



LEGEND

D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS  
M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS  
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS  
R.P.R.D.C.T. REAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS  
INST. NO. INSTRUMENTS NUMBER  
VOL., PG. VOLUME, PAGE  
SQ.FT. SQUARE FEET  
IRF IRON ROD FOUND  
CM CONTROL MONUMENT  
SSMH SANITARY SEWER MANHOLE  
CO CLEAN OUT  
PP POWER POLE  
FH FIRE HYDRANT  
WV WATER VALVE  
WM WATER METER  
EM ELECTRIC METER  
GM GAS METER  
A/C AIR CONDITIONER  
ROW RIGHT-OF-WAY  
MDS 3" METALLIC DISC STAMPED "LWRA & RPLS 5299" SET FOR CORNER

GENERAL NOTES:

- 1) BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, (2011)
- 2) THE PURPOSE OF THIS PLAT IS TO COMBINE TRACTS I,II,III, AND IV INTO ONE LOT.
- 3) LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- 4) ACCORDING TO THE F.I.R.M. NO. 48113C036K, THE SUBJECT PROPERTY LIES IN ZONE X AND DOES NOT LIE WITHIN A FLOOD PRONE HAZARDS AREA.
- 5) COORDINATES SHOWN ARE STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 6) ALL BUILDINGS TO BE REMOVED.

OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, The Lakeview at White Rock LLC, is the sole owner of a tract of land situated in the Williams Jones Survey, Abstract No. 686, and being all of Lot 2A and Lot 8 in Block A/2698 of the Coronado Court Addition an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 96230, Page 1087, Map Records of Dallas County, Texas, also being Lot 1, and the West 10 feet of the remainder of Lot 2, in Block 4/2698 of the Nash Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 9, Page 144 of the Map Records of Dallas County, Texas and same being conveyed to The Lakeview at White Rock LLC, (Tracts-IV) by deed recorded in Instrument No. 201500173222, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron found with a yellow cap stamped "Bury" on the northeast line of a 15 foot alley right-of-way, and also being the south corner of Coronado Townhome Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the map recorded in Volume 2005005, Page 68, Map Records of Dallas County, Texas;

THENCE North 41 degrees 51 minutes 20 seconds East, Departing the northeast right-of-way line of said 15 foot alley and along the southeast line of said Coronado Townhome Addition, passing a 5/8 inch iron found with a yellow cap stamped "Tech" said point being the East corner of said Coronado Townhome Addition, a distance of 143.50 feet to a 5/8 inch iron rod found with yellow cap stamped "Bury", said point being in the southwest right-of-way line of Coronado Avenue (variable with right-of-way);

THENCE South 48 degrees 02 minutes 00 seconds East, along the southwest right-of-way line of said Coronado Avenue, a distance of 369.75 feet to a 3" metallic disc stamped "LWRA & RPLS 5299" set for corner, said point being the most easterly North corner of the remainder of Lot 2, of said Nash Addition;

THENCE South 41 degrees 56 minutes 17 seconds West departing the southwest right-of-way line of Coronado Avenue, along the southeast line of the remainder of Lot 2 of said Nash Addition, a distance of 7.75 feet to a 3" metallic disc stamped "LWRA & RPLS 5299" set for corner, said point being in the North corner of said Coronado Court Addition;

THENCE South 48 degrees 01 minutes 37 seconds East departing the southeast line of the remainder of Lot 2 of said Nash Addition, along the southwest right-of-way line of said Coronado Avenue, a distance of 110.00 feet to 3" metallic disc stamped "LWRA & RPLS 5299" set for corner, in the East corner of Lot 8 of said Coronado Court Addition and the North corner of Lot 3A, Block A/2698 of Urban Trail Addition, an addition to the City of Dallas, Dallas County, Texas According to plat thereof recorded in Instrument No. 200900010046, Official Public Records of Dallas County, Texas;

THENCE South 41 degrees 56 minutes 17 seconds West departing the southwest right-of-way line of Coronado Avenue along the southeast line of Lot 8 of said Coronado Court Addition, and the northwest line of Lot 3A of said Urban Trail Addition, a distance of 135.80 feet to a 1/2 inch iron found with cap stamped "DCA" said point being in the northeast right-of-way line of a said 15 foot alley;

THENCE North 48 Degrees 01 minutes 37 seconds West departing the northwest line of said Lot 3A of said Urban Trail Addition and along the northeast right-of-way of said 15 foot alley a distance of 479.55 feet to the POINT OF BEGINNING and containing 67,992 square feet or 1.561 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, The Lakeview at White Rock LLC, acting by and through it's duly authorized agent Neil Blanchard, Manager, does hereby adopt this plat, designating the herein described property as **LAKEVIEW AT WHITE ROCK**, an 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 floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire line 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 line 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 reserved 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 building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and 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 and 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 platting ordinances, rules, regulations and resolutions of the City of Dallas, Texas.

WITNESS MY HAND THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016.

Neil Blanchard, Manager

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 Neil Blanchard, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Signature

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 Land Surveying, 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 file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the \_\_\_\_ day of \_\_\_\_\_, 2016.

**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. (1/20/2016)

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/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Signature

SURVEYOR  
**TEXAS HERITAGE**  
SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243  
Office 214-340-9700 Fax 214-340-9710  
txheritage.com  
Firm #10169300

**PRELIMINARY PLAT  
LAKEVIEW AT WHITE ROCK**  
LOT 1A, BLOCK A/2698  
REPLAT OF TRACT 1,  
LOTS 2A & B, (TRACT III & IV) BLOCK A/6472,  
CORONADO COURT ADDITION,  
LOT 1 & THE WEST 10 FEET OF THE REMAINDER  
OF LOT 2 (TRACT II) BLOCK 4/2698 NASH ADDITION  
WILLIAMS JONES SURVEY, ABSTRACT NO. 686  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S156-096

OWNER  
THE LAKEVIEW AT WHITEROCK LLC.  
NEIL BLANCHARD, MANAGER  
2340 EAST TRINITY MILLS ROAD  
LEWISVILLE, TEXAS 75056