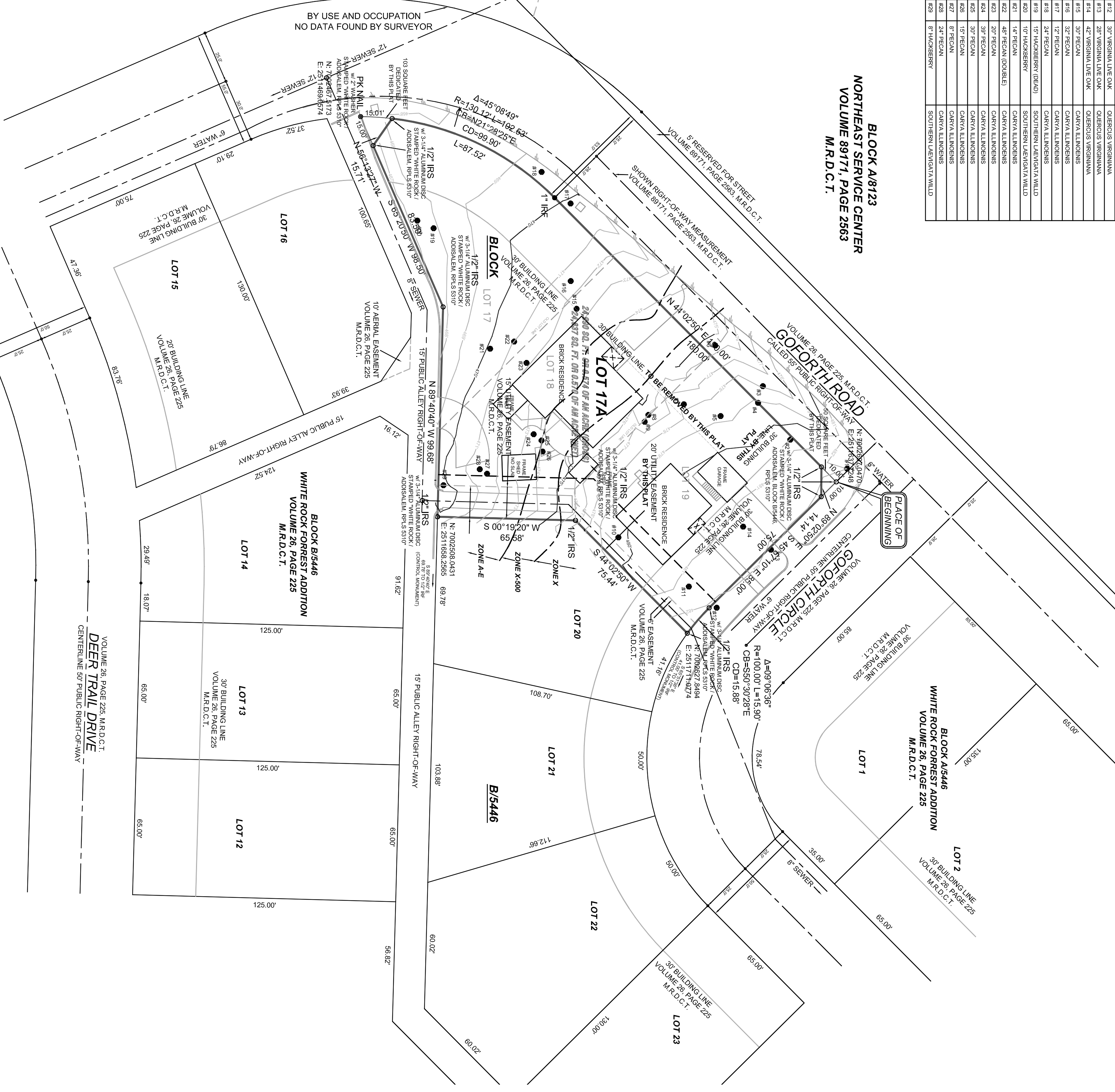


**TREE LIST**

41	1" ELM	ITALIA AMERICANA
42	1" HICKORY	SOUTHERN LAEVIGATA WALD
43	1" HICKORY	SOUTHERN LAEVIGATA WALD
44	1" PECAN	CORNIA TLINENSIS
45	1" ELM	ITALIA AMERICANA
46	1" ELM	ITALIA AMERICANA
47	2" OAK	MAJORANA RUBRA
48	1" HICKORY	CORNIA TLINENSIS
49	1" HICKORY	CORNIA TLINENSIS
50	1" HICKORY	CORNIA TLINENSIS
51	1" HICKORY	CORNIA TLINENSIS
52	1" HICKORY	CORNIA TLINENSIS
53	1" HICKORY	CORNIA TLINENSIS
54	1" HICKORY	CORNIA TLINENSIS
55	1" HICKORY	CORNIA TLINENSIS
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63	1" HICKORY	CORNIA TLINENSIS
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67	1" HICKORY	CORNIA TLINENSIS
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94	1" HICKORY	CORNIA TLINENSIS
95	1" HICKORY	CORNIA TLINENSIS
96	1" HICKORY	CORNIA TLINENSIS
97	1" HICKORY	CORNIA TLINENSIS
98	1" HICKORY	CORNIA TLINENSIS
99	1" HICKORY	CORNIA TLINENSIS
100	1" HICKORY	CORNIA TLINENSIS

**BLOCK A8123**  
**NORTHEAST SERVICE CENTER**  
**VOLUME 89171, PAGE 2563**  
**M.R.D.C.T.**



**SURVEYOR'S NOTES**

- ALL 1/2" IRON RODS SET FOR CORNER AS SHOWN HEREON HAVE A YELLOW PLASTIC CAP STAMPED TRS 53107.
- ALL COORDINATES POSTED HEREON ARE TEXAS STATE PLAIN COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- ALL BEARINGS AND DISTANCES ARE SURFACE.
- LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.

**OWNERS CERTIFICATE**

WHEREAS Dagmar Assaged Yemenu and Addisalem W. Kassa, husband and wife, are the sole owners of a certain parcel of land located in Dallas County, Texas, and being Lots 17, 18 and 19 Block B/5446, of White Rock Forrest Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 26, Page 225, Map Records, Dallas County, Texas, and being the same tract of land described in deed to Dagmar Assaged Yemenu and Addisalem W. Kassa, husband and wife, recorded in Instruments No. 201500052284 and 201500052283, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

Beginning at a 1/2-inch iron rod with a yellow plastic cap stamped "RPS 5310" set for corner in the Southeast corner of said Lot 17; Thence South 49°15'00" West, a distance of 15.00 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPS 5310" set for corner in the East corner of said Lot 17; Thence South 49°15'00" West, a distance of 65.58 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPS 5310" set for corner in the North line of a 15 foot wide public alley right-of-way, at the South common corner of said Lots 19 and 20; Thence North 89°28'30" West, along said North line, a distance of 99.88 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPS 5310" set for corner in a southerly line of said Lot 17; Thence South 66°33'00" West, a distance of 98.50 feet to a "Cross-Cut" set for corner in concrete paving in the Eastern line of said Goforth Road, said point being in a north-south curve to the right having a central angle of 45°08'49", a radius of 130.12 feet and a chord bearing and distance of North 22°40'35" East, 99.50 feet; Thence South 01°31'30" West, a distance of 65.58 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPS 5310" set for corner in the North line of a 15 foot wide public alley right-of-way, at the South common corner of said Lots 19 and 20; Thence North 45°15'00" East, along said Southeast line of Goforth Road, a distance of 190.00 feet to a PLACE OF BEGINNING and containing 24,985 square feet or 0.573 of an acre of land.

**SURVEYOR'S CERTIFICATE**

STATE OF TEXAS  
COUNTY OF DALLAS

I, John S. Turner, 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 no monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-54.617 (b), (c), (d), (e), (f), (g), (h), (i), (j), (k), (l), (m), (n), (o), (p), (q), (r), (s), (t), (u), (v), (w), (x), (y), (z), and that the digital drawing accompanying this plat is a precise representation of the Signed Final Plat.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2015.  
PRELIMINARY, RELEASED 10/07/2015 FOR REVIEW PURPOSES ONLY.  
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.  
John S. Turner  
R.P.L.S. 5310  
Registered Professional Land Surveyor

**STATE OF TEXAS**  
**COUNTY OF DALLAS**

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared John S. Turner, R.P.L.S. NO. 5310, State of Texas, 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 considerations therein expressed and in the capacity therein stated.  
Given under my hand and seal of office,  
This \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Notary Public in and for the State of Texas

**FLOODWAY EASEMENT STATEMENT**

The existing water courses, creek or creeks described as Floodway Easement traversing along Block B/6392 within the limits of this addition, will remain as an open channel at all times and will be maintained by the Homeowner's Association. The City of Dallas will not be responsible for the maintenance and operation of said watercourses, creek or creeks or for any damage to private property or person that results from the flow of water along said creek, or for the control of erosion in the Floodway Easement.

No obstruction to the natural flow of storm water run-off shall be permitted by filling or by construction of any type of dam, bridge, fence, walkway or any other structure within the Floodway Easements, as hereinafter defined in Block B/6392, unless approved by the Chief Engineer of Development Services; provided, however, it is understood that in the event it becomes necessary for the City of Dallas to erect any type of drainage structure in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivision, then in such event, the City of Dallas shall have the right to enter upon the Floodway Easement at any point or points, to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. The Homeowner's Association shall keep clean and free of debris, silt, and any substance which would result in unsanitary conditions and the City of Dallas shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the Homeowner's Association to alleviate any undesirable conditions, which may occur.

The natural drainage channels and watercourses through Block B/6392, as in the case of all natural channels are subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City of Dallas shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure or structures within the Floodway Easement.

The natural drainage channel crossing each lot is shown by the Floodway Easement line as shown on the plat.

Floodway Marker monuments shall be installed, delineating the proposed Floodway Easement line, prior to filing of plat, along all rear or side lot lines that are adjacent to the creek as per City of Dallas drawing 424-109. The surveyor shall provide signed and sealed documentation that the Floodway Marker monuments have been installed prior to filing the Final Plat.

**OWNERS DEDICATION**

STATE OF TEXAS  
COUNTY OF DALLAS

NOW HEREOFOR, KNOW ALL MEN BY THESE PRESENTS:

That Dagmar Assaged Yemenu and Addisalem W. Kassa, husband and wife, do hereby adopt this plat, designating the herein described property as **WHITE ROCK/ ADDISALEM**, in 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 stated. 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 deriving of 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 for the purpose. Any public utility shall have the right of ingress and egress to private property for any 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 \_\_\_\_\_, 2015.

Dagmar Assaged Yemenu  
Owner

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Dagmar Assaged Yemenu, 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 considerations therein expressed and in the capacity therein stated.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE,  
this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Notary Public in and for the State of Texas

WITNESS, my hand at Dallas, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Addisalem W. Kassa  
Owner

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Addisalem W. Kassa, 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 considerations therein expressed and in the capacity therein stated.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE,  
this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Notary Public in and for the State of Texas

THE PURPOSE OF THIS AMENDMENT IS TO REMOVE BUILDING LINE FROM LOTS 18 AND 19 ADJACENT TO GOFORTH ROAD.  
THE PURPOSE OF THIS PLAT IS TO DEFINE ONE (1) LOT FROM THREE (3) FOR PURPOSES OF NEW CONSTRUCTION. NO STRUCTURES TO REMAIN.

**PRELIMINARY REPLAT**

FOR  
LOTS 17, 18 AND 19, BLOCK B/5446  
WHITE ROCK FORREST ADDITION  
0.573 OF AN ACRE OF LAND  
TO  
**LOT 17A, BLOCK B/5446**  
**WHITE ROCK / ADDISALEM**  
AN ADDITION TO THE CITY OF DALLAS,  
D.A. MURROCK SURVEY, ABSTRACT 997  
CITY PLAN FILE NO. 5145-183R

**FLOOD**

This is to certify that a portion of the subject property shown on this plat is located in a Flood Hazard Area as shown on the Flood Insurance Rate Map, Community Panel No. 48113C, Q396K, dated 07-29-2014. The property is located in Zone "X", Zone "X-500", and Zone "A-E".

**A&W SURVEYORS, INC.**  
Professional Land Surveyors  
TEXAS REGISTRATION NO. 100174-00  
P.O. BOX 870029, MESQUITE, TX. 75187  
PHONE: (972) 881-4975 FAX: (972) 881-4854  
WWW.AWRSURVEY.COM

~ PROPERTY ADDRESS: 7720-28 Giddings Road ~  
Owners: Dagmar Assaged Yemenu and Addisalem W. Kassa  
~ 8818 White Pine Lane, Unit G, Dallas, TX 75238 ~  
~ 468-9455-7699 ~

JOB NO. 15-0281 | DRAWING 543 | DATE 15-2015 | REVISION 10-07-2015  
~ A professional company operating in your best interest ~