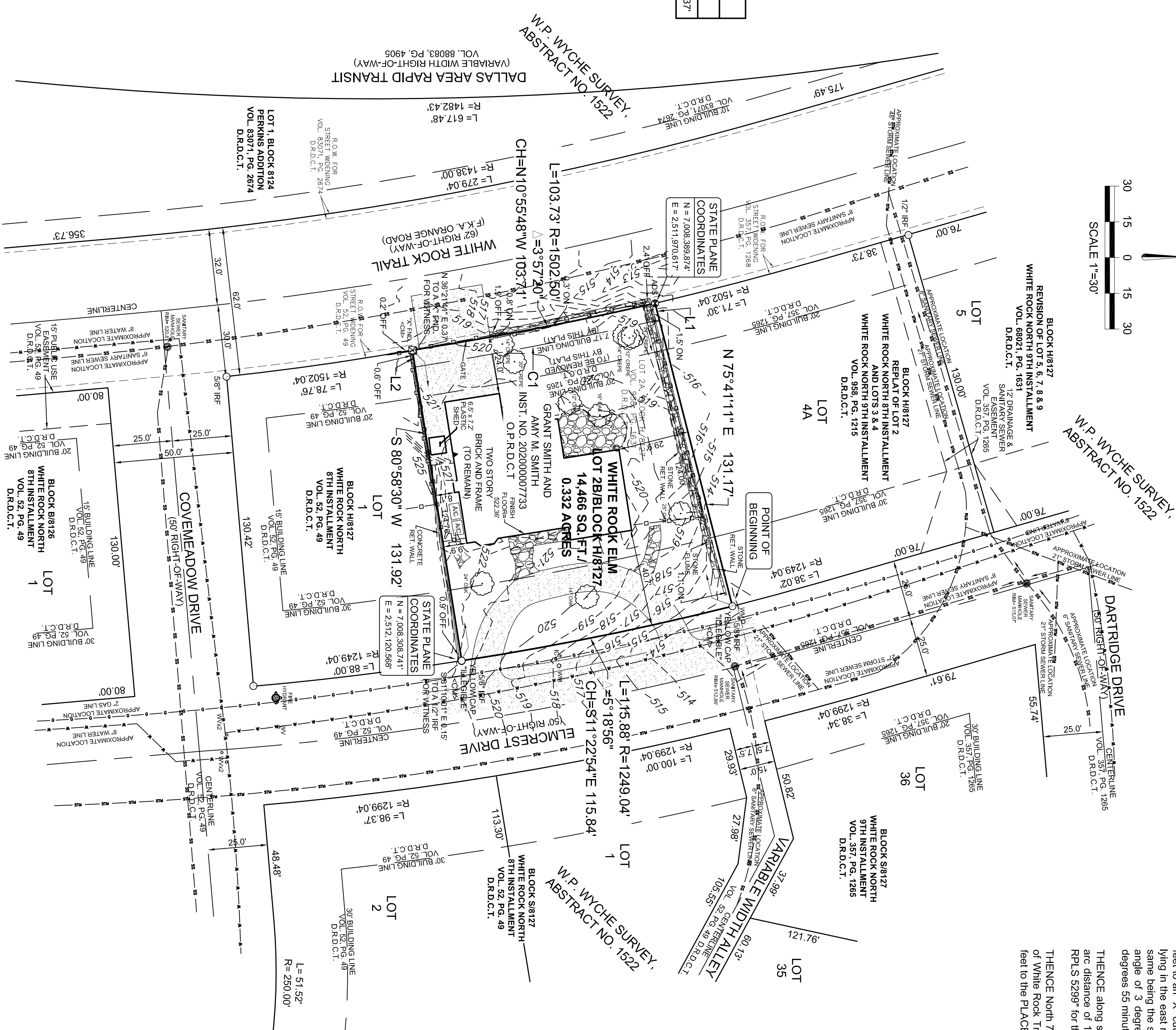


BUILDING LINE	LINE #	LENGTH	DIRECTION
L1	7.17'	N75°41'11" E	
L2	7.17'	S80°58'30" W	

CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	104.39'	1509.67'	3°57'43"	S10°56'00"E 104.37'

GENERAL NOTES:

- 1) The purpose of this replat is to reduce the rear building line of subject lot.
- 2) Lot to lot drainage will not be allowed without City of Dallas Parking & Drainage Engineering Section approval.
- 3) Bearings are based upon the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, (NAD83).
- 4) Coordinates shown hereon are based on Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983 on Grid Coordinate values. No Scale and No Projection.
- 5) The maximum number of lots permitted by this plat is one.
- 6) The existing 20 foot Building line along the eastern line of White Rock Trail is revised to be located 7 feet 2 inches (7'2") from the east line of White Rock Trail right-of-way and no closer than 103 feet 5 inches (103'4.17") to the west line of Elmcrest Drive as shown on this plat.
- 7) Subject property is located within an area having a Zone Designation "X" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 48113C0355K, with a date of identification of 03/17/2021, for Community Number 480171, in Dallas County, State of Texas, which is the current Flood Insurance Rate Map for the community in which said property is situated.
- 8) Dallas Water Department benchmarks used: #1011 37'-H-6 Square cut on end of concrete curb at driveway on the northwest corner of the intersection of Elm Court and Lake Highlands. N=6394.041, 806 E=2,517,751.432 Elevation=509.36 #1012 37'-H-7 Square cut on concrete curb of Storm Sewer drop inlet in the southwest corner of Elm Court, Boulevard and Wynne Boulevard. N=6394.3563, 039 E=2,515.16, 146.123 Elevation=511.02



- LEGEND**
- D.R.D.C.T. DEED RECORDS DALLAS COUNTY, TEXAS
 - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 - INSTRUMENT NUMBER
 - VOL. & PG. VOLUME PAGE
 - R.O.T.W. RIGHT-OF-WAY
 - SQ. FT. SQUARE FEET
 - IRF O IRON ROD FOUND
 - IPF O IRON PIPE FOUND
 - ADS O 3-1/4" ALUMINUM DISK STAMPED 'WHITE ROCK ELM & PLS 5298' SET ON AN IRON ROD FOR CORNER CONTROL MONUMENT
 - <CMT> ASPHALT
 - EASEMENT LINE
 - BOUNDARY LINE
 - CENTERLINE
 - SANITARY SEWER LINE
 - WATER LINE
 - OVERHEAD POWER LINE
 - WOOD FENCE
 - CHAINLINK FENCE
 - I.C.V. IRRIGATION CONTROL VALVE
 - W.M. WATER METER
 - W.M. WATER METER
 - CREPE CREPE WYRTLE TREE

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS **GRANT SMITH AND AMY M SMITH**, are the owners of a tract of land situated in the W.P. Wyche Survey, Abstract No. 1522, being Lot 2A, Block 7807, of the Replat of Lot 2, Block H/8127 of White Rock North 8th Installation, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 958, Page 1215, Deed Records, Dallas County, Texas, and being that tract of land described in General Warranty Deed with Vendor's Lien to Grant Smith and Amy M Smith, recorded in Instrument No. 20200007733, Official Public Records, Dallas County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found with yellow cap "filegible" for the southeast corner of Lot 4A, Block H/8127 of said Replat of Lot 2, Block H/8127 of White Rock North 8th Installation and Lots 3 and 4, Block H/8127 of White Rock North 8th Installation, same lying in the west right-of-way line of Elmcrest Drive (62' right-of-way) as the start of a non-tangent line to the right with a radius of 50.00 feet, a 4988 angle 22 minutes 54 seconds East 115.64 feet;

THENCE along said curve to the right and with said west right-of-way line of Elmcrest Drive, an arc distance of 115.88 feet, to a 5/8 inch iron rod found with yellow cap "filegible" for the northeast corner of Lot 1, Block H/8127, White Rock North 8th Installation, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 52, Page 49, Deed Records, Dallas County, Texas, from which a 1/2 inch iron rod found bears South 81 degrees 10 minutes 01 seconds East 0.15 feet;

THENCE South 80 degrees 58 minutes 30 seconds West, departing said west right-of-way line of Elmcrest Drive along the north line of said Lot 1, Block H/8127 of White Rock North 8th Installation to an "X" cut in concrete found for the northwest corner of said Lot 1, Block H/8127 and lying in the east right-of-way line of White Rock Trail (62' right-of-way)(F.A.A. Orange Road), same being the start of a non-tangent curve to the left with a radius of 1502.50 feet, a delta angle of 3 degrees 57 minutes 20 seconds and a chord bearing and distance North 10 degrees 35 minutes 49 seconds West 103.71 feet;

THENCE along said curve to the left along said east right-of-way line of White Rock Trail, an arc distance of 103.73 feet to a 3/4 inch aluminum disk stamped "WHITE ROCK ELM & PLS 5298" for the southwest corner of said Lot 4A, H/8127;

THENCE North 75 degrees 41 minutes 11 seconds East, departing said east right-of-way line of White Rock Trail along the south line of said Lot 4A, Block H/8127, a distance of 131.17 feet to the PLACE OF BEGINNING and containing 14,466 square feet of 0.332 acres of land.

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, **GRANT SMITH AND AMY M SMITH**, does hereby adopt this plat, designating the herein described property as **WHITE ROCK ELM** and 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 hereon are hereby dedicated 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 dedicated 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 buildings, fences, trees, shrubs, or other improvements, and all public utilities shall at all times have the full right of ingress or egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all of 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 or egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by the 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 existing ordinances, rules, regulations and resolutions of the City of Dallas, Texas.

WITNESS MY HAND THIS _____ DAY OF _____ 2022.

By: **GRANT SMITH - Owner**
STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared **GRANT SMITH**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 2022.

Notary Public in and for the State of Texas
WITNESS MY HAND THIS _____ DAY OF _____ 2022.

By: **AMY M SMITH - Owner**
STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared **AMY M SMITH**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 2022.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

I, Gary E. Johnson, 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 Engineers and Land Surveyors, 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 the accompanying this plat is a precise representation of the Signed Final Plat.

Dated this the _____ day of _____, 2022.
Preliminary, this document shall not be recorded for any purposes and shall not be used or viewed or relied upon as a final survey document. (02/23/2022)

Gary E. Johnson
Texas Registered Professional Land Surveyor No. 5299

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared **Gary E. Johnson**, 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 2022.

Notary Public in and for the State of Texas

OWNER
GRANT & AMY SMITH
8919 ELMCREST DRIVE
DALLAS, TEXAS 75238-1831

10510 Metric Drive, Suite 124, Dallas, TX 75243
Office: 214-340-9700 Fax: 214-340-9710
khenrtg@a.com Firm No. 101659300

PRELIMINARY PLAT
WHITE ROCK ELM
LOT 2B, BLOCK H/8127
BEING A REPLAT OF LOT 2A, BLOCK H/8127 OF
REPLAT OF LOT 2, BLOCK H/8127 OF
WHITE ROCK NORTH 8TH INSTALLMENT
AND LOTS 3 & 4, BLOCK H/8127 OF
WHITE ROCK NORTH 9TH INSTALLMENT
SITUATED IN THE W.P. WYCHE SURVEY,
ABSTRACT NO. 1522
CITY OF DALLAS, DALLAS COUNTY, TEXAS
ENGINEERING PLAN NO. 3111-

DATE: 01/19/2022 / JOB #: 2101908-1 / SCALE: 1" = 30' / DRAWN: KO