

LEGEND table with symbols for Controlling Monument, IRFC, IRF, IRSC, MNS, MCS, SQ. FT. SQUARE FEET, Sanitary Sewer Manhole, Storm Sewer Manhole, Utility Pole, Electric Transformer, Overhead Electric Line, Underground Water Line, Underground San. Sewer Line, Official Public Records, Dallas County, Texas, and Easement.

- NOTES: 1. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL. 2. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE STATE PLANE COORDINATE SYSTEM... 3. COORDINATES SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM... 4. THE PURPOSE OF THIS PLAT IS TO CREATE TWO PLATTED LOTS FROM ONE UNPLATTED TRACT. 5. THERE ARE NO EXISTING STRUCTURES ON THE SURVEYED PROPERTY. 6. SUBJECT PROPERTY IS IN "ZONE X" ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NO. 480171 0465 L, REVISED DATE MARCH 21, 2019.

SURVEYOR'S STATEMENT: I, Candy Hone, 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...

PRELIMINARY: RELEASED 10/10/2024 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

STATE OF TEXAS § COUNTY OF DALLAS §: Before me, the undersigned, a Notary Public in and for the County and State on this day personally appeared Candy Hone, 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 and consideration therein expressed and in the capacity therein stated.

OWNER'S CERTIFICATE: STATE OF TEXAS § COUNTY OF DALLAS § WHEREAS EDSON CONSTRUCTION, INC. is the owner of a tract of land situated in the Phillip Kimmell Survey, Abstract No. 723 and Block 8605, City of Dallas, Dallas County, Texas, being all of that tract of land conveyed to Edson Construction, Inc. by General Warranty Deed recorded in Instrument No. 202400157727, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with yellow plastic cap stamped "BURNS SURVEYING" found for corner in the southwest right-of-way line of Mountain Creek Parkway (f.k.a. Florida Drive and f.k.a. Florida-Danieldale Road; a 100-foot wide right-of-way dedicated by Volume 77156, Page 3373, Deed Records, Dallas County, Texas) at the east corner of Lot 41, Block D/8605, Replat of The Woods, Thirteenth Section according to the plat thereof recorded in Volume 80174, Page 2134, Deed Records, Dallas County, Texas, and the north corner of said Edson Construction, Inc. tract;

THENCE S 47°44'11" E, with said southwest right-of-way line of Mountain Creek Parkway, a distance of 109.55 feet to a 1/2-inch iron rod with yellow plastic cap stamped "BURNS SURVEYING" found for corner at the intersection of said southwest right-of-way line with the north right-of-way line of Timberbluff Road (a variable width right-of-way; 25-foot wide at this point dedicated by Volume 80174, Page 2134, Deed Records, Dallas County, Texas);

THENCE S 42°15'49" W, a distance of 88.70 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" set at the beginning of a non-tangent curve to the right;

In a southwesterly direction, along said curve to the right, having a central angle of 46°36'04", a radius of 134.09 feet, a chord that bears S 65°33'49" W, a distance of 106.08 feet and an arc length of 109.06 feet to a 1/2-inch iron rod with yellow plastic cap stamped "BURNS SURVEYING" found at the end of said curve;

S 88°51'49" W, a distance of 27.57 feet to a 1/2-inch iron rod with yellow plastic cap stamped "BURNS SURVEYING" found for corner at the intersection of said north right-of-way line with the east line of a 15-foot alley right-of-way;

THENCE with said east line of the 15-foot alley right-of-way, the following courses and distances:

N 01°08'11" W, a distance of 54.45 feet to a 1/2-inch iron rod with yellow plastic cap stamped "BURNS SURVEYING" found at the beginning of a non-tangent curve to the right;

In a northeasterly direction, along said curve to the right, having a central angle of 43°24'00", a radius of 37.12 feet, a chord that bears N 20°34'07" E, a distance of 27.45 feet and an arc length of 28.12 feet to a 1/2-inch iron rod with yellow plastic cap stamped "BURNS SURVEYING" found at the end of said curve;

N 42°15'49" W, at a distance of 55.00 feet passing the east terminus of said 15-foot alley and the south corner of said Lot 41, continuing for a total distance of 140.00 feet to the POINT OF BEGINNING and containing 18,995 square feet or 0.436 acres of land, more or less.

OWNER'S DEDICATION: NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That EDSON CONSTRUCTION, acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein described property as ROCK MOUNTAIN 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 roadway management areas shown thereon.

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 the ___ day of _____, 2024.

By: Edson Construction Sonia Villa Title

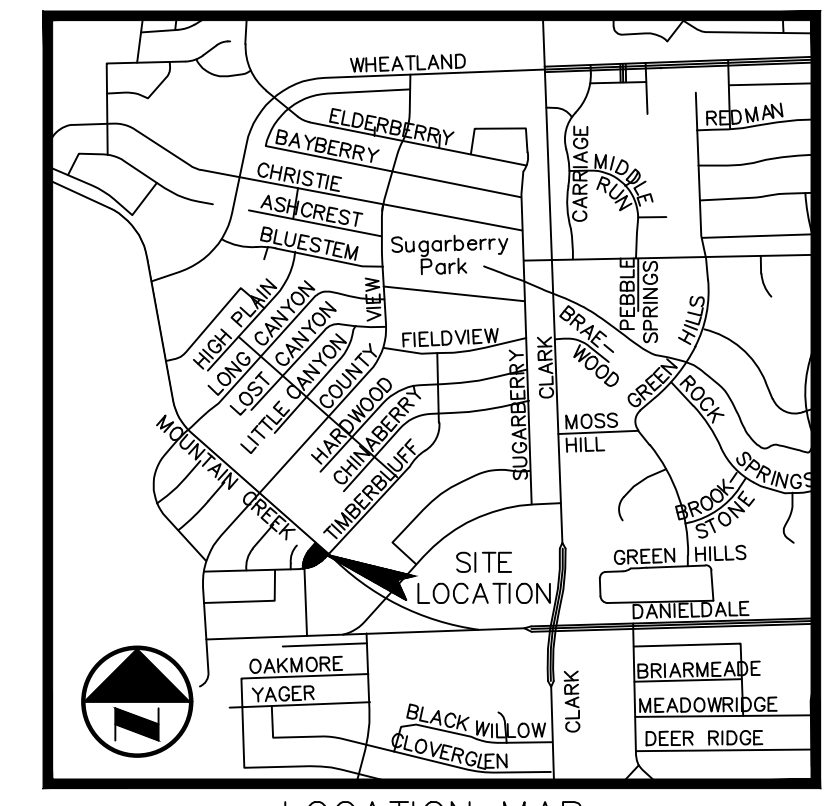
STATE OF TEXAS § COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the County and State on this day personally appeared Sonia Villa, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration therein and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ___ day of _____, 2024.

Notary Public, State of Texas

OWNER: EDSON CONSTRUCTION, INC. CONTACT: SONIA VILLA 4559 BARSTOW BOULEVARD DALLAS, TEXAS 75236 PH. (214) 558-9480 EMAIL: edsonconst86@yahoo.com



LOCATION MAP NOT TO SCALE

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

PRELIMINARY PLAT ROCK MOUNTAIN ADDITION LOTS 1 & 2, BLOCK H/8605 OUT OF THE PHILLIP KIMMELL SURVEY, ABSTRACT NO. 723 CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY PLAN FILE NO. S245-004

VOTEX SURVEYING COMPANY - TBPLS FIRM NO. 10013600 10440 N. CENTRAL EXPWY, STE. 800 DALLAS, TEXAS 75231 PH. (469) 333-8831; candy@votexsurveying.com PROJECT NO. 2024-034