

BROWN STREET
(Formerly Dairy Street)
VOL. 93, PG. 232
(VARIABLE WIDTH R.O.W.)

OWNER'S CERTIFICATION:

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, Toll Brothers, is the owner of a tract or parcel of land situated in the J.A. Sylvester Survey, Abstract Number 1383 in the City of Dallas, Dallas County, Texas and being all of Lots 6, 7 and 8, and part of Lot 9, Blocks 1022 and 1023 of Rosemont Addition, an addition to the City of Dallas as recorded in Volume 1, Page 88 of the Deed Records of Dallas County, Texas, and being all of the tract of land described in a Master Deed for Point Two Turtle Creek Condominiums as recorded in Volume 2000027, Page 2695, and being more particularly described as follows:

BEGINNING at a capped 5/8-inch iron rod found for corner at the intersection of the southwest line of Congress Avenue, a variable width Right-of-Way, and the southeast line of Welborn Street, a variable width Right-of-Way;

Thence, South 45° 10' 11" East departing the southeast line of said Welborn Street and following the southwest line of said Congress Avenue a distance of 184.24 feet to a 5/8" iron rod with yellow cap stamped "Brown & Gay" set for corner, said point being at the intersection of the southwest line of said Congress Avenue and the northwest line of a 15-foot Alley;

Thence, South 44° 49' 46" West departing the southwest line of said Congress Avenue and following the northwest line of said 15-foot Alley a distance of 315.03 feet to a 5/8" iron rod with yellow cap stamped "Brown & Gay" set for corner, said point being the southeast corner of Lot 3, Block 1/1022 of Perry Welborn Addition, an addition to the City of Dallas as recorded in Volume 98210, Page 6 of the Map Records of Dallas County, Texas;

Thence, North 45° 10' 11" West departing the northwest line of said 15-foot Alley and following the northeast line of said Lot 3, Block 1/1022 a distance of 180.65 feet to a bent 1/2" iron rod found for corner, said corner being the north corner of said Lot 3 and said corner being in the southeast line of said Welborn Street;

Thence, North 44° 10' 34" East following the southeast line of said Welborn Street a distance of 315.05 feet to the POINT OF BEGINNING and containing 57,474 square feet of land or 1.319 acres of land, more or less.

OWNER'S DEDICATION

Now therefore, know all men by these presents:

That Toll Brothers, acting by and through its duly authorized agent, Tommy Rhodus, does hereby adopt this plat, designating the herein above described property as ROSEMONT CONGRESS 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 hereon 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 _____, 2017.

Toll Brothers

By: _____

Signature: _____

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, 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 executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this the _____ day of _____, 2017.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT:

I, David F. McCullah, 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 14th day of November, 2017.

PRELIMINARY. RELEASED 11-14-17 FOR REVIEW ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

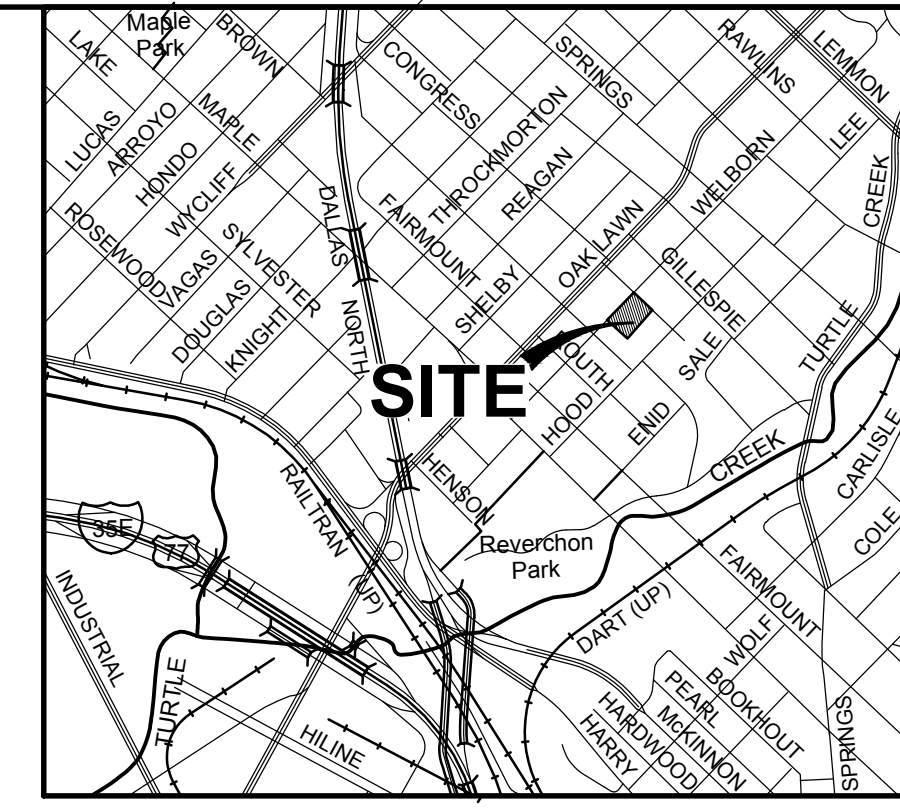
David F. McCullah
Texas Registered Professional Land Surveyor No. 4023

STATE OF TEXAS §
COUNTY OF DALLAS §

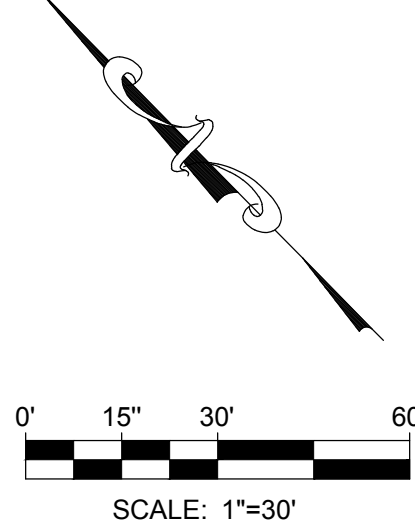
Before me, the undersigned, a notary public in and for said state, on this day personally appeared David F. McCullah, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this the _____ day of _____, 2016.

Notary Public in and for the State of Texas



VICINITY MAP



GENERAL NOTES:

1. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
2. BEARINGS ARE BASED ON PROPERTY CORNERS FOUND USING THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202.
3. THE PURPOSE OF THIS PLAT IS TO CREATE ONE (1) LOT FROM THREE (3) LOTS AND PART OF ONE (1) LOT.
4. ALL PAVEMENT, STRUCTURES AND OBJECTS WITHIN THE PROPERTY BOUNDARIES ARE TO BE REMOVED
5. NO FLOODPLAIN EXISTS ON SITE.

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
IRF	IRON ROD FOUND
IRS	IRON ROD SET
FND	FOUND
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
PP	POWER POLE
SSMH	SANITARY SEWER MANHOLE
FH	FIRE HYDRANT
GA	POWER POLE DOWN GUY ANCHOR
CO	CLEANOUT
STMMH	STORM SEWER MANHOLE
LP	LIGHT POLE
SCB	SPRINKLER CONTROL BOX
MH	MANHOLE
WM	WATER METER
S	SIGN
VOL.	VOLUME
PG.	PAGE
NO.	NUMBER
ICV	IRRIGATION CONTROL VALVE
ET	ELECTRIC TRANSFORMER

PRELIMINARY PLAT
ROSEMONT CONGRESS ADDITION
LOT 1, BLOCK 2 / 1022
BEING A 1.319 ACRE TRACT
BEING ALL OF LOTS 6, 7, & 8 AND PART OF LOT 9,
BLOCKS 1022 & 1023,
OF ROSEMONT ADDITION
J.A. SYLVESTER SURVEY, ABSTRACT No. 1383
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S 178-039
NOVEMBER 2017

OWNER

TOLL BROTHERS
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PHONE: (817) 329-8870

ENGINEER/SURVEYOR

Brown & Gay Engineers, Inc.
2595 Dallas Parkway, Suite 204, Frisco, TX 75034
Tel: 972-464-4800 • www.browngay.com
TBPE Registration No. F-1046

Contact: Seth Reichenau
Telephone: (972)-464-4832 Email: sreichenau@bgeinc.com

BROWN & GAY ENGINEERS, INC. 0:VTR Survey/Draw Data/Concess & Wellborn 01-240/Preliminary Plat/Nov 16, 2017-7:20am sreichenau