

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS INPIRING YOU TO GREATNESS, NON-PROFIT CORPORATION and ELVIA TORRES JAIMES are the owners of a tract of land situated in the Levi Dixon Survey, Abstract No. 380, Dallas County, Texas and being the tract of land described in a General Warranty Deed to INSPIRING TO TO GREATNESS, NON-PROFIT CORPORATION as recorded in Instrument No. 202400244114 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.) and being all of Lot 12, Block C/8292 of Rolling Creek Addition, First Installment, an addition to the City of Dallas, Dallas County, Texas, according to to the plat thereof recorded in Volume 71154, Page 13 of the Plat Records of Dallas County, Texas being described in a General Warranty Deed with Vendor's Lien to ELVIA TORRES JAIMES and recorded in Instrument No. 202200198913 of the Official Public Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a set 1/2-inch iron rod with yellow plastic cap stamped "TRUSTAR" at the common north corner of Lots 11 and 12, Block C/8292 of said Rolling Creek Addition, same point being on the southerly right of way line of McLarty Drive, a 50 foot wide right of way as shown on aforesaid plat from which a found 1/2-inch iron rod at the common north corner of Lots 8 and 9 of said Block C/8292 bears North 58 degrees 57 minutes 32 seconds, a distance of 205.00

THENCE South 31 degrees 02 minutes 28 seconds East, along the common line of Lots 11 and 12, a distance of 100 feet to a set 1/2-inch iron rod with yellow plastic cap stamped "TRUSTAR" at the common south corner of Lots 11 and 12, Block C/8292 of said Rolling Creek Addition from which found 1/2-inch iron rod at the common south corner of Lots 9 and 10 bears North 58 degrees 57 minutes 32 seconds, a distance of 100.00 feet;

THENCE South 58 degrees 57 minutes 32 seconds West, along the south line of said Lot 12, and along the south line of said Inspiring You to Greatness Tract, a distance of 112.02 feet to a found 1/2-inch iron rod at the southwest corner of said Inspiring You to Greatness Tract;

THENCE North 31 degrees 01 minute 39 seconds West, along the west line of Inspiring You to Greatness tract and along the easterly right of way line of Wild Honey Drive, a 30 foot wide right of way as shown on said Rolling Creed Addition. a distance of 100.00 feet to a found "X" scribed in concrete sidewalk, being on the southerly right of way line of said

THENCE North 58 degrees 57 minutes 32 seconds East, along the southerly right of way line of McLarty Drive, a distance of 112.00 feet to the **POINT OF BEGINNING** and **CONTAINING** 0.2571 of an Acre or 11,201 Square Feet of land more or less

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That INSPIRING YOU TO GREATNESS AND JAIMES ELVIA TORRES, Owners, do hereby bind ourselves and our heirs, assignees and successors of title this plat designating the hereinabove described property as ROLLING CREEK ADDITION, LOT 12R & LOT 13R, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, and fee simple, to the public use wherever 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 public 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, shrubs, for other improvements or growth 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 saying. All, and any public utilities shall have the right to remove and keep removed all parts of any buildings, 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 said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or remove 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 and service required or ordinarily performed by that utility.)

Water main and wastewater easement shall also include additional area of work space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, clean outs, fire hydrants, water services and wastewater services from the main to the curb pavement line, and description of such additional easements therein granted shall be determined by location as installed.

This plat is approved subject to all planning ordinances, rules, regulations, of the City of Dallas, Texas. Sidewalks shall be constructed by the home builder as required by City Council Resolution #68-1038 and accordance with the requirements of the Director of Public Works and Transportation

BY:	Date:
KACEY SIMMONS, INSPIRING YOU TO GREATNESS	
STATE OF TEXAS COUNTY OF DALLAS	
Before me, the undersigned authority, a Notary Public personally appeared KACEY SIMMONS known to me the foregoing instrument and acknowledged to me toonsiderations therein expressed.	to be the person whose name is subscribed to
Given under my hand and seal of office, this c Notary Public in and for the State of Texas	lay of, 2025
Signature:	
My commission expires:	

ELVIA TORRES JAIMES

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared ELVIA TORRES JAIMES, 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 and considerations therein expressed.

OWNERS:

KACEY SIMMONS

INSPIRING YOU TO GREATNESS

TRUSTAR

SURVEYING

4509 Rowlett Road | Rowlett, Texas 75088 | Ph: 214-607-0052 T.B.P.E.L.S. Firm Registration No. 10194913

9201 WARREN PARKWAY

FRISCO, TEXAS 75034

PHONE: 469-430-7492

ELVIA TORRES JAIMES

3710 McLARTY DRIVE

DALLAS, TEXAS 75241

SURVEYOR:

Given under my hand and seal of office, this _____ day of _____, 2025

Notary Public in and for the State of Texas

signature:____

My commission expires:_____

SURVEYOR'S CERTIFICATE

I, Marcos A Madrid, 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. 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 _____day of _____,2025

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

Marcos A. Madrid Registered Professional Land Surveyor Texas Registration No. 6740 Firm Registration No. 10194913 Trustar Surveying

STATE OF TEXAS COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Marcos A. Madrid 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 and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2025

Notary Public in and for the State of Texas

Signature:_____

My commission expires:_____

PLACE COUNTY RECORDING LABEL HERE CERTIFICATE OF APPROVAL I, Tony Shidid, Chairperson or Brent Ruben, 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

DATE OF PREPARATION: AUGUST 4, 2025

PRELIMINARY PLAT

ROLLING CREEK ADDITION LOT 12R & LOT 13R, BLOCK C/8292

BEING A RE-PLAT OF LOT 12, BLOCK C/8292 , ROLLING CREEK ADDITION,

> FIRST INSTALLMENT BEING

0.2571 OF AN ACRE or 11,201 SQUARE FEET

LEVI DIXON SURVEY, ABSTRACT NO. 380 CITY OF DALLAS, DALLAS COUNTY, TEXAS

CP PLAT NO. 25-000073

\$245-221

JOB NO. 25-1022

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