

OWNER:
 WHITE ROCK RETAIL SWQ LLC
 4809 COLE AVENUE
 SUITE 330
 DALLAS, TEXAS 75205
 PHONE: (214) 960-4597
 CONTACT: DANIEL FULLER
 EMAIL: DANIEL@SHOPCOMPANIES.COM

SURVEYOR:
 BLUE SKY SURVEYING & MAPPING CORPORATION
 11015 MIDWAY ROAD
 DALLAS, TEXAS, 75229
 PHONE: (214) 358-4500
 CONTACT: DAVID PETREE
 EMAIL: DRPETREE@BLUESKYSURVEYING.COM
 TBPLS REGISTRATION NO. 10105700

ENGINEER:
 CATES-CLARK & ASSOCIATES, LLP
 14800 QUORUM DRIVE
 SUITE 200
 DALLAS, TEXAS 75254
 PHONE: (972) 385-2272
 CONTACT: ROBERT L. PRUETT JR., P.E.
 EMAIL: RPRUETT@CATES-CLARK.COM

**PRELIMINARY PLAT
 CASA VIEW OAKS NO. 1 ADDITION
 LOTS 2, 3 AND 4, BLOCK 2/7063**

BEING A REPLAT OF
 CITY BLOCK 2/7063
 CASA VIEW OAKS NO. 1 ADDITION
 JACOB HART SURVEY ABSTRACT NO. 577 AND THE
 M. L. SWING SURVEY ABSTRACT NO. 39
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S178-154
 ENGINEERING PLAN NO. _____

LEGEND

IRF	IRON ROD FOUND (SIZE)
"X" FND	X CUT IN CONCRETE FOUND
PKNFND	PK NAIL FOUND
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
R.O.W.	RIGHT-OF-WAY
S.F.	SQUARE FEET
INST. NO.	INSTRUMENT NUMBER

~ LINE DATA TABLE ~

NO.	BEARING	DISTANCE
L1	N 56°13'44" W	5.09'

~ CURVE DATA TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	4078.23'	02°14'58"	160.12'	S 29°28'31" W	160.11'
C2	4077.01'	04°48'00"	341.55'	S 25°58'44" W	341.45'
C3	244.14'	13°03'03"	55.61'	N 06°11'30" E	55.49'

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 11015 MIDWAY ROAD
 DALLAS, TEXAS 75229
 PHONE: (214) 358-4500
 FAX: (214) 358-4600



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OWNER'S CERTIFICATE

STATE OF TEXAS }
COUNTY OF DALLAS }

WHEREAS WHITE ROCK RETAIL SWQ LLC, A TEXAS LIMITED LIABILITY COMPANY, IS THE OWNER OF ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE JACOB HART SURVEY ABSTRACT NO. 577 AND THE M. L. SWING SURVEY ABSTRACT NO. 394, IN CITY BLOCK 2/7063, CASA VIEW OAKS NO. 1, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 19, PAGE 149, MAP RECORDS, DALLAS COUNTY, TEXAS, SAID TRACT BEING ALL OF A 5.592 ACRE TRACT OF LAND CONVEYED TO WHITE ROCK RETAIL SWQ LLC, A TEXAS LIMITED LIABILITY COMPANY AS RECORDED IN DOCUMENT NO. 201700338541 OF THE OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT AN "X" CUT FOUND IN CONCRETE IN THE SOUTH RIGHT-OF-WAY LINE OF GUS THOMASSON ROAD (VARIABLE WIDTH RIGHT OF WAY) AND THE EAST RIGHT-OF-WAY LINE OF CASA VIEW AVENUE (50 FOOT WIDE RIGHT OF WAY) SAID POINT BEING THE NORTHWEST CORNER OF LOT 1 IN BLOCK 2/7063 OF THE HAYDN CUTLER ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF AS RECORDED IN VOLUME 77249 PAGE 1502 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS;

THENCE NORTH 89° 40' 00" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF LINE OF SAID GUS THOMASSON ROAD AND THE NORTH LINE OF SAID LOT 1 IN BLOCK 2/7063 OF THE HAYDN CUTLER ADDITION FOR A DISTANCE OF 130.00 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AND **THE POINT OF BEGINNING** OF THIS DESCRIPTION, SAID POINT BEING THE NORTHWEST CORNER OF SAID CASA VIEW OAKS NO. 1;

THENCE NORTH 89° 40' 00" EAST CONTINUING ALONG THE SOUTH RIGHT-OF-WAY LINE OF LINE OF SAID GUS THOMASSON ROAD AND THE NORTH LINE OF SAID CASA VIEW OAKS NO. 1 TRACT AND PASSING A FOUND CUT "X" ON TOP OF CONCRETE CURB AT A DISTANCE OF 330.00 FEET AND CONTINUING ON FOR A TOTAL DISTANCE OF 521.80 TO AN "X" CUT FOUND IN CONCRETE FOR CORNER, SAID POINT BEING AN ELL FOR CORNER IN THE SOUTH RIGHT-OF-WAY LINE OF SAID GUS THOMASSON ROAD;

THENCE NORTH 00° 20' 00" WEST CONTINUING ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID GUS THOMASSON ROAD FOR A DISTANCE OF 4.65 FEET TO A 1 INCH IRON ROD FOUND FOR CORNER;

THENCE NORTH 89° 40' 00" EAST CONTINUING ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID GUS THOMASSON ROAD AND PASSING A FOUND P.K. NAIL AT A DISTANCE OF 110.51 FEET AND CONTINUING ON FOR A TOTAL DISTANCE OF 150.00 FEET TO A CUT "X" SET FOR CORNER, SAID POINT BEING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SAID GUS THOMASSON ROAD AND THE WEST RIGHT-OF-WAY LINE OF FERGUSON ROAD (VARIABLE WIDTH RIGHT-OF-WAY) SAID POINT BEING THE NORTHEAST CORNER OF SAID CASA VIEW OAKS NO.1 TRACT, SAID POINT BEING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 4078.23 FEET WITH A CENTRAL ANGLE OF 02° 14' 58" AND A CHORD BEARING SOUTH 29° 28' 31" WEST AT A DISTANCE OF 160.11 FEET;

THENCE IN A SOUTHWESTERLY DIRECTION DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID GUS THOMASSON ROAD AND ALONG THE WEST RIGHT-OF-WAY LINE OF SAID FERGUSON ROAD AND FOLLOWING ALONG SAID CURVE TO THE LEFT FOR AN ARC DISTANCE OF 160.12 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE NORTH 56° 13' 44" WEST FOR A DISTANCE OF 5.09 FEET TO A CUT "X" IN CONCRETE FOUND FOR CORNER, SAID POINT BEING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 4077.01 FEET WITH A CENTRAL ANGLE OF 04° 48' 00" AND A CHORD BEARING SOUTH 25° 58' 44" WEST AT A DISTANCE OF 341.45 FEET;

THENCE IN A SOUTHWESTERLY DIRECTION CONTINUING ALONG THE WEST RIGHT-OF-WAY LINE OF SAID FERGUSON ROAD AND ALONG SAID CURVE TO THE LEFT FOR AN ARC DISTANCE OF 341.55 FEET TO A 3/8" IRON ROD FOUND FOR CORNER, SAID POINT BEING THE SOUTHEAST CORNER OF AFORESAID CASA VIEW OAKS NO. 1 AND BEING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF SAID FERGUSON ROAD AND THE NORTH RIGHT-OF-WAY LINE OF A 15 FOOT ALLEY AS RECORDED IN VOLUME 19, PAGE 149 OF THE PLAT RECORDS OF DALLAS COUNTY, TEXAS

THENCE ALONG THE NORTH LINE OF SAID 15 FOOT ALLEY RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES NUMBERED (1) THROUGH (4)

(1) NORTH 66° 34' 00" WEST FOR A DISTANCE OF 81.45 FEET TO A 3/8" ROD FOUND FOR CORNER;

(2) NORTH 77° 36' 00" WEST FOR A DISTANCE OF 146.36 FEET TO AN "X" CUT FOUND IN CONCRETE FOR CORNER;

(3) NORTH 83° 01' 00" WEST FOR A DISTANCE OF 324.77 FEET TO AN "X" CUT FOUND IN CONCRETE FOR CORNER;

(4) NORTH 75° 53' 00" WEST FOR A DISTANCE OF 63.18 FEET TO AN "X" CUT FOUND IN CONCRETE FOR CORNER IN THE EAST RIGHT-OF-WAY LINE OF CASA VIEW AVENUE (50 FOOT RIGHT-OF-WAY), SAID POINT BEING THE SOUTHWEST CORNER OF AFORESAID CASA VIEW OAKS NO. 1 TRACT;

THENCE NORTH 12° 43' 00" EAST FOLLOWING ALONG THE EAST RIGHT-OF-WAY LINE OF SAID CASA VIEW AVENUE FOR A DISTANCE OF 122.53 FEET TO AN "X" CUT FOUND IN CONCRETE FOR COMER, SAID POINT BEING AT THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 244.14 FEET WITH A CENTRAL ANGLE OF 13° 03' 03" AND A CHORD BEARING NORTH 06° 11' 30" EAST AT A DISTANCE OF 55.49 FEET;

THENCE IN A NORTHEASTERLY DIRECTION ALONG THE EAST RIGHT-OF-WAY OF SAID CASA VIEW AVENUE AND ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 55.61 FEET TO A P.K. NAIL FOUND FOR CORNER;

THENCE NORTH 00° 20' 00" WEST CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF SAID CASA VIEW AVENUE A DISTANCE OF 10.78 FEET TO A CUT "X" IN CONCRETE FOUND FOR CORNER, SAID POINT BEING THE SOUTHWEST CORNER OF AFORESAID LOT 1 IN BLOCK 2/7063 OF HAYDN CUTLER ADDITION;

THENCE NORTH 89° 40' 00" EAST DEPARTING THE EAST RIGHT-OF-WAY LINE OF SAID CASA VIEW AVENUE AND ALONG THE SOUTH LINE AFORESAID HAYDN CUTLER ADDITION FOR A DISTANCE OF 130.00 FEET TO AN "X" CUT FOUND IN CONCRETE FOR COMER;

THENCE NORTH 00° 20' 00" WEST ALONG THE EAST LINE OF AFORESAID HAYDN CUTLER ADDITION AND THE WESTERLY LINE OF SAID CASA VIEW OAKS NO. 1 TRACT A DISTANCE OF 130.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 243,579 SQUARE FEET OR 5.5878 ACRES OF LAND (5.592 AC. PER DEED), MORE OR LESS.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WHITE ROCK RETAIL SWQ LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **LOTS 2, 3, AND 4, BLOCK 2/7063, CASA VIEW OAKS NO. 1 ADDITION** 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 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 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.

THE 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 _____, 2018.

WHITE ROCK RETAIL SWQ LLC,
A TEXAS LIMITED LIABILITY COMPANY

BY: WHITE ROCK RETAIL HOLDINGS LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
ITS SOLE MEMBER

BY: SHOP/WTI WHITE ROCK RETAIL PARTNERS LLC,
A TEXAS LIMITED LIABILITY COMPANY,
ITS MANAGING MEMBER

BY: _____
DANIEL FULLER, MANAGER

**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 DANIEL FULLER, 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 THIS _____ DAY OF _____, 2018.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

SURVEYOR'S STATEMENT

I, DAVID PETREE, 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 _____, 2018.

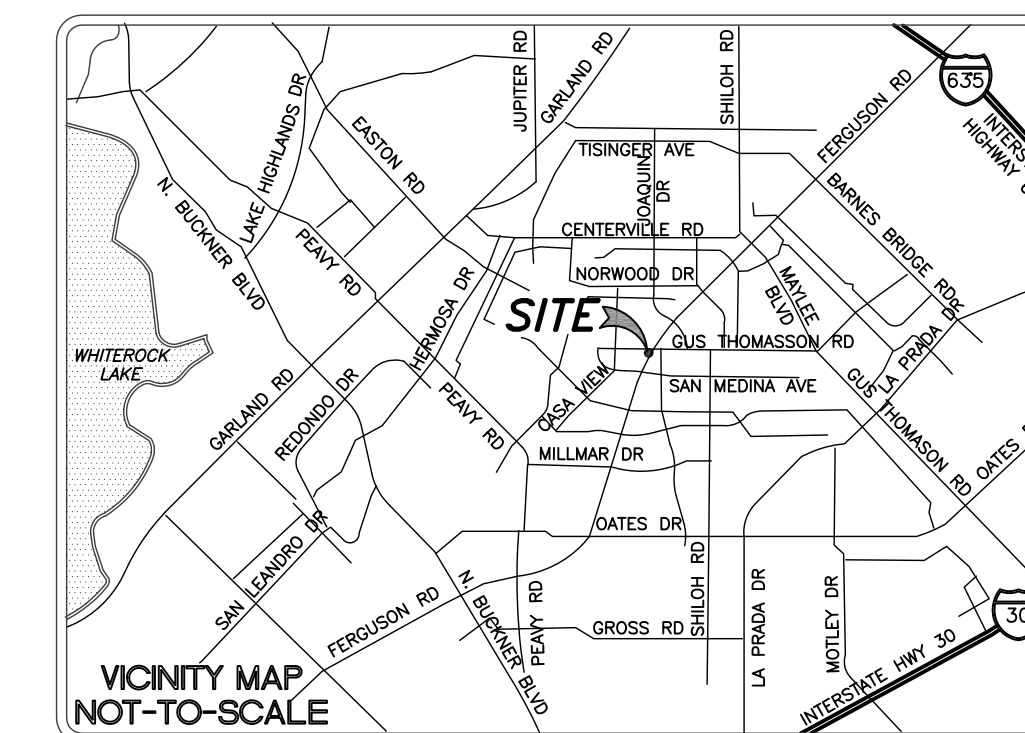
DAVID PETREE
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 1890

**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 DAVID PETREE 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 THIS _____ DAY OF _____, 2018.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



NOTES:

- 1. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE EXISTING ADDITION INTO 3 LOTS.
- 2. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- 3. DIMENSIONS SHOWN OF ADJOINING AND/OR SURROUNDING PROPERTIES ARE RECORD ONLY.

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**PRELIMINARY PLAT
CASA VIEW OAKS NO. 1 ADDITION
LOTS 2, 3 AND 4, BLOCK 2/7063**

BEING A REPLAT OF
CITY BLOCK 2/7063
CASA VIEW OAKS NO. 1 ADDITION
JACOB HART SURVEY ABSTRACT NO. 577 AND THE
M. L. SWING SURVEY ABSTRACT NO. 39
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S178-154
ENGINEERING PLAN NO. _____

