

- GENERAL NOTES:
- THE BEARINGS SHOWN HEREON ARE ORIENTED TO GRID NORTH TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 TEXAS NORTH CENTRAL ZONE (4202) (2011).
 - LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
 - ALL INTERIOR LOT CORNERS SET ARE MARKED WITH 1/2" IRON RODS WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS".
 - COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
 - SELLING A PORTION OF ANY LOT IN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND IS SUBJECT TO PENALTIES IMPOSED BY LAW.

LEGEND	
O	MONUMENT
SET DISK	5/8" IRON ROD SET WITH 3" METAL DISK STAMPED "WHITE ROCK TRAIL ADDITION WESTWOOD PS"
IRF (CM)	FOUND IRON ROD CONTROLLING MONUMENT BY THIS PLAT
B.T.P.	RIGHT-OF-WAY
R.O.W.	VOLUME PAGE
VOL. PG.	DEED RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	INSTRUMENT NUMBER
INST. NO.	STREET CENTERLINE
W/WWE	WASTEWATER EASEMENT
SQ. FT.	SQUARE FEET
CA	COMMON AREA

NO STRUCTURES EXIST.
NEW STRUCTURES PROPOSED.

PURPOSE OF THIS PLAT IS TO CREATE
SHARED ACCESS LOTS FROM AN EXISTING
PLATTED LOT.

PRELIMINARY PLAT, THIS DOCUMENT SHALL
NOT BE RECORDED FOR ANY PURPOSE.

OWNER
PSW-WHITE ROCK TRAIL, LLC
2003 S 1ST STREET
AUSTIN, TEXAS

SHARED ACCESS DEVELOPMENT
PRELIMINARY PLAT
OF

WHITE ROCK TRAIL ADDITION

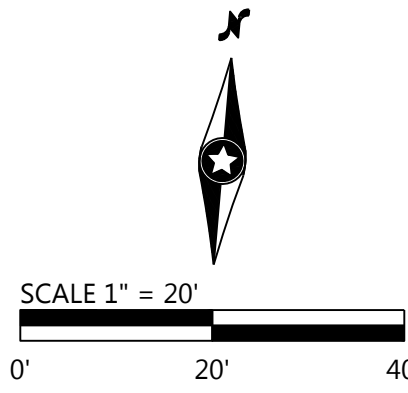
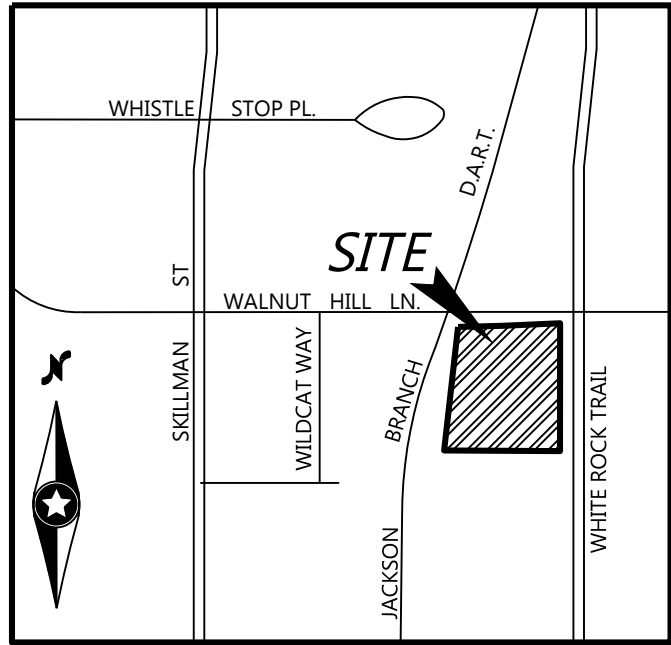
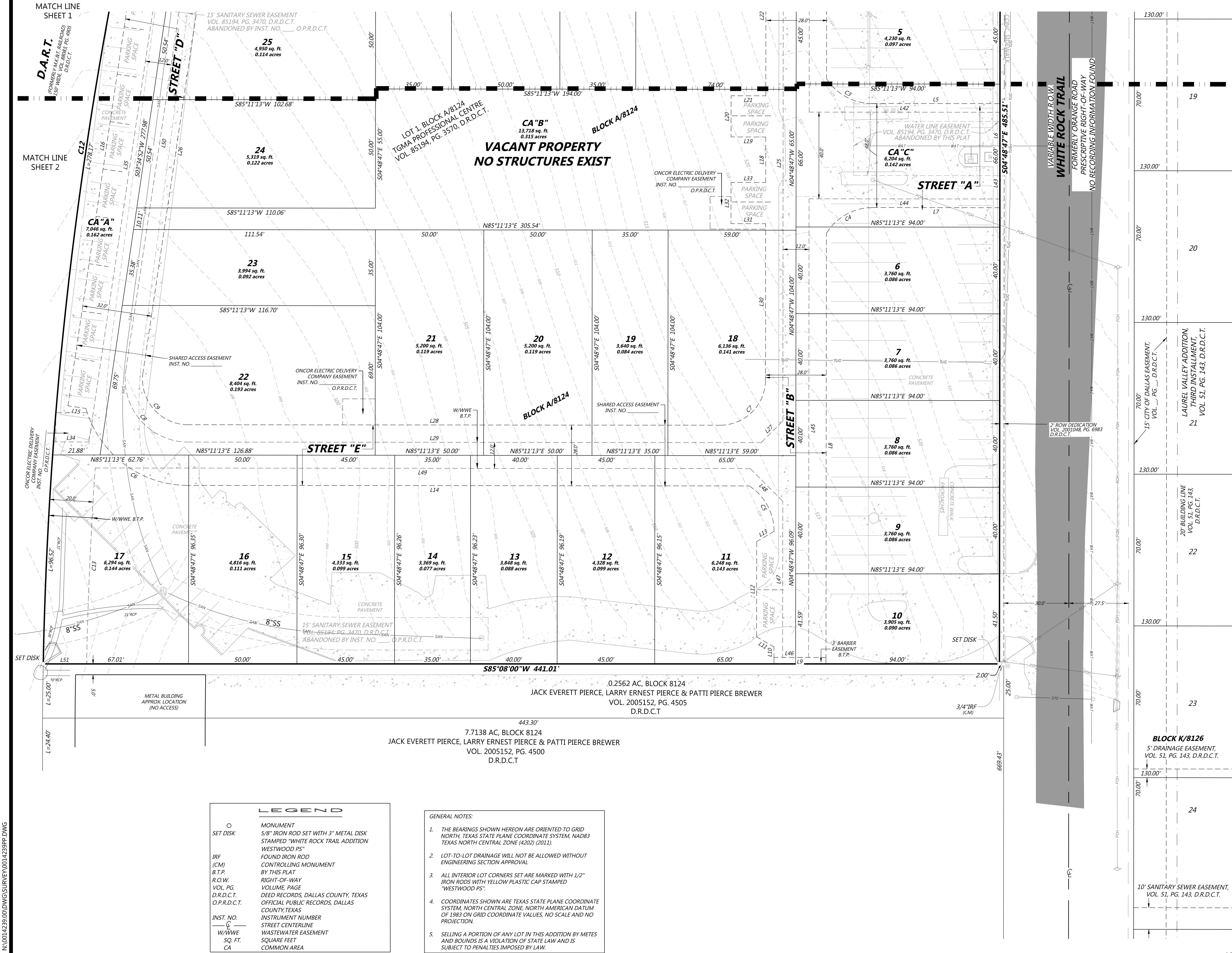
LOTS 1-36 AND COMMON AREAS "A",
"B", AND "C", BLOCK A/8124;
36 RESIDENTIAL LOTS & 3 COMMON AREA LOTS
LIMITED TO SINGLE FAMILY DEVELOPMENT

4.571 ACRE
BEING A REPLAT OF LOT 1, BLOCK A/8124
TGMA PROFESSIONAL CENTRE ADDITION
OUT OF THE

W.P. WYCHE SURVEY, ABSTRACT No. 1522
IN THE
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NUMBER: S189-146
CITY ENGINEERING PLAN NUMBER:

SURVEYOR
Westwood
Phone (214) 473-4640 2740 Dallas Parkway, Suite 280
Tollfree (888) 937-5150 Plano, TX 75093
westwoods.com
Westwood Professional Services, Inc.
TBPE Firm Reg. No. 11759
TBPLS Firm Reg. No. 10074301

WHITE ROCK TRAIL ADDITION



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PSW-WHITE ROCK TRAIL, LLC
2003 S 1ST STREET
AUSTIN, TEXAS

SHARED ACCESS DEVELOPMENT
PRELIMINARY PLAT
OF

WHITE ROCK TRAIL ADDITION

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Line Table			Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L1	228.65	N85°11'13"E	L19	16.00	S85°11'13"W	L37	249.48	N85°11'13"E
L2	68.00	N04°48'47"W	L20	19.00	N04°48'47"W	L38	14.14	N40°11'13"E
L3	24.00	N85°11'13"E	L21	16.00	N85°11'13"E	L39	87.00	N04°48'47"W
L4	204.06	S04°48'47"E	L22	74.00	N04°48'47"W	L40	12.00	N85°11'13"E
L5	59.00	N85°11'13"E	L23	21.21	N49°48'47"W	L41	219.50	S04°48'47"E
L6	48.00	S04°48'47"E	L24	215.09	S85°11'13"W	L42	88.00	N85°11'13"E
L7	58.67	S85°11'13"W	L25	238.00	N04°48'47"W	L43	40.00	S04°48'47"E
L8	195.61	S04°48'47"E	L26	207.22	S03°34'52"W	L44	88.00	S85°11'13"W
L9	24.00	S85°11'13"W	L27	14.14	N40°11'13"E	L45	211.58	S04°48'47"E
L10	4.84	N04°48'47"W	L28	245.34	N85°11'13"E	L46	12.00	S85°11'13"W
L11	9.24	N64°48'47"W	L29	264.34	N85°11'13"E	L47	72.08	N04°48'47"W
L12	44.00	N04°48'47"W	L30	72.00	N04°48'47"W	L48	21.21	N49°48'47"W
L13	9.24	N55°11'13"E	L31	16.00	S85°11'13"W	L49	302.13	S85°11'13"W
L14	258.90	S85°11'13"W	L32	19.00	N04°48'47"W	L50	212.25	S03°34'52"W
L15	8.39	N86°25'08"W	L33	16.00	N85°11'13"E	L51	20.00	S85°08'00"W
L16	242.00	N03°34'52"E	L34	16.27	N85°11'13"E	L52	30.28	S44°23'03"W
L17	6.20	S86°25'08"E	L35	257.98	N03°34'52"E	L53	234.12	S85°11'13"W
L18	21.00	N04°48'47"W	L36	30.28	N44°23'03"E			

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	55.06'	49.00	064°22'55"	N 52°59'46" E	52.21'
C2	24.93'	25.00	057°08'24"	N 23°45'26" E	23.91'
C3	24.93'	25.00	057°08'24"	S 66°14'34" E	23.91'
C4	25.56'	25.00	058°34'34"	S 55°53'56" W	24.46'
C5	24.93'	25.00	057°08'24"	N 33°22'59" W	23.91'
C6	63.25'	49.00	073°57'25"	N 57°50'04" W	58.95'
C7	32.99'	21.00	090°00'00"	N 40°11'13" E	29.70'
C8	49.80'	29.00	098°23'39"	S 45°36'57" E	43.90'
C9	36.06'	21.00	098°23'39"	S 45°36'57" E	31.79'
C10	29.91'	21.00	081°36'21"	S 44°23'03" W	27.45'
C11	32.99'	21.00	090°00'00"	N 49°48'47" W	29.70'
C12	477.59'	1859.86	014°42'46"	N 3°34'52" E	476.28'
C13	90.49'	1839.86	002°49'04"	S 2°21'16" E	90.48'

STATE OF TEXAS }
COUNTY OF DALLAS }

OWNER'S CERTIFICATE

WHEREAS, PSW-White Rock Trail, LLC is the sole owner of a 199,118 square foot or 4.571 acre tract of land situated in City Block A/8124, City of Dallas, Dallas County, Texas, being a part of the W.P. Wyche Survey, Abstract No. 1522 and being all of Lot 1, Block A/8124, TGMA Professional Centre Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat of record in Volume 85194, Page 3470 of the Deed Records of Dallas County, Texas, said Lot 1 conveyed to PSW-White Rock Trail, LLC by a Special Warranty Deed with Vendor's Lien as recorded in Instrument Number 201800329676, of the Official Public Records of Dallas County, Texas, said 4.571 acre tract being more particularly described as follows:

BEGINNING at a set 5/8" iron rod with a 3" aluminum disk stamped "WHITE ROCK TRAIL ADDITION, WESTWOOD PS" in the west right-of-way line of White Rock Trail, 62-feet wide, the northeast corner of said Lot 1 and being the south corner of a tract of land conveyed to John B. & Mary Adams by a Warranty Deed as recorded in Volume 76043, Page 794 of the Deed Records of Dallas County, Texas;

THENCE South 04 degrees 48 minutes 47 seconds East, along said west right-of-way line of White Rock Trail and the east line of said Lot 1, a distance of 485.51 feet to a set 5/8" iron rod with a 3" aluminum disk stamped "WHITE ROCK TRAIL ADDITION, WESTWOOD PS" in the west right-of-way line of said White Rock Trail, same being the southeast corner of said Lot 1 and a north corner of a tract of land conveyed to Jack Everett Pierce, Larry Ernest Pierce and Patti Pierce Brewer by a Warranty Deed as recorded in Volume 2005152, Page 4506, Official Public Records of Dallas County, Texas;

THENCE South 85 degrees 08 minutes 00 seconds West, departing the west right-of-way line of said White Rock Trail and said southeast corner of Lot 1 and said north corner of the Pierce Tract, along the common line between said Lot 1 and said Pierce Tract, a distance of 441.01 feet to a set 5/8" iron rod with a 3" aluminum disk stamped "WHITE ROCK TRAIL ADDITION, WESTWOOD PS" in the east right-of-way line of a tract of land conveyed to Dallas Area Rapid Transit (D.A.R.T.), 150-foot in width, as recorded in Volume 88083, Page 4905, Deed Records of Dallas County, Texas, same being the southwest corner of said Lot 1 and the northwest corner of said Pierce Tract said point being in a curve to the right;

THENCE along said curve to the right and along the common line between said Lot 1 and said east right-of-way of D.A.R.T, said curve having a Delta of 14 degrees 42 minutes 46 seconds, a radius of 1859.86, arc length of 477.59 feet and a Chord Bearing and Distance of North 03 degrees 34 minutes 52 seconds East, 476.28 feet to a set 5/8" iron rod with a 3" aluminum disk stamped "WHITE ROCK TRAIL ADDITION, WESTWOOD PS" in the east right-of-way line of D.A.R.T. and the northwest corner of said Lot 1, same being a point in the south right-of-way of Walnut Hill Lane formerly known as Kingsley Road (variable width);

THENCE departing the east right-of-way line of D.A.R.T. and the northwest corner of said Lot 1, along the south right-of-way line of said Walnut Hill Lane and the north line of said Lot 1 the following 2 calls;

North 84 degrees 48 minutes 05 seconds East, a distance of 145.93 feet to a 3/8" iron rod found;

North 69 degrees 58 minutes 22 seconds East, a distance of 47.30 feet to a 1/2" iron rod found in the south right-of-way line of said Walnut Hill, a north corner of said Lot 1 and the west corner of said Adams tract;

THENCE North 84 degrees 45 minutes 22 seconds East, departing the south right-of-way line of said Walnut Hill and a north corner of said Lot 1 and the west corner of said Adams Tract, along the common line between said Lot 1 and Adams tract, a distance of 179.92 feet to the **POINT-OF-BEGINNING**, containing **199,118 square feet or 4.571 acres of land**.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, PSW-White Rock Trail, LLC does hereby adopt this plat, designating the herein described property as **WHITE ROCK TRAIL 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 Dallas, Texas, this the ____ day of _____, 2019.

BY: PSW-White Rock Trail, LLC

Adam Stetson
Authorized Signer

STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Adam Stetson, 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 the ____ day of _____, 2019.

Notary Public, State of Texas

SHARED ACCESS AREA EASEMENT STATEMENT

This plat is approved by the Chief Engineer of the Department of Sustainable Development and Construction 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
SUSTAINABLE DEVELOPMENT AND CONSTRUCTION

OWNER
PSW-WHITE ROCK TRAIL, LLC
2003 S 1ST STREET
AUSTIN, TEXAS

SURVEYOR'S STATEMENT

STATE OF TEXAS }

I, L. LYNN KADLECK, 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 _____, 2019.



"PRELIMINARY, THIS DOCUMENT SHALL
NOT BE RECORDED FOR ANY PURPOSES"
L. LYNN KADLECK
Registered Professional
Land Surveyor No. 3952

STATE OF TEXAS }
COUNTY OF COLLIN }

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared L. Lynn Kadleck, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2019.

Notary Public, State of Texas

LIEN HOLDER'S SUBORDINATION AGREEMENT

The Lien Holder or Mortgagee concurs with the owner's certificate and agrees to subordinate its interests to the provisions of the owner's dedication as shown on the Final Plat for WHITE ROCK TRAIL ADDITION, an addition to Dallas County, Texas.

LIEN HOLDER:

BY: VERITEX COMMUNITY BANK

Name: _____
Adam Garbe
Title: Vice President

STATE OF TEXAS }(
COUNTY OF DALLAS }(
)

This instrument was acknowledged before me on the ____ day of _____, 2019 by Adam Garbe, as Vice President of Veritex Community Bank, on behalf of the lien holder.

Notary Public, State of Texas

ALL STRUCTURE TO BE REMOVED.
NEW STRUCTURES PROPOSED.

PURPOSE OF THIS PLAT IS TO CREATE
SHARED ACCESS LOTS FROM AN EXISTING
PLATTED LOT.

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