



VICINITY MAP  
MAPSCO 14-D  
NOT TO SCALE

- LEGEND:**
- Blgd—building
  - frd—found
  - IRF—iron rod found
  - P/P—power pole
  - conc—concrete
  - spaces—parking spaces
  - L/S—light standard
  - handicap
  - sign
  - fire hydrant
  - cm—controlling monument
  - bollard
  - fiber optic marker
  - TSB—traffic box
  - EP—electric pedestal
  - ICV—irrigation control valve
  - EV—electric vault
  - TSL—traffic light
  - WV—water valve
  - area drain
  - s.f.—square feet
  - Vol.—Volume
  - Pg.—Page
  - Inst. No.—Instrument Number
  - b.l.—Building Line
  - D.R.D.C.T.—Deed Records  
Dallas County, Texas
  - M.R.D.C.T.—Map Records  
Dallas County, Texas
  - O.P.R.D.C.T.—Official Public Records  
Dallas County, Texas
  - ? — underground electric
  - ? — underground telephone
  - ? — underground fiber optics
  - — overhead electric

**OWNER'S CERTIFICATE**

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS ROX TREP TOLLWAY, L.P. is the owner of a 2.586 acre tract of land situated in the Robert Wilburn Survey, Abstract No. 1580, City of Dallas, Dallas County, Texas according to the Special Warranty Deed thereof recorded in Instrument Number 201800224441, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), also being part of Lot 3, Block 2/8708, Prestonwood Bank Addition, an addition to the City of Dallas, Texas, according to the plat thereof recorded in Volume 79153, Page 3006, Deed Records, Dallas County, Texas (D.R.D.C.T.), and being more particularly described as follows:

BEGINNING at an "X" cut found for corner in the North line of Belt Line Road (120' R.O.W.) at its intersection with the East line of Dallas Parkway (variable width R.O.W.);

THENCE N 00° 30' 00" W, along said East line of said Dallas Parkway, a distance of 94.34 feet to an "X" cut found for corner;

THENCE N 02° 53' 33" E, continuing along said East line, a distance of 88.05 feet to an "X" cut found for corner at the beginning of a curve to the right having a central angle of 01° 28' 26", a radius of 5629.58 feet and a chord bearing and distance of N 04° 23' 15" E, 144.81 feet;

THENCE continuing along said East line and with said curve to the right, an arc distance of 144.82 feet to an "X" cut found for corner at the beginning of a compound curve to the right having a central angle of 07° 23' 53", a radius of 1422.39 feet and a chord bearing and distance of N 08° 49' 38" E, 183.53 feet;

THENCE continuing along said East line and with said compound curve to the right, an arc distance of 183.66 feet to an "X" cut found for corner;

THENCE N 12° 31' 35" E, continuing along said East line, a distance of 159.43 feet to an "X" cut found for corner at the Northwest corner of the aforementioned Lot 3, Block 2/8708;

THENCE S 79° 30' 00" E, departing said East line and along the North line of said Lot 3, a distance of 102.10 feet to an "X" cut found for corner at the Northeast corner of said Lot 3;

THENCE S 03° 06' 53" E, departing said North line and along the East line of said Lot 3, a distance of 644.14 feet to a 5/8" iron rod found for corner in the aforementioned north line of Belt Line Road;

THENCE S 89° 30' 00" W, along said North line of Belt Line Road, a distance of 212.84 feet to the POINT OF BEGINNING and containing 112,628 square feet or 2.586 acres of land, more or less.

BASIS OF BEARINGS shown herein, S 89°30'00" W, is the north line of Belt Line Road as shown on deed recorded in Volume 98234, Page 6439, Deed Records, Dallas County, Texas (D.R.D.C.T.).

**OWNER'S DEDICATION**

NOW THEREFORE, KNOW ALL MEEN BY THE PRESENTS:

That ROX TREP TOLLWAY, L.P., acting by and through its duly authorized agents, does hereby adopt this plat, designating the herein described property as TOLLWAY PLACE, 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 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.

WITNESS, my hand at Dallas, Texas, this the \_\_\_ day of \_\_\_\_\_, 2020.

ROX TREP TOLLWAY, L.P.,  
a Texas limited partnership

By: ROX TREP TOLLWAY, LLC  
a Texas limited liability company,  
its general partner

By:  
John Scott Arnoldy, Jr.,  
Authorized Representative

STATE OF TEXAS  
COUNTY OF DALLAS

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_ DAY OF \_\_\_\_\_, 2020.

Notary Public in and for the State of Texas

**SURVEYOR'S STATEMENT**

I, DANIEL S. LIM, 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 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 Final Plat.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2020

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.

DANIEL S. LIM, PE, RPLS, CFM  
TEXAS R.P.L.S. NO. 5322

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Stanley Roy Felts, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated and as the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_ day of \_\_\_\_\_, 2020.

Notary Public in and for the State of Texas

**OWNER:**  
ROX TREP TOLLWAY, L.P.  
6060 NORTH CENTRAL EXPRESSWAY  
SUITE 429  
DALLAS, TEXAS  
ATTN: PAUL MARIN  
TEL. (214) 793-7797

**SURVEYOR:**  
**LIM & ASSOCIATES, inc.**  
engineering & surveying consultants  
TBPE Reg. F-3232, TBPLS Reg. 101236-00  
1112 N. Zang Boulevard, Suite 200  
Dallas, Texas 75203  
Tel. (214) 942-1888 • Fax (214) 942-9881  
Email: LimAssoc@aol.com

**PURPOSE OF PLAT:**  
The purpose of this plat is to replat one lot into two lots (one 0.258 acre lot and one 2.328 acre lot. Total platted area is 2.586 acres).

- NOTES:**
- The basis of bearings shown hereon, S 89°30'00" W, is the north line of Belt Line Road as shown on deed recorded in Volume 98234, Page 6439, Deed Records, Dallas County, Texas.
  - LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
  - Maximum lots to be created is two (2).
  - All existing structures are to remain.

**PRELIMINARY PLAT  
TOLLWAY PLACE  
LOTS 3R & 4, BLOCK 2/8708  
112,628 SQ. FT. (2.586 ACRES)  
BEING  
A REPLAT OF  
PART OF LOT 3, BLOCK 2/8708  
PRESTONWOOD BANK ADDITION  
VOLUME 79153, PAGE 3006, D.R.D.C.T.  
OUT OF  
THE ROBERT WILBURN SURVEY, ABSTRACT NO.1580  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S201-530**

NOVEMBER 4, 2020