

	ID BLOCI SUMMAR	-
BLOCK AND LOT	AREA (ac)	AREA (sf)
BLOCK A 1X-HOA	0.08	3487.94
BLOCK A 3X-HOA	0.19	8473.00
BLOCK A 4X-HOA	LOCK A 4X-HOA 0.08	
BLOCK A 14X-HOA	0.13	5832.84
BLOCK A LOT 2	0.10	4572.13
BLOCK A LOT 5	0.12	5100.88
BLOCK A LOT 6	0.10	4200.00
BLOCK A LOT 7	0.10	4200.00
BLOCK A LOT 8	0.10	4200.00
BLOCK A LOT 9	0.10	4200.00
BLOCK A LOT 10	0.10	4200.00
BLOCK A LOT 11	0.10	4200.00
BLOCK A LOT 12	0.10	4200.00
BLOCK A LOT 13	0.14	6181.94
BLOCK B 5X-HOA	1.23	53588.71
BLOCK B 16X-HOA	0.13	5649.54

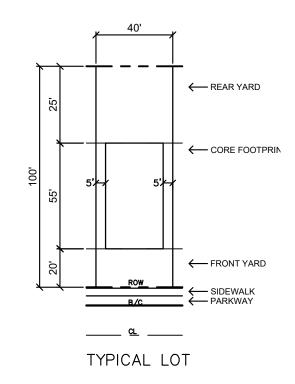
## LOT AND BLOCK AREA SUMMARY

AREA (ac)	AREA (sf)	
0.06	2699.69	
0.17	7223.92	
0.15	6624.07	
0.15	6738.80	
0.15	6647.53	
0.10	4200.00	
0.10	4200.00	
0.10	4200.00	
0.10	4203.27	
0.10	4375.29	
0.11	4641.73	
0.11	4797.93	
0.11	4607.74	
0.11	4675.65	
0.15	6619.05	
	0.06 0.17 0.15 0.15 0.15 0.10 0.10 0.10 0.10 0.10	

	OPEN SAPCE SUMMARY
LOT & BLOCK	PROPSOED USE
BLOCK A 1X-HOA	ENTRY FEATURE AND LANDSCAPE BUFFER
BLOCK A 3X-HOA	EXISTING GAS EASEMENT AND GENERAL OPEN SPACE
BLOCK A 4X-HOA	COMMUNITY PARK WITH PICNIC TABLE AND GAZEBO
BLOCK A 14X-HOA	SECONDARY ENTRY FEATURE AND LANDSCAPE BUFFER
BLOCK B 5X-HOA	GENERAL OPEN SPACE WITH 8' TRAIL AND EXISTING FLOODPLAIN
BLOCK B 16X-HOA	GENERAL OPEN SPACE WITH 8' TRAIL AND DOG PARK
BLOCK B 17X-HOA	GENERAL OPEN SPACE WITH 8' TRAIL AND DOG PARK

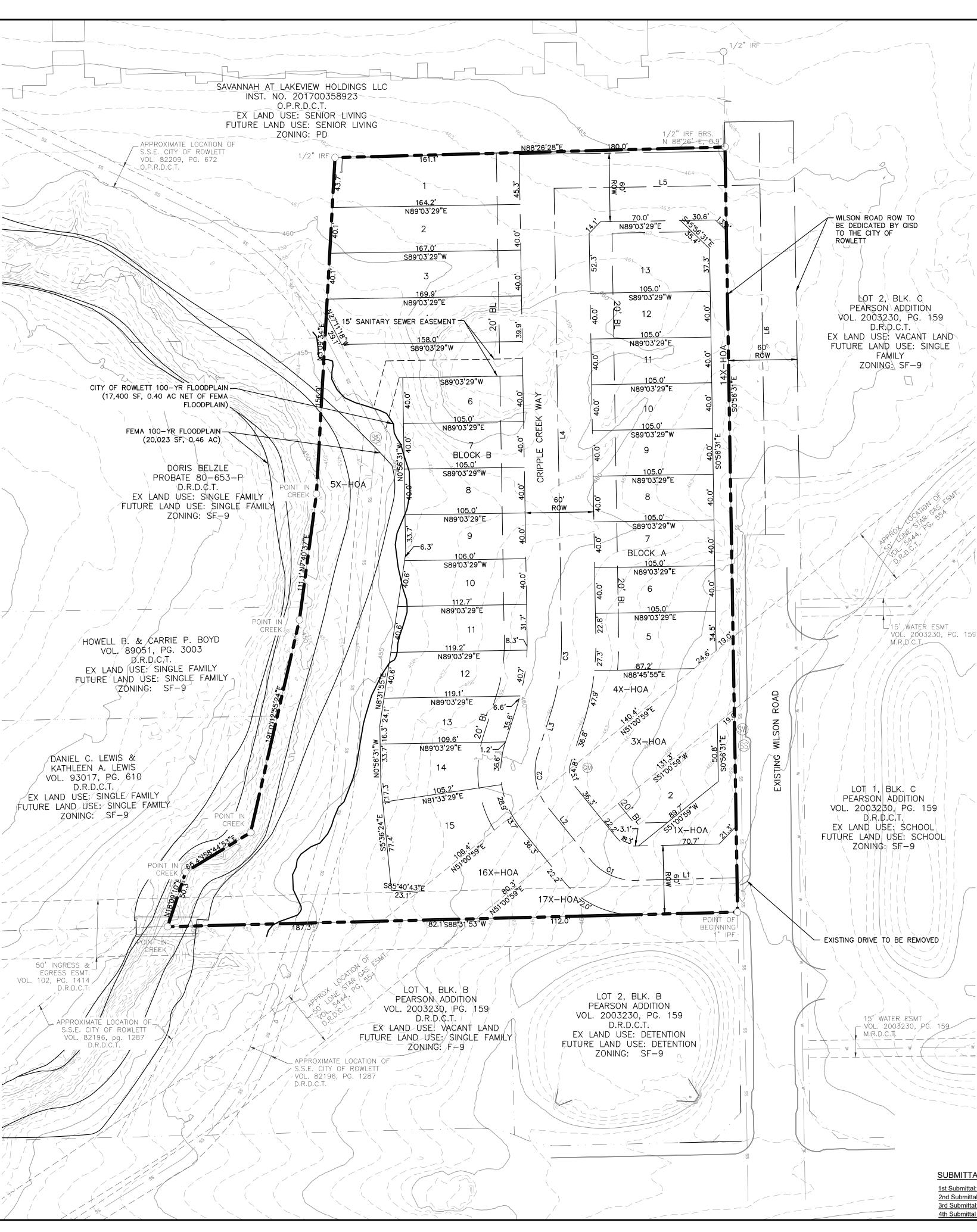
CURVE TABLE						
CURVE RADIUS LENGTH CHORD BEARING CHORD DELTA		DELTA	TANGENT			
C1	50.00'	45.79'	S65 <b>°</b> 13'19"E	44.21'	52 <b>•</b> 28'36"	24.64'
C2	50.00'	49.54'	S10 <b>°</b> 35'55"E	47.54'	56 <b>°</b> 46'13"	27.02'
C3	200.00'	65.38'	S8•25'20"W	65.08'	18 <b>°</b> 43'43"	32.98'

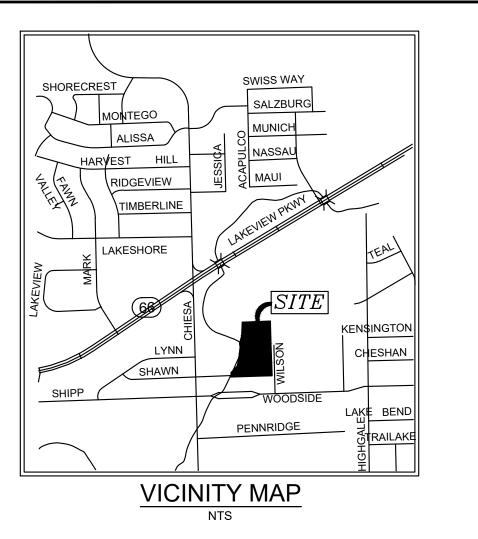
	LINE	TABLE
LINE	LENGTH	BEARING
L1	88.24	N88 <b>*</b> 32'22.71"E
L2	58.57	S38 <b>*</b> 59'01.26"E
L3	36.79	S17*47'11.77"W
L4	395.17	S0 <b>*</b> 56'31.18"E
L5	180.00	N89 <b>°</b> 03'28.82"E
L6	351.35	S0 <b>*</b> 56'31.18"E



FLOOD STATEMENT:

According to Map No. 48113C0245K, dated July 7, 2014 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Dallas County, Texas, Federal Emergency Management Agency, Fedarl Insurance Administration, this property is within Zone "X" and Zone AE. Zone "X" is defined as areas determined to be outside the 0.2% annual chance floodplain. Zone AW is defined as area where "Base Flood Elevation Determined" - per the referenced FIRM this elevation is 455'. This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.





## **GENERAL NOTES**

- PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY.
- A LETTER OF SUBSTANTIAL COMPLETION OF THE PUBLIC IMPROVEMENTS SHALL BE ISSUED BY THE CITY PRIOR TO RECORDING OF THE FINAL PLAT.
- ALL HOA LOTS IMPROVEMENTS WITHIN TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION (HOA). THE HOMEOWNER ASSOCIATION COVENANTS, CONDITIONS, AND RESTRICTIONS SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO RECORDING OF THE FINAL PLAT.
- NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- THE THOROUGHFARE ALIGNMENT(S) SHOWN ON THIS EXHIBIT ARE PRELIMINARY AND SUBJECT TO CHANGE AT TIME OF FINAL DESIGN.
- SEE PRELIMINARY UTILITY PLAN FOR ADDITIONAL PROJECT INFORMATION.
- THE PRELIMINARY AND FINAL PLAT SHALL ADHERE TO THE APPROVED CITY OF ROWLETT ZONING ORDINANCE #22-000393.
- ALL LOTS SHALL CONFORM TO THE APPROVED PD STANDARDS. SEVENTEEN (17) LOTS SHALL HAVE A MINIMUM OF 4,200 SQUARE FEET WITH A MINIMUM 1.300 SQUARE FOOT DWELLING UNIT AREA. SEVEN (7) LOTS SHALL HAVE A MINIMUM OF 6,400 SQUARE FEET WITH A MINIMUM 1,800 SQUARE FOOT DWELLING UNIT AREA.

## **PROPERTY DESCRIPTION**

BEING a tract of land situated in the James W. Gardner Survey, Abstract No. 526, City of Rowlett, Dallas County, Texas, and being all of the called 5.888 acre tract of land described in Special Warranty Deed with Vendor's Lien to RRC Acquisitions VI, LLC as recorded in Instrument No. 201800300368, Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1-inch iron pipe found for the northeast corner of Lot 2, Block B, Pearson Addition, an addition to the City of Rowlett, recorded in Volume 2003230, Page 159 of the Deed Records of Dallas County, Texas and in the west right-of-way line of Wilson Road (a 60-foot wide right-of-way);

THENCE with the north line of said Pearson Addition, South 88°32'06" West, a distance of 498.42 feet to a point for corner in the approximate centerline of a creek;

**THENCE** with said approximate centerline of the creek, the following courses and distances:

North 18°13'18" East, a distance of 50.33 feet to a point for corner; North 58°44'53" East, a distance of 66.44 feet to a point for corner; North 12°55'24" East, a distance of 190.99 feet to a point for corner; North 07°40'37" East, a distance of 111.07 feet to a point for corner;

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**THENCE** departing said approximate centerline of the creek, North 03°09'34" East, passing at a distance of 10.87 feet the south corner of Lot 1, Block A, Rise Corner, an addition to the City of Rowlett according to the plat recorded in Instrument No. 202100169423 of said Official Public Records, continuing with the east line of said Rise Corner addition, in all a total distance of 294.67 feet to a point for corner; from said point a 5/8-inch iron rod with "ADAMS SURVEYING CO." cap found bears North 75°26'00" West, a distance of 0.20 feet;

**THENCE** with the south line of said Rise Corner addition, North 88°26'28" East, a distance of 341.10 feet to a southeast corner of said Rise Corner addition and in the west line of said Lot 2R, Block C, Pearson Addition, an addition to the City of Rowlett according to the plat recorded in Instrument No. 20070383531 of said Official Public Records; from said point an "X" cut in concrete found bears North 31°28'08" East, a distance of 0.36 feet;

**THENCE** with said west line of Lot 2R, Block C, South 00°56'14" East, passing at a distance of 289.96 feet the southwest corner of said Lot 2R, Block C and the northwest corner of the terminus of Wilson Road, continuing with said west right-of-way line of Wilson Road, in all a total distance of 669.34 feet to the **POINT OF BEGINNING** and containing 256,485 square feet or 5.8881 acres of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of

159   159   W   W   W   W   W   V	
24 RESIDENTIAL LOTS BLOCK A LOTS 2 & 5-13; BLOCK B LOTS 1-4 & 6-15 AND 7 HOA OPEN SPACE LOTS BLOCK A LOTS 1X, 3X-4X, & 14X; BLOCK B LOTS 5X & 16X-17X BEING 5.89 ACRES OUT OF THE JAMES W. GARDNER SURVEY, ABSTRACT NO. 526 IN THE CITY OF ROWLETT, DALLAS COUNTY, TEXAS OWNER/APPLICANT: RRC Acquisitions VI, LLC 16812 Dallas Parkway Dallas TX 75248 DEVELOPER: Sonoma Housing Advisors, LLC 10813 Dallas Parkway Dallas TX 75248 DEVELOPER: Sonoma Housing Advisors, LLC H13 Main Street Bowlett TX 75088	
BLOCK A LOTS 2 & 5-13; BLOCK B LOTS 1-4 & 6-15 AND 7 HOA OPEN SPACE LOTS BLOCK A LOTS 1X, 3X-4X, & 14X; BLOCK B LOTS 5X & 16X-17X BEING 5.89 ACRES OUT OF THE JAMES W. GARDNER SURVEY, ABSTRACT NO. 526 IN THE CITY OF ROWLETT, DALLAS COUNTY, TEXAS OWNER/APPLICANT: RRC Acquisitions VI, LLC 16812 Dallas Parkway Dallas TX 75248	
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OUT OF THE JAMES W. GARDNER SURVEY, ABSTRACT NO. 526 IN THE CITY OF ROWLETT, DALLAS COUNTY, TEXAS OWNER/APPLICANT: RRC Acquisitions VI, LLC 16812 Dallas Parkway Dallas TX 75248	
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CITY OF ROWLETT, DALLAS COUNTY, TEXAS    OWNER/APPLICANT:   RRC Acquisitions VI, LLC   16812 Dallas Parkway   Dallas TX 75248	
OWNER/APPLICANT: DEVELOPER: ENGINEER/SURVEYOR:   RRC Acquisitions VI, LLC Sonoma Housing Advisors, LLC Kinley >> Hor   16812 Dallas Parkway Dallas TX 75248 Rowlett TX 75088 Kinley >> Hor	
RRC Acquisitions VI, LLC 16812 Dallas Parkway Dallas TX 75248	
SUBMITTAL / REVISION DATES Tel: (972) 701-5558 Contact: Rick Sheffield 13455 Noel Rd. Two Galleria Officient   1st Submittal: 09/12/2022 Contact: Melissa Fisher Contact: Rick Sheffield Ste. 700   Dallas, TX 75240 Tel: (972) 770-1300 Tel: (972) 770-1300 Tel: (972) 770-1300	L / REVISION DATES
2nd Submittal: 09/26/2022 09/26/2022   3rd Submittal: 10/04/2022 DESIGNED DRAWN CHECKED SCALE DATE KH PROJECT NO.	09/12/2022

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4th Submittal