

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ROSELAWN MEADOWS LAND, LLC., does hereby adopt this plat designating the herein described property as ROSELAWN MEADOWS, in the City of Denton County, Texas, and do hereby dedicate to the public use forever the street rights of way and public easements shown hereon. The utility easements as shown are reserved for garbage collections and all public utilities desiring to use the same. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over or across the utility easement as shown. Said utility easements being here reserved for the mutual use and accommodation of all public utilities desiring to use or using the same, all and any public utilities shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the utility easements and all public utilities shall at all times have the full right to ingress and egress to or from and upon the said utilities easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of its respective system without the necessity at any time of procuring the permission of anyone.

ROSELAWN MEADOWS LAND, LLC.

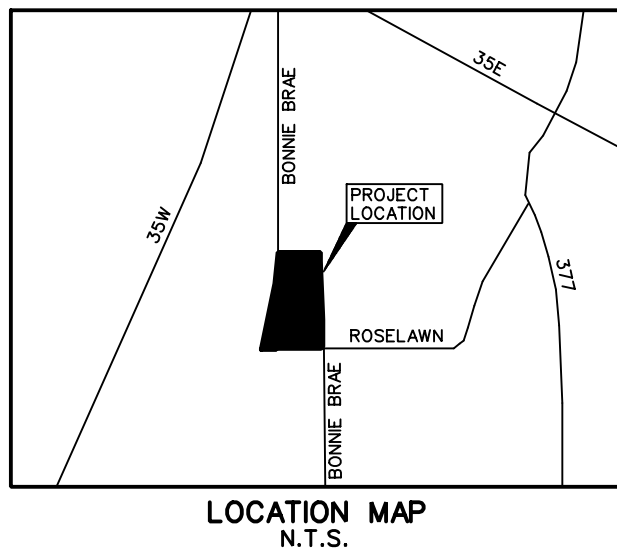
BY: _____

THE STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purpose and consideration therein expressed and in the capacity therein stated.

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

NOTARY PUBLIC, STATE OF TEXAS



PRELIMINARY PLAT
OF
ROSELAWN MEADOWS
LOTS 1-23, BLOCK A
LOT 1X BLOCK A
TOTAL RESIDENTIAL LOTS 23
TOTAL OPEN SPACE 1
TOTAL LOTS 24
TOTAL ACRES 6.494
TOTAL SQUARE FOOTAGE 282,288.13
ZONED R-4
OUT OF THE
J. EDMONSON SURVEY, ABSTRACT NO. 400

IN THE
CITY OF DENTON
DENTON COUNTY, TEXAS

OWNER
ROSELAWN MEADOWS LAND, LLC.
200 SWISHER ROAD, BLDG B
LAKE DALLAS, TEXAS 75065

CORWIN ENGINEERING, INC.
TYPE FIRM NO. 5951
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013

WARREN L. CORWIN (972) 396-1200
OCTOBER 2025 SCALE: 1"=50'

PP25-XXX

APPROVED THIS _____ DAY OF _____ A.D. 2025 BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF DENTON, TEXAS

PLANNING & ZONING COMMISSION CHAIRMAN _____

CITY SECRETARY _____