

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

DESCRIPTION, of a 1.896 acre tract of land situated in the W.P. Wyche Survey, Abstract No. 1522, Dallas County, Texas; said tract being all of Lot 1, Block 9/8135 of Skillman Highlands West, an addition to the City of Dallas, Texas according to the plat recorded in Volume 81241, Page 2467 of the Deed Records of Dallas County, Texas; said tract also being all of that certain tract of land described in Special Warranty Deed to LH Skillman Partners, Ltd. Recorded in Instrument No. 20070416280 of the Official Public Records of Dallas County, Texas; said 1.896 acre tract being more particularly described as follows:

BEGINNING, at a 5/8-inch iron rod with "PACHECO KOCH" cap set in the west right-of-way line of Skillman Street (a 130-foot wide right-of-way); said point being the southeast corner of Block 8/8135 of Bordeaux at Lake Highlands, an addition to the City of Dallas, Texas according to the plat recorded in Instrument No. 201400094572 of said Official Public Records; said point being the northeast corner of said Lot 1;

THENCE, South 13 degrees, 12 minutes, 37 seconds West, along said west line of Skillman Street and the east line of said Lot 1, a distance of 165.25 feet to an "+"-cut in brick column set for corner; said point being the northeast corner of a tract of land described in Executors Warranty Deed to Gary R. Clayton, Trustee, under the Clayton Family Trust (more commonly known as Fields Cemetery) recorded in Instrument No. 201400120965 of said Official Public Records and the southeast corner of said Lot 1;

THENCE, South 88 degrees, 05 minutes, 19 seconds West, departing said west line of Skillman Street; along the north line of said Fields Cemetery tract and the south line of said Lot 1, a distance of 578.24 feet to a 1-inch iron pipe with 3/4-inch iron rod found in the east line of Lot 11, Block B/8140 of High Meadows, an addition to the City of Dallas, Texas according to the plat recorded in Volume 76028, Page 134 of said Deed Records; said point being the northwest corner of said Fields Cemetery tract, the southwest corner of said Block 8/8135 and the southwest corner of said Lot 1;

THENCE, North 44 degrees, 22 minutes, 46 seconds East, departing the said east line of Lot 11; along the south line of said Block 8/8135 and the northwest line of said Lot 1, a distance of 232.26 feet to a 5/8-inch iron rod with "RPLS 3963" cap found for corner; said point being the southeast corner of Lot 8 of said Block 8/8135, the southwest corner of Lot 7 of said Block 8/8135 and the northwest corner of said Lot 1;

THENCE, North 88 degrees, 12 minutes, 37 seconds East, along said south line of Block 8/8135 and the north line of said Lot 1, a distance of 453.46 feet to the POINT OF BEGINNING;

CONTAINING: 82,592 square feet or 1.896 acres of land, more or less.

SURVEYOR'S STATEMENT

I, Jonathan E. Cooper, 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 22nd day of September, 2016.

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. RELEASED 9/23/16.

Jonathan E. Cooper
Registered Professional Land Surveyor
No. 5369

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 Jonathan E. Cooper, 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 purposes and consideration therein expressed.

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

Notary Public in and for the State of Texas

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, LH Skillman Partners, LTD., a Texas limited partnership, acting by and through its duly authorized agent, Jonathan S. Perlman, President, does hereby adopt this plat, designating the herein described property as **WHITE ROCK PLACE ADDITION**, 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 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 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 systems on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all 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 that 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.

WITNESS my hand at Dallas, Texas, this the _____ day of _____, 2016.

Jonathan S. Perlman, President
General Partner
7475 LH, LLC, a Texas limited liability company

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 Jonathan S. Perlman, 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 purposes and consideration therein expressed.

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

Notary Public in and for the State of Texas

SHARED ACCESS AREA EASEMENT STATEMENT

This plat is approved by the Chief Engineer of the Department of Development Services of the City of Dallas and accepted by the Owner, subject to the following conditions, which shall be binding upon the Owner, his heirs, grantees and assigns:

The shared access area as designated within the limits of this addition will be maintained by a homeowner's association and/or the individual lot owners of the lot or lots that are traversed by or adjacent to the shared access area. The City of Dallas will not be responsible for the maintenance and operation of the shared access area or for any damage to private property or person that results from the use or condition of the shared access area. In the event that the City of Dallas or Dallas Water Utilities does elect to repair paving in the shared access area after work on water or wastewater lines or for any other reason, the pavement repair will be to minimum standards set forth in the City of Dallas pavement cut and repair standards manual or its successor, and any special pavers or other surface treatments must be repaired or replaced by the homeowners association at its option.

Lloyd Denman, P.E.
Chief Engineer of Department of Development Services

SHARED ACCESS OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, LH Skillman Partners, LTD., a Texas limited partnership, acting by and through its duly authorized agent, Jonathan S. Perlman, President, does hereby adopt this plat, designating the herein described property as **WHITE ROCK PLACE ADDITION**, an addition to the City of Dallas, Dallas County, Texas. The easements shown thereon are hereby reserved 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. An easement area at least 12 feet wide in the area labeled water and wastewater within the minimum 20-foot-wide shared access area is reserved exclusively for public water and wastewater below grade (surface access over the water and wastewater easements is permissible). 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 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 the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all 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 that utility).

Notwithstanding the general easement language recited above, the shared access area easement shown on this plat may not be used in a manner inconsistent with the SHARED ACCESS AREA EASEMENT STATEMENT recited on this plat, which statement is hereby adopted and accepted.

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.

WITNESS my hand at _____, Texas, this the _____ day of _____, 2016.

LH Skillman Partners, LTD.,
a Texas Limited Partnership

By: 7475 IH, LLC,
a Texas Limited Liability Company

By: _____
Jonathan S. Perlman
President

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 Jonathan S. Perlman, 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 purposes and consideration therein expressed.

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

Notary Public in and for the State of Texas

GENERAL NOTES

- Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone (4202). Distances shown have been adjusted to surface by applying the Dallas County TxDOT factor of 1.000136506.
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, Map No. 48113C0215K, Community-Panel No. 480171 0215 K, Revised Date: July 7, 2014. All of the subject property is shown to be located in Zone "X" on said map. Relevant zones are defined on said map as follows:

Zone "X" - Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.
- Lot-to-lot drainage will not be permitted without engineering section approval.
- The purpose of this plat is to create seventeen (17) Lots and three (3) Common Areas from a previously platted property.

**PRELIMINARY PLAT
WHITE ROCK PLACE
ADDITION**

BEING A REPLAT OF LOT 1, BLOCK 9/8135 OF SKILLMAN HIGHLANDS WEST LOCATED IN THE CITY OF DALLAS, TEXAS AND BEING OUT OF THE W.P. WYCHE SURVEY, ABSTRACT NO. 1522 DALLAS COUNTY, TEXAS SHEET 2 OF 2 CITY PLAN FILE NO. S156-302

		7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.235.3031 TX REG. ENGINEERING FIRM F-14439 TX REG. SURVEYING FIRM LS-10193805		
DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
CM	JEC	NA	SEPT. 2016	2796-15.448

SURVEYOR / ENGINEER:
PACHECO KOCH LLC
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: 972-235-3031
CONTACT: JONATHAN E. COOPER

OWNER:
LH SKILLMAN PARTNERS, LTD.
5850 E. LOVERS LANE, SUITE 100
DALLAS, TX 75206
PH: 214-221-8200
CONTACT: JONATHAN S. PERLMAN

BLOCK 9/8135, WHITE ROCK PLACE ADDITION -PRELIMINARY PLAT

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