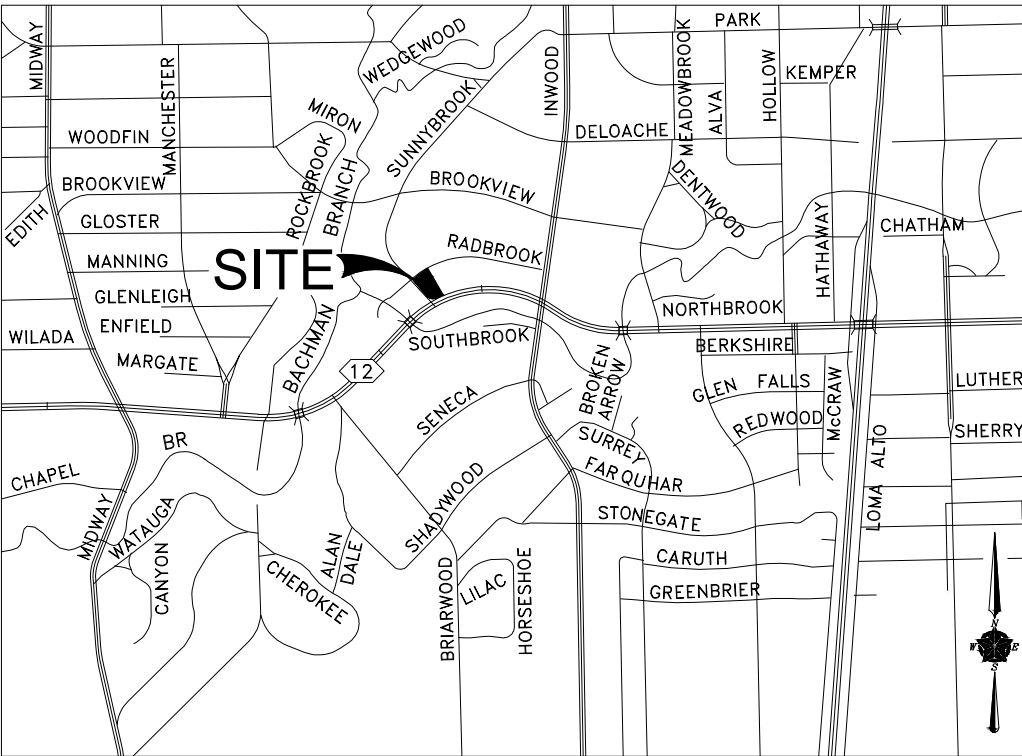


- LEGEND
- D.R.D.C.T.
M.R.D.C.T.
O.P.R.D.C.T.
INST. NO.
VOL., PG.
SQ. FT.
IRF ○
CM
CO
PP
FH
WV
WM
EM
GM
A/C
MDS ●
- DEED RECORDS, DALLAS COUNTY, TEXAS
MAP RECORDS, DALLAS COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INSTRUMENT NUMBER
VOLUME, PAGE
SQUARE FEET
IRON ROD FOUND
CONTROL MONUMENT
CLEAN OUT
POWER POLE
FIRE HYDRANT
WATER VALVE
WATER METER
ELECTRIC METER
GAS METER
AIR CONDITIONER
3" METALLIC DISC STAMPED "A-B RADBROOK
& RPLS 5382" SET FOR CORNER
- GRAVEL PAVEMENT
CENTERLINE
EASEMENT LINE
BUILDING LINE
PROPERTY LINE
WATER LINE
SANITARY SEWER LINE
STORM SEWER LINE
OVERHEAD POWER LINE
OVERHEAD ELECTRIC LINE
WOOD FENCE
CHAINLINK FENCE
OVERHANG

VICINITY MAP - NOT TO SCALE



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, **MELISSA ARNOLDI**, is the owner of a tract of land situated in the James L. Farquhar Survey, Abstract No. 455, City of Dallas, Dallas County, Texas, being Lot 1, Block 12A/5585, RADBROOK ESTATES, an addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 41, Page 53, Map Records, Dallas County, Texas, same being that same tract of land as described in General Warranty Deed with Vendor's Lien To Melissa Arnoldi recorded in Instrument Number 202200091894, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a 1/2 inch iron rod found, said point the east corner of said Lot 1, Block 12A/5585, also being the south corner of Lot 2, Block 12A/5585 of said Radbrook Estates, lying on the north right-of-way line of Northwest Highway (variable width right-of-way), said point also being the beginning of a non-tangent curve to the left having a radius of 1196.28 feet;

THENCE along said non-tangent curve to the left having a delta angle of 03 degrees 40 minutes 01 seconds, a chord that bears South 64 degrees 12 minutes 40 seconds West, a chord distance of 76.55 feet, and an arc length of 76.56 feet to a 1/2 inch iron rod found, said point being the beginning of a non-tangent reverse curve to the right having a radius of 79.30 feet;

THENCE along said reverse curve to the right having a delta angle of 77 degrees 18 minutes 52 seconds, a chord that bears North 78 degrees 50 minutes 47 seconds West, a chord distance of 99.07 feet, and an arc length of 107.01 feet to a 1/2 inch iron rod found with a yellow plastic cap stamped "5633" at the end of said curve, said point lying in the easterly right-of-way line of Sunnybrook Lane (50 foot right-of-way);

THENCE North 39 degrees 58 minutes 50 seconds West, along the said easterly right-of-way line of Sunnybrook Lane, also being the westerly line of said Lot 1, Block 12A/5585, a distance of 222.13 feet to a 3-1/4 inch aluminum disk set stamped "A-B RADBROOK & RPLS 5382", said point being the west corner of said Lot 1, Block 12A/5585, also being the southeast corner of the intersection of said Sunnybrook Lane and Radbrook Place (50 foot right-of-way), from which a 5/8 inch iron rod found bears North 59 degrees 54 minutes 11 seconds East, a distance of 0.57 feet for reference;

THENCE North 49 degrees 54 minutes 11 seconds East, departing the easterly right-of-way line of said Sunnybrook Lane, along the southeasterly right-of-way line of said Radbrook Place, also being the northwest line of said Lot 1, Block 12A/5585, a distance of 57.84 feet to a 5/8 inch iron rod found, said point being the beginning of a tangent curve to the right having a radius 778.90 feet;

THENCE along said southeasterly right-of-way line of Radbrook Place, also being the said northwest line of Lot 1, Block 12A/5585, along said tangent curve to the right having a delta angle of 09 degrees 39 minutes 49 seconds, a chord that bears North 54 degrees 52 minutes 47 seconds East, a chord distance of 131.21 feet, and an arc length of 131.27 feet to a 3-1/4 inch aluminum disk set stamped "A-B RADBROOK & RPLS 5382", said point being the north corner of said Lot 1, Block 12A/5585, also being the west corner of said Lot 2, Block 12A/5585, a distance of 311.44 feet to the POINT OF BEGINNING and containing 48,380 square feet or 1.11 acres of land more or less.

THENCE South 30 degrees 19 minutes 56 seconds East, departing the southerly right-of-way line of said Radbrook Place, along the east line of said Lot 1, Block 12A/5585, also being the west line of said Lot 2, Block 12A/5585, a distance of 311.44 feet to the POINT OF BEGINNING and containing 48,380 square feet or 1.11 acres of land more or less.

SURVEYOR'S STATEMENT

STATE OF TEXAS

I, J.R. JANUARY, 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 Engineers and Land Surveyors, the City of Dallas Development Code (Ordinance No. 19465, 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 _____, 2024.

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. (11/08/2024)

J.R. JANUARY
Texas Registered Professional Land Surveyor No. 5382

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared J.R. JANUARY, 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 _____, 2024.

Notary Public in and for the State of Texas

My commission expires: _____

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	14.94'	S50°13'45"W
L2	36.33'	S39°58'50"E
L3	14.96'	N50°13'45"E
L4	39.78'	S40°00'40"E

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	76.56'	1196.28'	3°40'01"	S64° 12' 40"W 76.55'
C2	107.01'	79.30'	77°18'52"	N78° 50' 47"W 99.07'
C3	131.37'	778.90'	9°39'49"	N54° 52' 47"E 131.21'

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **MELISSA ARNOLDI**, does hereby adopt this plat, designating the herein described property as **A-B RADBROOK** 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 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, Texas.

WITNESS MY HAND THIS _____ DAY OF _____, 2024.

By: _____
Melissa Arnoldi - Owner

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Melissa Arnoldi, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she 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 _____, 2024.

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

PLACE COUNTY
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, Tony Shidid, Chairperson or Brent Rubin, Vice Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the _____ day of _____ A.D. 20 _____ and same was duly approved on the _____ day of _____ A.D. 20 _____ by said Commission.

Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas

Attest:

Secretary

GENERAL NOTES:

1) BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, (2011)

2) THE PURPOSE OF THIS PLAT IS TO REDUCE THE EXISTING 30 FOOT PLATTED BUILDING LINE TO WRAP AROUND BUILDING ALONG THE WESTERLY LINE OF LOT 1, BLOCK 12/5585.

3) LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.

4) ACCORDING TO THE F.I.R.M. PANEL NO. 48113C0330J, THE SUBJECT PROPERTY LIES IN ZONE X (SFHA) AND DOES NOT LIE WITHIN A FLOOD PRONE HAZARD AREA.

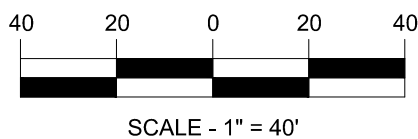
5) COORDINATES SHOWN ARE STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

6) ALL IMPROVEMENTS, INCLUDING STRUCTURES ARE TO REMAIN.

7) BENCHMARKS:

24-U-2
SQUARE CUT IN CONCRETE CURB ON THE NORTHEAST CORNER OF THE INTERSECTION OF BROOKVIEW DRIVE AND MANCHESTER DRIVE.
N: 7,003,455.609 E: 2,479,952.344 ELEV = 531.42

24-U-3
SQUARE CUT IN EAST SIDE OF CONCRETE DRIVE ON SOUTH PROPERTY LINE AT 4526 BROOKVIEW DRIVE, 500' WEST OF ROCKBROOK DRIVE.
N: 7,003,396.875 E: 2,480,822.892 ELEV. 519.08'



SCALE - 1" = 40'

SURVEYOR
TEXAS HERITAGE
SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm #10169300



PRELIMINARY PLAT

A-B RADBROOK

LOT 1A, BLOCK 12A/5585

BEING A REPLAT OF LOT 1, BLOCK 12A/5585
OF RADBROOK ESTATES

JAMES L. FARQUHAR SURVEY, ABSTRACT NO. 455
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S245-038

DATE: 09/09/24 / JOB # 2401539-1/ SCALE - 1" = 40' / JAM