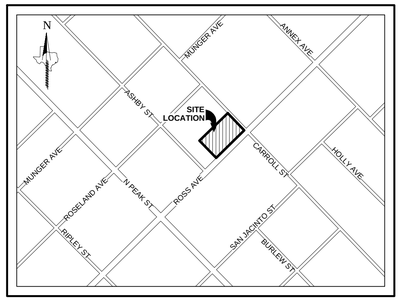
VICINITY MAP
(NOT TO SCALE)



GENERAL PLAT NOTES

1.) The purpose of this plat is to create two (2) lots from a part of three (3) existing lots of record.

2.) The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 1983 (Adjustment Realization 2011).

3.) There are no trees on the subject parcel.

4.) No structures exist on site.

5.) Lot-to-lot drainage is not permitted without Engineering Section approval.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 01°36'59" W	5.46'

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, **ROCK & ROSS, LLC**, is the owner of a 0.79 acre tract of land situated in the John Grisby Survey, Abstract Number 495 in the City of Dallas, Dallas County, Texas and being all of a called 0.79 acre tract of land described in the deed to Rock & Ross, LLC., recorded in Document Number 201700159952 of the Official Public Records of Dallas County, Texas also being a portion of Lot 1, Lot 2 and Lot 3, Block 1/650 of Ross Avenue Addition an addition to the City of Dallas, recorded Volume 190, Page 90 of the Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an x-cut found at the West corner of said 0.79 acre tract and the common North corner of a called 0.3598 acre tract of land described as Tract 1 in the deed to Primax Properties, LLC., recorded in Document Number 201900242215 of the Official Public Records of Dallas County, Texas and being in the South right-of-way line of a 15' alley;

THENCE North 44°27'03" East, with the North line of said 0.79 acre tract and the common South right-of-way of said alley, a distance of 209.42 feet to a 5/8" iron rod found at the North corner of said 0.79 acre and being in the West right-of-way line of Carroll Avenue;

THENCE South 44°57'16" East, with the West line of said 0.79 acre tract and the common West right-of-way line of said Carroll Avenue, a distance of 161.44 feet to an x-cut found;

THENCE South 01°36'59" West, with the West line of said 0.79 acre tract, a distance of 5.46 feet to an x-cut found in the North right-of-way line of Ross Avenue;

THENCE South 44°27'44" West, with the South line of said 0.79 acre tract and the common North right-of-way line of said Ross Avenue, a distance of 203.68 feet to a capped 5/8" iron rod stamped "R.P.L.S. 1890" found at the South corner of said 0.79 acre tract and the common East corner of said Tract 1;

THENCE North 45°34'08" West, with the West line of said 0.79 acre tract and the common East line of said Tract 1, a distance of 165.10 feet tot to the **POINT OF BEGINNING** and containing 0.79 acres of land more or less.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT **ROCK & ROSS, LLC,** acting by and through it's duly authorized agent does hereby adopt this plat, designating the herein described property as **ROSS CARROLL ADDITION, LOTS 1A & 2A, BLOCK 1/650,** an addition to the City of Dallas, Dallas County, Texas and do hereby dedicate, in fee simple, to the public use forever any streets and alleys 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 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.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2022.

OWNER: **ROCK & ROSS, LLC**

BY: _____
Authorized Agent

STATE OF TEXAS §
COUNTY OF _____ §

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 they executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2022.

_____
Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, **MATTHEW RAABE,** 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 State of 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 Plat.

Dated this the _____ day of _____, 2022.

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

_____
Matthew Raabe, R.P.L.S. # 6402

STATE OF TEXAS §
COUNTY OF DENTON §

Before me, the undersigned authority, a notary public in and for the state of texas, on this day personally appeared **MATTHEW RAABE**, 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.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2022.

_____
Notary Public in and for the State of Texas

LEGEND

IRF = IRON ROD FOUND		℄	= CENTERLINE OF ROAD
VOL = VOLUME	= GREASE TRAP	OHU	= OVERHEAD UTILITIES
PG = PAGE	= WATER MANHOLE	WF	= WOOD FENCE
INST# = INSTRUMENT NUMBER	= UTILITY MANHOLE	SD	= STORM DRAIN LINE
D.R.D.C.T. = DEED RECORDS DALLAS COUNTY, TEXAS	= TRAFFIC SIGNAL BOX	SS	= SANITARY SEWER LINE
M.R.D.C.T. = MAP RECORDS DALLAS COUNTY, TEXAS	= LIGHT POST	W	= WATER LINE
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TX	= POWER POLE		= CONCRETE
	= TRAFFIC SIGNAL POLE		

SURVEYOR
EAGLE SURVEYING, LLC
CONTACT: TYLER RANK
222 SOUTH ELM STREET
SUITE: 200
DENTON, TX 76201
940.222.3009

ENGINEER
CLAYMOORE ENGINEERING, INC.
CONTACT: CLAY CRISTY
1903 CENTRAL DRIVE
SUITE: 406
BEDFORD, TX 76021
817.281.0572

OWNER
ROCK & ROSS, LLC
PO BOX 4695639
GARLAND, TX 75049

JOB #: 1702.032-06

DATE: 06/10/2021

DRAWN BY: CHM

EAGLE SURVEYING

EAGLE SURVEYING, LLC
222 SOUTH ELM STREET
SUITE: 200
DENTON, TX 76201
940.222.3009
TX FIRM # 10194177

REVISED PLAT
ROSS CARROLL ADDITION
LOTS 1A & 2A, BLOCK 1/650

CITY PLAN FILE NUMBER: S212-077R

REPLAT OF A PART OF LOTS 1 - 3,
BLOCK 1/650, ROSS AVENUE ADDITION,
VOLUME 190, PAGE 90, D.R.D.C.T.
AND BEING 0.79 OF AN ACRE OF LAND SITUATED IN
THE JOHN GRISBY SURVEY, ABSTRACT NO. 495,
CITY OF DALLAS, DALLAS COUNTY, TEXAS