

10. Acceptance of the drainage feature identified on the Preliminary

Criteria Manual and Comprehsive Master Drainage Plan.

Plat are subject to change during the final plat process and do not constitute subsequent approval of same. The City reserves the

right to require additional data or studies to ensure compliance with

City of Denton Subdivision and Land Regulations, Stormwater Design

THENCE, South 45° 04'54" West, continuing along said east line, for a distance of 21.90 feet, to a 5/8 inch iron rod found in the north line of said Roselawn Drive and being the most southerly southeast corner of said 6.494 acre tract;

THENCE, North 89° 55'06" West, along the south line of said 6.494 acre tract and the north line of said Roselawn Drive, for a distance of 337.15 feet, to a 1/2 inch iron rod found;

Being, a tract of land situated in the J. Edmonson Survey, Abstract No. 400, being all of a 6.494 acre

tract, as described in Doc. No. 2024-66844 in said Deed Records of Denton County, Texas and being

northeast intersection of Roselawn Drive (Variable R.O.W.) and S. Bonnie Brae Street (Variable R.O.W.);

THENCE, North 11° 47'45" East, along the west line of said 6.494 acre tract and the east line of said

THENCE, South 89° 51'28" East, departing the east line of said S. Bonnie Brae Street and along the

THENCE, North 05° 47'35" East, continuing along said east and west lines, for a distance of 238.20 feet,

north line of said 6.494 acre tract, for a distance of 320.96 feet, to a 5/8 inch iron rod found at the

THENCE, South 00°04'54" West, along the east line of said 6.494 acre tract, for a distance of 7.89 feet, to a 5/8 inch iron rod found at the point of curvature of a curve to the left, having a radius of 2547.50

THENCE, continuing along said east line and with said curve to the left for an arc distance of 114.29 feet

(Chord Bearing South 01° 12'13" East - 114.28 feet), to a 5/8 inch iron rod found at the point of tangency;

THENCE, South 02° 29'20" East, continuing along said east line, for a distance of 333.77 feet, to a 5/8 inch iron rod found at the point of curvature of a curve to the right, having a radius of 2452.50 feet, a central

THENCE, continuing along said east line and with said curve to the right for an arc distance of 110.03 feet

THENCE, South 00° 04'54" West, continuing along said east line, for a distance of 147.00 feet, to a 5/8 inch

(Chord Bearing South 01° 12'13" East - 110.02 feet), to a 5/8 inch iron rod at the point of tangency;

BEGINNING, at a wood post found at the southwest corner of said 6.494 acre tract and being the

S. Bonnie Brae Street, for a distance of 510.58 feet, to a wood post found;

to a 1/2 inch iron rod found at the northwest corner of said 6.494 acre tract;

THENCE, South 00°04'54" West, continuing along said north and south lines, for a distance of 8.49 feet, to a 1/2 inch iron rod found;

THENCE, North 89° 57'33" West, continuing along said lines, for a distance of 115.70 feet, to the POINT OF BEGINNING and containing 6.494 acres of land.

SURVEYOR'S CERTIFICATE

LEGAL DESCRIPTION

more particularly described as follows:

northeast corner of 6.494 acre tract;

feet, a central angle of 02° 34'14";

angle of 02° 34'14";

iron rod found;

KNOW ALL MEN BY THESE PRESENTS that I, WARREN L. CORWIN, do hereby certify that I prepared this Plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivison regulations of the City of Denton, Texas.

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 WARREN L. CORWIN, 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___

NOTARY PUBLIC, STATE OF TEXAS

THIS PLAT IS HEREBY ADOPTED BY THE OWNER AND APPROVED BY THE CITY OF DENTON (CALLED "CITY") SUBJECT TO THE FOLLOWING CONDITIONS THAT SHALL BE BINDING UPON THE OWNERS, THEIR HEIRS, GRANTEES, AND SUCCESSORS: THE PORTION OF BLOCK H, LOT 19, SHOWN ON THE PLAT, IS CALLED "DRAINAGE AND DETENTION EASEMENT WITHIN THE LIMITS OF THIS ADDITION, SHALL REMAIN OPEN AT ALL TIMES AND DETENTION EASEMENT WITHIN THE LIMITS OF THIS ADDITION, SHALL REMAIN OPEN AT ALL TIMES AND DETENTION IN A SAFE AND SANITARY CONDITION BY THE HOA AND OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE AND DETENTION EASEMENT. THE CITY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID EASEMENT OR FOR ANY DAMAGE TO PRIVATE PROPERTY OR PERSON THAT RESULTS FROM CONDITIONS IN THE DRAINAGE EASEMENT, OR FOR THE CONTROL OF EROSION. NO OBSTRUCTION TO THE NATURAL STORM SEWER RUN-OFF SHALL BE PERMITTED BY CONSTRUCTION OF ANY TYPE OF BUILDING, FENCE OR ANY OTHER STRUCTURE WITHIN THE DRAINAGE AND DETENTION EASEMENT, AS HEREIN ABOVE DEFINED, UNLESS APPROVED BY THE CITY, THE OWNERS AND HOA SHALL KEEP THE DRAINAGE AND DETENTION EASEMENT CLEAR AND FREE OF DEBRIS, SILT AND ANY SUBSTANCE THAT WOULD RESULT IN UNSANITARY CONDITIONS OR OBSTRUCT THE FLOW OF WATER AND THE CITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION OF MAINTENANCE BY THE HOA AND OWNERS TO ALLEVIATE ANY UNDESIRABLE CONDITIONS THAT MAY OCCUR. FURTHERMORE, THE CITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION OF MAINTENANCE BY THE CITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION OF MAINTENANCE BY THE CITY SHALL HAVE THE RIGHT. BUT NOT THE OBLIGATION, TO ENTER UPON THE ABOVE-DESCRIBED DRAINAGE AND DETENTION EASEMENT TO REMOVE ANY OBSTRUCTIONS TO THE FLOW OF WATER AFTER GIVING THE HOA AND OWNERS WRITTEN NOTICE OF SUCH OBSTRUCTION AND HOA AND OWNERS FALSONABLE COSTS FOR LABOR, MATERIALS, AND EQUIPMENT FOR EACH INSTANCE. THE NATURAL DRAIN

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

PLANNING & ZONING COMMISSION CHAIRMAN

CITY SECRETARY

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 utilizes 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.

| BY: | | |
|-----|--|--|

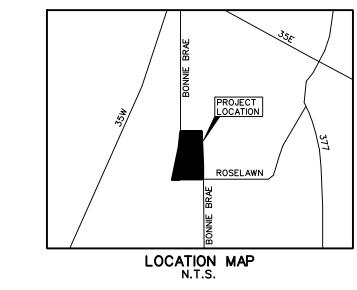
ROSELAWN MEADOWS LAND, LLC.

THE STATE OF TEXAS SCOUNTY 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

NOTARY PUBLIC, STATE OF TEXAS



PRELIMINARY PLAT

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

J. EDMONSON SURVEY, ABSTRACT NO. 400

IN THE

OUT OF THE

CITY OF DENTON DENTON COUNTY, TEXAS OWNER

ROSELAWN MEADOWS LAND, LLC. 200 SWISHER ROAD, BLDG B

> LAKE DALLAS, TEXAS 75065 CORWIN ENGINEERING, INC.

TBPE FIRM NO. 5951 200 W. BELMONT, SUITE E ALLEN, TEXAS 75013 WARREN L. CORWIN (972) 396-1200

OCTOBER 2025

PP25-XXX

SCALE: 1"=50"

requires greater clearances. Building permits will not be issued for structures

6. Bearings are based on the Texas State Plane Coordinate System, North Central

Zone, North American Datum of 1983.

7. No floodplain exists on site.

within these clearance areas. Contact the building official with specific questions.