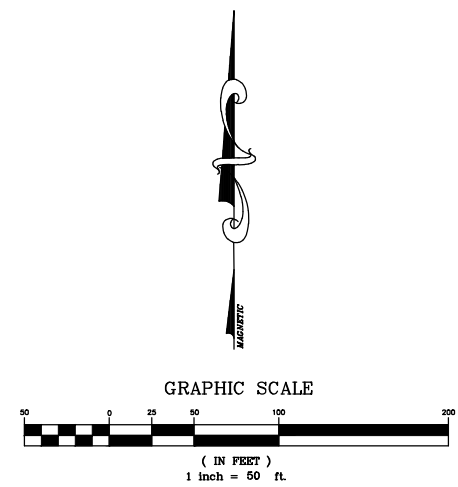
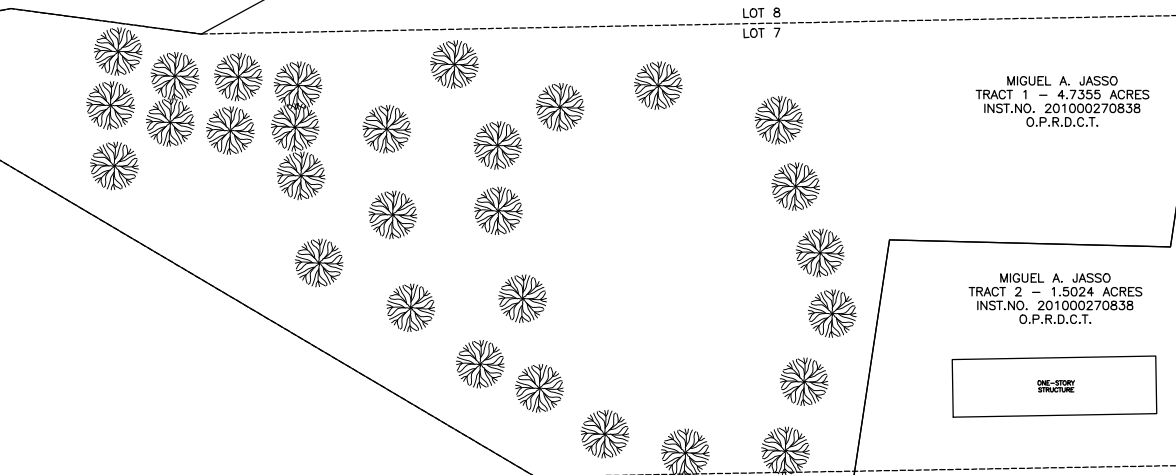


LEGEND
 D.R.D.C.T. - DEED RECORDS DALLAS COUNTY TEXAS
 O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS
 M.R.D.C.T. - MAP RECORDS DALLAS COUNTY TEXAS
 INST.NO. - INSTRUMENT NUMBER
 CL - CENTERLINE
 R.O.W. - RIGHT-OF-WAY
 I.R.F. - IRON ROD FOUND



ROSEMONT ACRES
 LOT 1
 BLOCK E/6289
 VOL. 4, PG. 91
 M.R.D.C.T.



SURVEYOR'S STATEMENT
 I, James Bart Carroll, 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.

WITNESS MY HAND THIS THE ____ DAY OF _____, 2020.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

James Bart Carroll
 Texas Registered Professional Land Surveyor No. 5129

STATE OF TEXAS
 COUNTY OF COLLIN

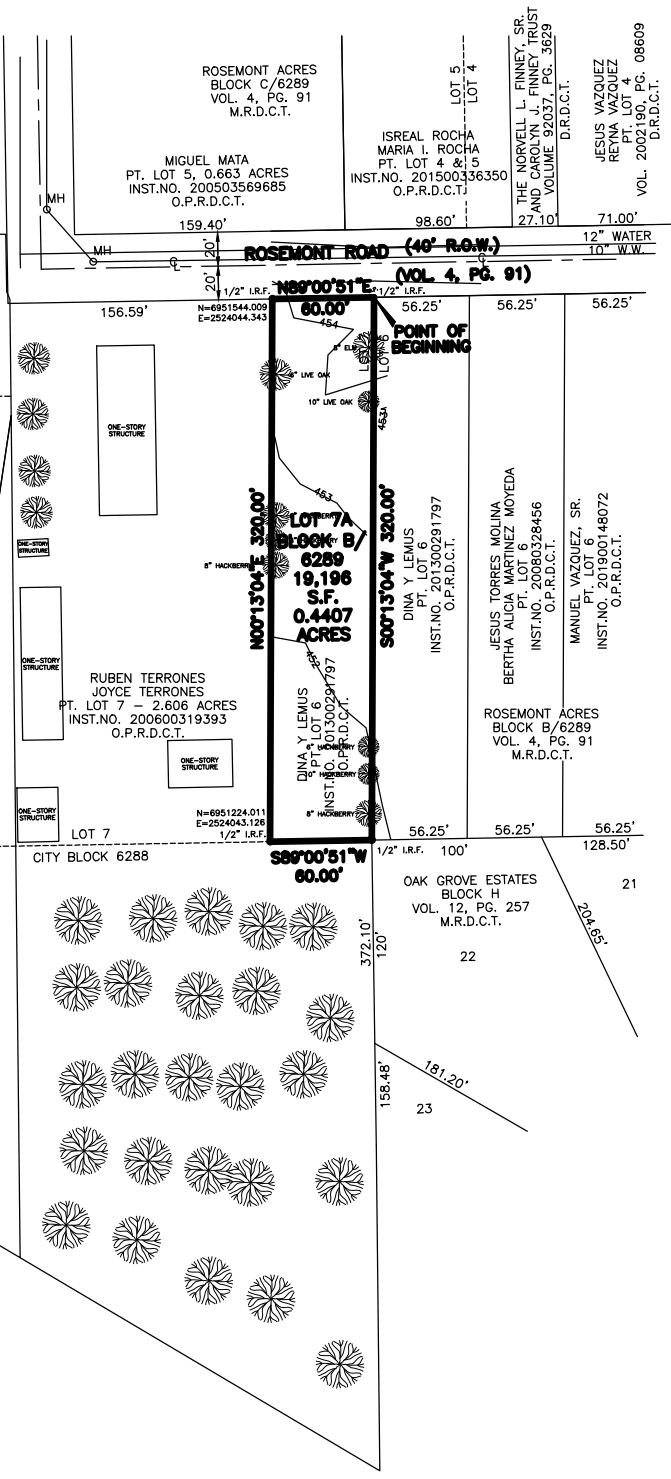
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this date personally appeared James Bart Carroll, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2020.

Notary Public for the State of Texas

NOTES:

- The purpose of this plat is to create one platted lot from a portion of an existing lot.
- Coordinates and Bearings shown hereon are per RTK Network and are NAD83 (CORS98, EPOCH 2002) tied to the Texas Coordinate System of 1983, North Central Zone (4202) using Dallas Water Utility benchmarks 58-P-1 and 58-P-2;
 GPS 58-P-1 N=6951935.838 E=2523350.210 Z=448.480
 GPS 58-P-2 N=6952852.521 E=2525564.665 Z=471.640
- Lot-to-lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section Approval.
- Zoned "R-7.5(A)" (Single Family)
- No structures exist.



STATE OF TEXAS
 COUNTY OF DALLAS

Whereas, Dina Y Lemus, is the owner of a tract of land situated in the Cornelius Cox Survey, Abstract No. 283, City of Dallas, Block No. 6289, City of Dallas, Dallas County, Texas, and being a part of Lot 7, Block B/6289 of Rosemont Acres, an addition to the City of Dallas, according to the plat thereof recorded in Volume 4, Page 91, Map Records, Dallas County, Texas and being conveyed to Dina Y Lemus by deed recorded in Instrument No. 201300291797, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron rod found on the south right-of-way line of Rosemont Road (40' R.O.W.) for the northeast corner of said Lot 7 and the northwest corner of Lot 6, of said Block B/6289;

Thence, South 00°13'04" West, along the east line of said Lot 7 and the west line of said Lot 6, a distance of 320.00 feet to a 1/2" iron rod found for the southeast corner of said Lot 7 and the southwest corner of said Lot 6, the northwest corner of Lot 22, Block H of Oak Grove Estates, an addition to the City of Dallas, Texas, according to the plat thereof recorded in Volume 12, Page 257, Map Records, Dallas County, Texas and the most easterly northeast corner of a 2.606 acre tract of land conveyed to Ruben Terrones and Joyce Terrones by deed recorded in Instrument No. 200600319393, Official Deed Records, Dallas County, Texas;

Thence, South 89°00'51" West, along the south line of Lot 7 and a north line of said 2.606 acre tract, a distance of 60.00 feet to a 1/2" iron rod found for the southwest corner of said Lemus tract and a reentrant corner of said 2.606 acre tract;

Thence, North 00°13'04" East, along the west line of said Lemus tract and the most northerly east line of said 2.606 acre tract, a distance of 320.00 feet to a 1/2" iron rod found on the south right-of-way line of Rosemont Road (40' R.O.W.) for the northwest corner of said Lemus tract and the northeast corner of said 2.606 acre tract;

Thence, North 89°00'51" East, along the south right-of-way line of Rosemont Road (40' R.O.W.) and the north line of said Lemus tract, a distance of 60.00 feet to the Point of Beginning and containing 19,196 square feet or 0.4407 acres of land!

OWNER'S CERTIFICATE

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
 That, Dina Y Lemus, does hereby adopt this plat, designating the herein described property as **ROSEMONT ACRES**, an addition to the City of Dallas, Dallas County, Texas, and does hereby dedicate, in fee simple, to the public use forever any streets, alleys, and roadway 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, this the ____ day of _____, 2020.

BY: _____
 Dina Y Lemus, Owner

STATE OF TEXAS
 COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared Dina Y Lemus, 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 and consideration and under the authority therein expressed.

GIVEN under my hand and seal of office this ____ day of _____, 2020.

Notary Public for and in the State of Texas
 My commission expires: _____

PRELIMINARY
ROSEMONT ACRES
LOT 7A, BLOCK B/6289
PART OF CITY BLOCK 6289
0.4407 ACRES
Being a part of Lot 7, Block B/6289
of Rosemont Acres
Cornelius Cox Survey, Abstract No. 283
City of Dallas, Dallas County, Texas
City Plan File No.
S190-110

OWNER:
 DINA Y LEMUS
 7516 ROSEMONT ROAD
 DALLAS, TEXAS 75217
 PHONE: (214) 772-3620

CARROLL CONSULTING GROUP, INC.			
P.O. BOX 11 LAVON, TEXAS 75166			
PHONE: (972) 742-4411			
TEXAS FIRM REGISTRATION NO.: 10007200			
JOB No.	SCALE:	DATE	DRAWN BY:
2608-19	1"=50'	FEBRUARY 28, 2020	CP