

OWNER'S CERTIFICATE:

WHEREAS, BELLA ROLYAT, LLC is the owner of a tract of land situated in the John Denton Survey, Abstract No. 426, Dallas County, Texas, being all of Lot 1, of Sang B. Han Addition, an addition to the City of Seagoville, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 201900023469, Official Records, Dallas County, Texas, being all that certain tract of land conveyed in deed to Bella Rolyat LLC, as recorded in Instrument No. 202400136032, said Official Records, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2-inch iron rod found at the most Easterly north corner of said Lot 1 and the West corner of that certain tract of land described in deed to Socrates Hernandez and Claudia Escobar, as recorded in Instrument No. 201700077227, Official Public Records, Dallas County, Texas, said iron rod being on the southeast line of that certain tract of land described in deed to Heather Rhoades Kirby, as recorded in Instrument No. 201500179725, Official Public Records, Dallas County, Texas;

Thence South 45° 10' 00" East, a distance of 490.18 feet along the most northeasterly northeast line of said Lot 1 to a 1/2-inch iron rod found from which a 1/2-inch iron rod found bears north 72° 20' 44" West - 6.48 feet, said first mentioned iron rod being the most northerly east corner of said Lot 1 and the north corner of that certain tract of land described in deed to Gudelia Monterroso, as recorded in Instrument No. 201800330741, said Official Public Records, being on the southwest line of that certain tract of land described in deed to Tennile Dion Gray, as recorded in Instrument No. 202400090814, aforesaid Official Records;

Thence South 44° 17' 00" West, a distance of 305.81 feet along the most northwesterly southeast line of said Lot 1 to a 1/2-inch iron rod found at the west corner of Lot No. 2, of Douglass-Stone Addition, an addition to the City of Seagoville, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 2023-202300086101, said Official Public Records;

Thence South 45° 58' 46" East, a distance of 241.41 feet along the most southwesterly northeast line of said Lot 1 to a 3/8-inch iron rod found at the most southerly east corner of said Lot 1, said iron rod being on the northwest line of W. Farmers Road (variable width right-of-way);

Thence South 43° 45' 46" West, a distance of 301.58 feet along said northwest line to a 1/2-inch iron rod set with cap stamped "PREMIER SURVEYING" from which a 3/8-inch iron rod found bears North 55° 48' 34" West - 0.45 of one foot, and from which a 1/2-inch iron rod found bears North 45° 38' 38" West - 4.55 feet, said iron rod set being the most easterly south corner of said Lot 1 and the east corner of that certain tract of land described in deed to David Dale Johnson, as recorded in Volume 82003, Page 13, Deed Records, Dallas County, Texas;

Thence North 45° 50' 14" West, a distance of 243.04 feet along the most northeasterly southwest line of said Lot 1 to a 1/2-inch iron rod set with cap stamped "PREMIER SURVEYING" at the north corner of said Johnson tract;

Thence South 44° 35' 46" West, a distance of 196.87 feet along the most northwesterly southeast line of said Lot 1 to a 1/2-inch iron rod set with cap stamped "PREMIER SURVEYING" from which a 3/8-inch iron rod found bears North 19° 07' 39" West - 4.56 feet, and from which a 1/2-inch iron rod found bears North 33° 06' 32" West - 5.84 feet, and from which a 1/2-inch iron rod found bears South 46° 35' 40" West - 9.47 feet, said iron rod set being the most westerly south corner of said Lot 1 and the west corner of that certain tract of land described in deed to Gary Allen Vaden and wife, Teresa Gale Vaden, as recorded in Volume 90168, Page 3920, aforesaid Deed Records, being on the northeast line of that certain tract of land described in deed to City of Seagoville, as recorded in Volume 92003, Page 1605, said Deed Records;

Thence North 59° 31' 15" West, a distance of 632.27 feet along the most southwesterly southwest line of said Lot 1 to a 1/2-inch iron rod found at the West corner of said Lot 1, said iron rod being on the southeast line of Lot 2, Block D, of Howard Addition Revised, an addition to the city of Seagoville, Dallas County, Texas, according to the plat thereof recorded in Volume 88030, Page 156, aforesaid Map Records;

Thence North 46° 18' 48" East, a distance of 350.17 feet along the common line of said Lot 1 and said Lot 2 to a 3/4-inch iron pipe found at the most westerly north corner of said Lot 1, said iron pipe being on the southwest line of aforesaid Kirby tract;

Thence South 45° 43' 33" East, a distance of 99.93 feet along the common line of said Lot 1 and said Kirby tract to a 3/8-inch iron rod found at the south corner of said Kirby tract;

Thence North 45° 21' 44" East, a distance of 609.36 feet along said common line to the Point of Beginning and containing 540,621 square feet or 12.411 acres of land.

SURVEYOR'S CERTIFICATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT I, DAVID APPLE, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were property placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Seagoville.

DAVID APPLE, R.P.L.S. No. 5932

Date

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, BELLA ROLYAT, LLC, acting by and through its duly authorized officer, does hereby adopt this plat designating the herein described property as **REPLAT OF SANG B. HAN ADDITION, LOT 1A AND LOT 1B**, an Addition to the City of Seagoville, Dallas County, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the city. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and city's use thereof. The city and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The city and public utility entities shall at all times have the full right of ingress and egress to and from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Seagoville, Texas.

WITNESS, my hand, this the ____ day of _____, 2025.
By:

REVOUS TAYLOR, ON BEHALF OF BELLA ROLYAT, LLC

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 **REVOUS TAYLOR**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said **REVOUS TAYLOR**, and that he/she executed the same as the act of such **BELLA ROLYAT, LLC**, Owner, for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2025.

Notary Public in and for the State of Texas

My Commission Expires: _____

Approved by the City of Seagoville for filing at the office of the County Clerk of Dallas County, Texas.

Community Development Director Date

City Secretary Date

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 **DAVID APPLE**, Registered Professional Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2025.

Notary Public in and for the State of Texas

My Commission Expires: _____

GENERAL NOTES

- The bearings shown hereon are based on the plat of Sang B. Han Addition, as recorded in Inst. No. 201900023469, O.P.R.D.C.T.
- 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 subject property does not appear to lie within the limits of a 100-year flood hazard zone according to the map published by the Federal Emergency Management Agency, and has a zone "X" rating as shown by map no. 48113C0545 K, dated July 7, 2014.

