

0 25 50 100  
SCALE: 1" = 50'

DKJ-RK PROPERTIES, LLC.  
DOC. NO. 2022-38861

CITY OF DENTON  
DOC. NO. 2013-150940

COURTS OF BONNIE BRAE  
DOC. NO. 2018-230

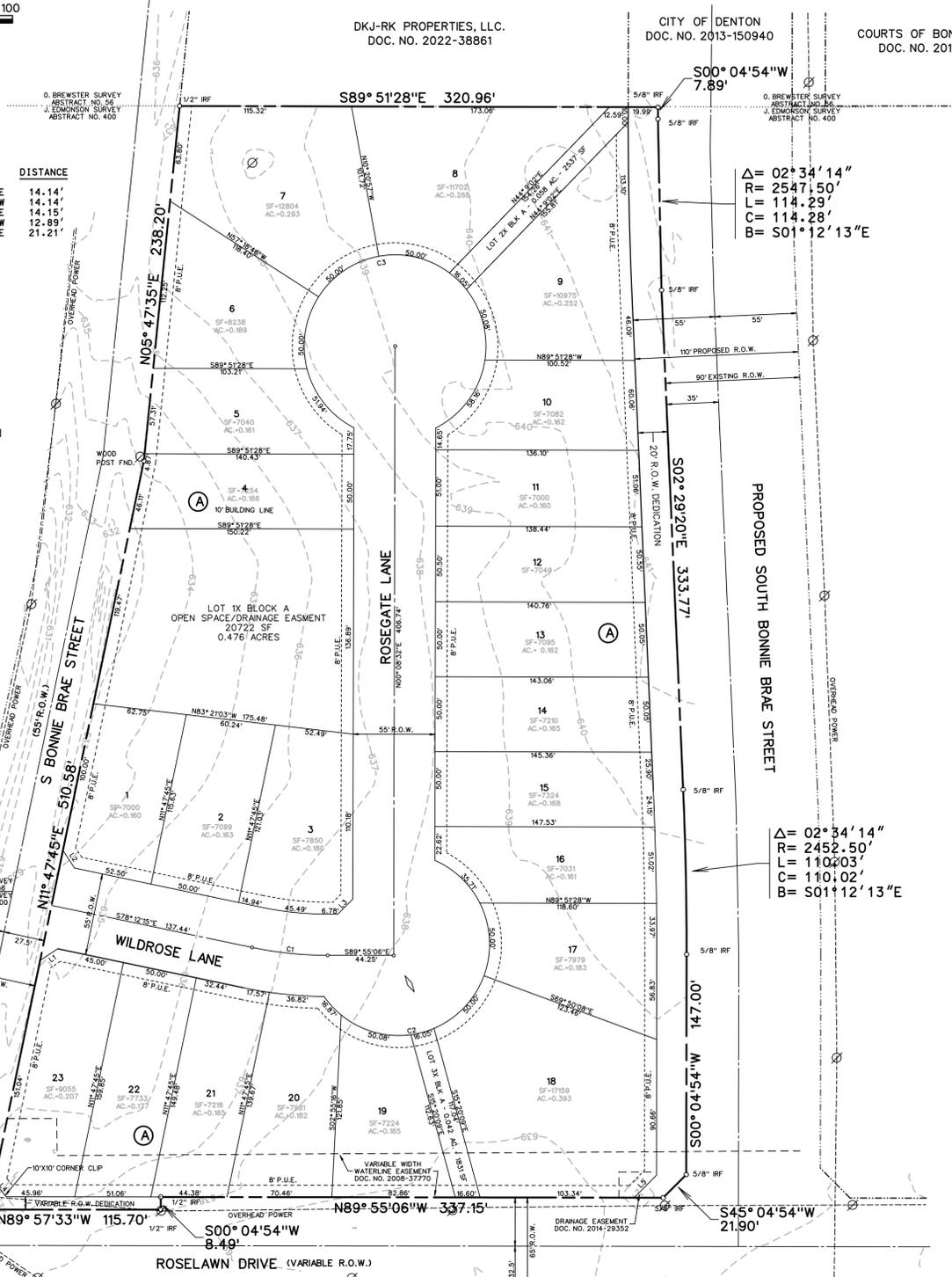
LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 56°47'45" E	14.14'
2.	N 33°12'15" W	14.14'
3.	N 45°06'43" W	14.15'
4.	N 39°03'40" W	12.89'
5.	N 45°04'54" E	21.21'

LOT 1 BLOCK A  
LIVERPOOL ADDITION  
CAB. U. PG. 543

LOT 1R & LOT 12R BLOCK  
DON BARBER ADDITION A  
DOC. NO. 2013-230

POINT OF BEGINNING



LEGAL DESCRIPTION

WHEREAS, ROSELAWN MEADOWS LAND, LLC., is the owner of 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 more particularly described as follows:

BEGINNING, at a wood post found at the southwest corner of said 6.494 acre tract and being the 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 S. Bonnie Brae Street, for a distance of 510.58 feet, to a wood post found;

THENCE, North 05°47'35" East, continuing along said east and west lines, for a distance of 238.20 feet, to a 1/2 inch iron rod found at the northwest corner of said 6.494 acre tract;

THENCE, South 89°51'28" East, departing the east line of said S. Bonnie Brae Street and along the 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 northeast corner of 6.494 acre tract;

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 feet, a central angle of 02°34'14";

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 angle of 02°34'14";

THENCE, continuing along said east line and with said curve to the right for an arc distance of 110.03 feet (Chord Bearing South 01°12'13" East - 110.02 feet), to a 5/8 inch iron rod found at the point of tangency;

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

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;

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 or 2,822,888 square feet of land.

SURVEYOR'S CERTIFICATE

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 Subdivision regulations of the City of Denton, Texas.

WARREN L. CORWIN  
R.P.L.S. No. 4621

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 \_\_\_\_\_, 2026.

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." THE DRAINAGE AND DETENTION EASEMENT WITHIN THE LIMITS OF THIS ADDITION SHALL REMAIN OPEN AT ALL TIMES AND WILL BE MAINTAINED 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, 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 FAIL TO REMOVE SUCH OBSTRUCTION, THE CITY OF DENTON SHALL BE REIMBURSED BY THE HOA AND OWNERS REASONABLE COSTS FOR LABOR, MATERIALS, AND EQUIPMENT FOR EACH INSTANCE. THE NATURAL DRAINAGE THROUGH THE DRAINAGE AND DETENTION EASEMENT IS SUBJECT TO STORM WATER OVERFLOW AND NATURAL BANK EROSION TO AN EXTENT THAT CANNOT BE DEFINITELY DEFINED. THE CITY SHALL NOT BE HELD LIABLE FOR ANY DAMAGES OF NATURE RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA OR RESULTING FROM THE FAILURE OF ANY STRUCTURE OR STRUCTURES, WITHIN THE EASEMENT OR OTHERWISE.

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2026 BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF DENTON, TEXAS

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 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.

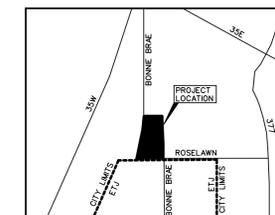
BY: \_\_\_\_\_

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 \_\_\_\_\_, 2026.

NOTARY PUBLIC, STATE OF TEXAS



PRELIMINARY PLAT

OF  
ROSELAWN MEADOWS  
LOTS 1-23, BLOCK A  
LOTS 1X-3X BLOCK A  
TOTAL RESIDENTIAL LOTS 23  
TOTAL OPEN SPACE 3  
TOTAL LOTS 26  
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.

TBPE FIRM NO. 5951  
200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013

WARREN L. CORWIN (972) 396-1200  
JANUARY 2026 SCALE: 1"=50'

PP25-0005

NOTES

- Bearings are referenced to a 6.494 acre tract, as recorded in Doc. No. 2024-66844, in the Deed Records of Denton County, Texas.
- All lot lines are radial/perpendicular to the street unless otherwise noted by bearing.
- 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
- LEGEND  
IRF - Iron Rod Found  
W.E. - Water Easement  
C.M. - Controlling Monument  
P.U.E. - Public Utility Easement  
- - - - - Boundary line  
- - - - - Building line  
- - - - - Overhead powerline  
- - - - - Centerline  
- - - - - Contour line  
- - - - - Power Pole  
⊙ - Block letter
- The City of Denton has adopted the National Electrical Safety Code (The "CODE"). The code generally prohibits structures within 17.5 feet on either side of the center line of overhead distribution lines and within 37.5 feet on either side of the centerline of overhead transmission lines. In some instances the code requires greater clearances. Building permits will not be issued for structures within these clearance areas. Contact the building official with specific questions.

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	11°42'51"	250.00'	51.11	51.02	S84°03'40"E
2.	148°22'42"	61.00'	225.30	117.38	N39°16'07"E
3.	55°50'33"	61.00'	326.22	55.00	S89°51'28"E

- Bearings are based on the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983.
- No floodplain exists on site according FEMA Map No. 48121C0370G, Dated 4-18-2011
- Water and Wastewater service will be provided by the City of Denton.
- Discharge from any detention pond/outfall or storm drain may require an offsite drainage easement to accommodate the flow. If an offsite drainage easement is required, a study shall be made of the off-site property to determine the size of the drainage easement to accommodate the flow.
- Acceptance of the drainage feature identified on the Preliminary 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 Criteria Manual and Comprehensive Master Drainage Plan.
- Temporary entry for city staff shall be permitted.
- A Tree Survey and Preservation Plan will be required to proceed with Building Permits on the subject site. Minimum Tree Preservation requirements of the Denton Development Code Section 7.7.4. must be met prior to the release of any permits.