

LEGAL DESCRIPTION

BEING a tract of land situated in the W.H. Newton Survey, Abstract Number 1074, in Dallas County, Texas, being part of a called 13.393 acre tract of land described in a Warranty Deed with Vendor's Lien to Quincy Roberts, recorded in Instrument No. 201400117943, in the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and a part of a called 0.225 acre tract of land described in a General Warranty Deed with Vendor's Lien to Quincy Roberts, recorded in Instrument No. 201400311186, O.P.R.D.C.T., also being all of Lots 1-29 and Lot 31, of Pioneer Estates, an addition to the City of Dallas, recorded in Volume 13, Page 1, of the Map Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 3/4 inch iron rod found at the most southerly northwest corner of said 13.393 acre Roberts tract, being the south corner of Lot 30, Block 2/8317 of Pioneer Estates, as recorded in Volume 13, Page 1, of the Map Records of Dallas County, Texas, being in the northeast line of Travis Trail (60 foot Street Right-of-Way);

THENCE North 59 degrees 28 minutes 27 seconds East, departing the northeast line of said Travis Trail and with the northwest line of said 13.393 acre Roberts tract and the southeast line of said Lot 30, a distance of 77.54 feet to a 1/2 inch iron rod with red cap stamped "PJB SURVEYING" set at the east corner of said Lot 30;

THENCE North 30 degrees 50 minutes 05 seconds West, with the southwest line of said 13.393 acre Roberts tract and the northeast line of said Lot 30, a distance of 140.01 feet to a 1/2 inch iron rod with red cap stamped "PJB SURVEYING" set at the northwest corner of said 13.393 acre Roberts tract and the north corner of said Lot 30, being in the southeast line of Telephone Road (Variable Width Street Right-of-Way);

THENCE North 59 degrees 13 minutes 56 seconds East, with the northwest line of said 13.393 acre Roberts tract and the southeast line of said Telephone Road, a distance of 74.84 feet to a 1/2 inch iron rod with red cap stamped "PJB SURVEYING" set at the west corner of said 0.225 acre Roberts tract;

THENCE North 59 degrees 38 minutes 59 seconds East, with the northwest line of said 13.393 acre Roberts tract and the southeast line of said Telephone Road, a distance of 70.00 feet to a 1/2 inch iron rod with red cap stamped "PJB SURVEYING" set the north corner of said 0.225 acre Roberts tract;

THENCE North 59 degrees 45 minutes 08 seconds East, with the northwest line of said 13.393 acre Roberts tract and the southeast line of said Telephone Road, a distance of 137.97 feet to a 1/2 inch iron rod with red cap stamped "PJB SURVEYING" set at the north corner of said 13.393 acre Roberts tract and the west corner of a called 13.4146 acre tract of land described in General Warranty Deed to Pat Fenner and Mariann Quick, recorded in Instrument No. 201300038344, O.P.R.D.C.T.;

THENCE South 30 degrees 18 minutes 42 seconds East, departing the southeast line of said Telephone Road and with the northeast line of said 13.393 acre Roberts tract and the southwest line of said Fenner and Quick tract, a distance of 1,762.30 feet to a 1/2 inch iron rod with red cap stamped "PJB SURVEYING" set at the southeast corner of said 13.393 acre Roberts tract and the southwest corner of said Fenner and Quick tract, being in the northwest line of tract of land described in deed to Halle Properties, L.L.C., as recorded in Instrument No. 201700043673, O.P.R.D.C.T.;

THENCE South 76 degrees 50 minutes 40 seconds West, with the southeast line of said 13.393 acre Roberts tract and the northwest line of said Halle Properties, L.L.C. tract, a distance of 209.95 feet to a 1/2 inch iron rod with red cap stamped "PJB SURVEYING" set;

THENCE North 29 degrees 34 minutes 39 seconds West, a distance of 41.34 feet to a 1/2 inch iron rod with red cap stamped "PJB SURVEYING" set;

THENCE South 72 degrees 39 minutes 04 seconds West, with the southeast line of said 13.393 acre Roberts tract, a distance of 158.47 feet to a 1/2 inch iron rod with red cap stamped "PJB SURVEYING" set in the northeast line of said Travis Trail;

THENCE North 30 degrees 29 minutes 15 seconds West, with the southwest line of said 13.393 acre Roberts tract and the northeast line of said Travis Trail, a distance of 1,483.10 feet to the POINT OF BEGINNING, containing 13.6168 acres of land.

OWNERS DEDICATION

THAT, Roberts Trucking, acting by and through its duly authorized agent, Quincy Roberts, does hereby adopt this plat designating the herein above described property as Roberts Trucking 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 Firelane Easements shall be open to the public, fire, an police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use, the maintenance of the paving on the Utility and Firelane Easements is the responsibility of the property owner. No building, 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 the 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 additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all Platting Ordinances, Rules, Regulations and Resolutions to the City of Dallas, Texas

Witness my hand this \_\_\_\_\_ day of \_\_\_\_\_, 2018

Roberts Trucking

By: \_\_\_\_\_

STATE OF TEXAS }  
COUNTY OF DALLAS }

Before me, the undersigned authority, on this day personally appeared Quincy Roberts, 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 therein expressed, and in the capacity therein stated

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2018

Notary Public in and for  
State of Texas

SURVEYOR'S STATEMENT:

I, Patrick J. Baldasaro, 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 the 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. 51-48.617 (a) (b) (c) (d) & (e); and that the digital drawing files accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Patrick J. Baldasaro  
Texas Registered Professional Land Surveyor No. 5504

STATE OF TEXAS }  
COUNTY OF DALLAS }

Before me, the undersigned authority, on this day personally appeared Patrick J. Baldasaro, 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 therein expressed, and in the capacity therein stated

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2018

Notary Public in and for  
State of Texas

General Notes:

- 1. The purpose of this plat is to consolidate numerous tracts of platted and unplatted land into one (1) lots in a single block.
- 2. Bearings are referenced to the State Plane Coordinate System, Zone 4202, NAD 83.
- 3. All coordinates shown are grid values, no scale, no projection.
- 4. No lot to lot drainage allowed without engineering section approval.
- 5. Existing structures shall be removed

LEGEND

○ Monument Found	(C.M.) Controlling Monument
● 1/2" Set Iron Rod (W/Red PJB SURVEYING Cap)	FND Found
SX Set "X" Cut	O.P.R.D.C.T. Official Public Records Of Dallas County Texas
FIR Found Iron Rod	D.R.D.C.T. Deed Records Of Dallas County Texas
FIRC Found Iron Rod with Cap	M.R.D.C.T. Map Records Of Dallas County Texas
FIP Found Iron Pipe	C.O.D. City Of Dallas
FPK Found PK Nail	INST. NO. Instrument Number
FX Found "X" Cut	VOL. Volume
MON Concrete Monument	PC. Page
	R.O.W. Right-of-Way

PRELIMINARY PLAT  
ROBERTS TRUCKING ADDITION

LOT 1, BLOCK 2/8317  
BEING A REPLAT OF  
LOTS 1-29 AND 31, CITY BLOCK 2/8317  
PIONEER ESTATES  
SITUATED IN THE  
W.H. NEWTON SURVEY, ABSTRACT NO. 1074

CITY PLAN FILE NO. S178-318

SURVEYOR  
PJB SURVEYING, LLC  
TBPLS NO. 10194303  
200 W. BELMONT, SUITE D  
ALLEN, TEXAS 75013  
972-649-6669

OWNER/SUBDIVIDER  
QUINCY ROBERTS  
P.O. BOX 765206  
DALLAS, TEXAS 75376  
214-634-6557