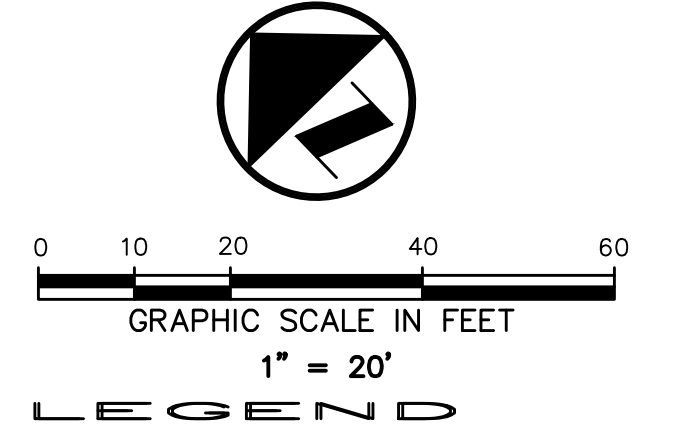


VICINITY MAP (NOT TO SCALE)



- LEGEND**
- CLEANOUT
 - PH FIRE HYDRANT
 - UG GAS MARKER
 - GM GAS METER
 - GS GAS TEST STATION
 - GA GUY ANCHOR
 - MP METAL POLE
 - PP POWER POLE
 - PP W/ GUY ANCHOR
 - PP W/ CROSS
 - PP(L) ARM (LENGTH IN FEET)
 - PP W/ LIGHT
 - TR TRAFFIC SIGN
 - SS SAN. SEWER MANHOLE
 - TEL TELEPHONE BOX
 - WM WATER METER
 - WV WATER VALVE
 - UG UNDERGROUND GAS LINE
 - SD STORM DRAIN LINE
 - W WATER LINE
 - S SANITARY SEWER LINE
 - 615 EXIST CONTOUR
 - X FENCE
 - OHL OVERHEAD UTILITY LINE
 - (C.M.) CONTROLLING MONUMENT
 - 3-INCH ALUMINUM DISK STAMPED W/ "PACHECO KOCH - GWRH" FOUND
 - ADF FLOODWAY MONUMENT FOUND
 - △ PROPERTY LINE
 - PREVIOUS LOT LINE
 - - - EASEMENT LINE
 - - - SETBACK LINE
 - VOL. VOLUME
 - PAGE. PAGE
 - INST. NO. INSTRUMENT NUMBER
 - (D.R.D.C.T.) DEED RECORDS OF DALLAS COUNTY, TEXAS
 - (M.R.D.C.T.) MAP RECORDS OF DALLAS COUNTY, TEXAS
 - (O.P.R.D.C.T.) OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, 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 reported have been scaled by applying the Dallas County TxDOT surface adjustment factor of 1.000136506.
- Lot to lot drainage will not be allowed without City of Dallas paving & drainage engineering section approval.
- The purpose of this plat is to move the lot lines of two (2) previously platted lots and a common area.
- Coordinates shown hereon are based on the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 (Adjustment Realization 2011), on grid values, no scale and no projection.
- No vehicular access is permitted to adjacent property outside the platted property from the shared access area except to a public or City Council approved private street.

SEE SHEET 2 FOR TREE TABLE

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 3/12/21.

PRELIMINARY PLAT
GROVE AT WHITE ROCK HILLS
SHARED ACCESS DEVELOPMENT
LOT 20, LOT 21 AND COMMON AREA D
CITY BLOCK A/7037

BEING A REPLAT OF LOT 20, LOT 21 AND COMMON AREA D CITY BLOCK A/7037 AND BEING OUT OF THE C. A. LOVEJOY SURVEY, ABSTRACT NO. 830, CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY FILE PLAN NO. S201-616
ENGINEERING PLAN NO. 3111-9847

SHEET 1 OF 3

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	14°50'28"	100.00'	25.90'	13.02'	S 36°10'37" W	25.83'
C2	1°32'34"	100.00'	2.69'	1.35'	N 44°22'08" E	2.69'

AREA TABLE

LOT	SF	ACRES
LOT 20	3,066	0.070
LOT 21	2,877	0.066
COMMON AREA D	76,715	1.761

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

OWNER:
CND-THE GROVE, LLC & GROVE AT WHITE ROCK HILLS COMMUNITY ASSOCIATION
3301 NORTH I-35 CARROLLTON, TX 75007
PH: 972-353-7508
CONTACT: GARRET LUST

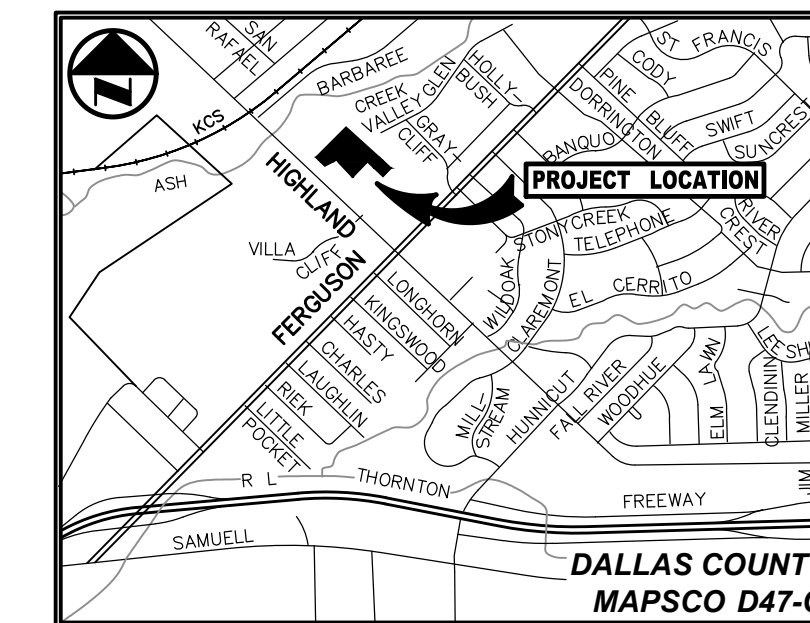
LIEN HOLDER:
FIRST CONTINENTAL INVESTMENT CO., LTD.
5718 WESTHEIMER, SUITE 1450
HOUSTON, TEXAS 77057
PH: 713-789-5099
CONTACT: JOHN M. BONNER

Pacheco Koch 7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10088000

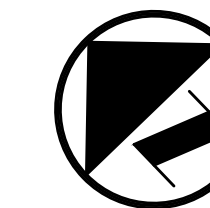
DRAWN BY SBP	CHECKED BY JEC	SCALE 1"=20'	DATE MAR. 2021	JOB NUMBER 2046-18.433
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PRELIMINARY PLAT - GROVE AT WHITE ROCK HILLS



VICINITY MAP
(NOT TO SCALE)



0 10 20 40 60
GRAPHIC SCALE IN FEET
1" = 20'

LEGEND

○	CLEANOUT	—X—	FENCE
⊕	FIRE HYDRANT	—OH—	OVERHEAD UTILITY LINE
⊕	U/G GAS MARKER	—C.M.—	CONTROLLING MONUMENT
⊕	GAS METER	—	3-INCH ALUMINUM DISK STAMPED
⊕	GAS TEST STATION	—	W/PACHICO KOCH - GWRH FOUND
⊕	METAL POLE	—	FLOODWAY MONUMENT FOUND
⊕	POWER POLE	—	PROPERTY LINE
⊕	GUY ANCHOR	—	PREVIOUS LOT LINE
⊕	PP W/ GUY ANCHOR	—	EASEMENT LINE
⊕	PP W/ CROSS ARM (LENGTH IN FEET)	—	SETBACK LINE
⊕	PP W/ LIGHT	—	VOL.
⊕	TRAFFIC SIGN	—	PG.
⊕	SAN. SEWER MANHOLE	—	INST. NO.
⊕	TELEPHONE BOX	—	DEED RECORDS OF DALLAS COUNTY, TEXAS
⊕	WATER METER	—	MAP RECORDS OF DALLAS COUNTY, TEXAS
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⊕	UNDERGROUND GAS LINE	—	
⊕	STORM DRAIN LINE	—	
⊕	WATER LINE	—	
⊕	SANITARY SEWER LINE	—	
⊕	615	—	EXIST CONTOUR

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**GROVE AT WHITE ROCK HILLS
SHARED ACCESS DEVELOPMENT
LOT 20, LOT 21 AND
COMMON AREA D
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BEING A REPLAT OF LOT 20, LOT 21 AND COMMON AREA D
CITY BLOCK A/7037
AND BEING OUT OF THE
C. A. LOVEJOY SURVEY, ABSTRACT NO. 830,
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CITY FILE PLAN NO. S201-616
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SHEET 2 OF 3

Pacheco Koch 7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
DALLAS, TX 75231 972.235.3031
HOUSTON, TEXAS 77057
PH: 713-789-5099
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10089000

DRAWN BY SBP	CHECKED BY JEC	SCALE 1"=20'	DATE MAR. 2021	JOB NUMBER 2046-18.433
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GENERAL NOTES

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DALLAS, TEXAS 75231
PH: 972-235-3031
CONTACT: JONATHAN E. COOPER

OWNER:
CND - THE GROVE, LLC. &
GROVE AT WHITE ROCK HILLS
COMMUNITY ASSOCIATION
3301 NORTH I-35
CARROLLTON, TX 75007
PH: 972-353-7508
CONTACT: GARRET LUST

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FIRST CONTINENTAL INVESTMENT CO., LTD.
5718 WESTHEIMER, SUITE 1450
HOUSTON, TEXAS 77057
PH: 713-789-5099
CONTACT: JOHN M. BONNER

D.P. & L.
(100' RIGHT-OF-WAY)
(VOL. 4140, PG. 598)
(D.R.D.C.T.)

CITY BLOCK 7037
CHARLES O. MONROE
(VOL. 98001, PG. 4721)
(D.R.D.C.T.)

CITY BLOCK 7037
ACCESS II MINISTORAGE, L.C.
(VOL. 98112, PG. 7051)
(D.R.D.C.T.)

LOT 12A, BLOCK 7037
FERGUSON ROAD
SELF-STORAGE
ADDITION
(VOL. 98198, PG. 13)
(D.R.D.C.T.)
ACCESS II MINISTORAGE, L.C.
(VOL. 98112, PG. 7051)
(D.R.D.C.T.)

LOT 1, BLOCK 7037
SULLIVAN AND
COTTER SUBDIVISION
(VOL. 30, PG. 225)
(M.R.D.C.T.)
BRIAN K FENNIG
(INST. NO. 200503521560)
(O.P.R.D.C.T.)

CITY BLOCK A/7037
CND - THE GROVE, LLC
(INST. NO. 201800323097)
(O.P.R.D.C.T.)
1.898 ACRES
(82,658 SF)

LOT 22
CND - THE GROVE, LLC
(INST. NO. 201800323097)
(O.P.R.D.C.T.)

LOT 18
CND - THE GROVE, LLC
(INST. NO. 201800323097)
(O.P.R.D.C.T.)

LOT 19
CND - THE GROVE, LLC
(INST. NO. 201800323097)
(O.P.R.D.C.T.)

LOT 20
CND - THE GROVE, LLC
(INST. NO. 201800323097)
(O.P.R.D.C.T.)

LOT 21
CND - THE GROVE, LLC
(INST. NO. 201800323097)
(O.P.R.D.C.T.)

LOT 22
CND - THE GROVE, LLC
(INST. NO. 201800323097)
(O.P.R.D.C.T.)

LOT 23
CND - THE GROVE, LLC
(INST. NO. 201800323097)
(O.P.R.D.C.T.)

LOT 24
CND - THE GROVE, LLC
(INST. NO. 201800323097)
(O.P.R.D.C.T.)

LOT 25
CND - THE GROVE, LLC
(INST. NO. 201800323097)
(O.P.R.D.C.T.)

TREE TABLE

POINT NO.	DESCRIPTION
1527	8" HACKBERRY
1528	10" HACKBERRY
1529	16" HACKBERRY
1530	12" PECAN
1539	24" ASH
1540	18" PECAN
1541	15" PECAN
1542	10" MULTI-TRUNK HOLLY
1543	16" CEDAR
1794	12" PECAN
1795	15" PECAN
1796	15" PECAN
1797	25" PECAN
1798	12" PECAN
1799	12" PECAN
1800	36" PECAN
1801	15" PECAN
1802	28" PECAN

TREE TABLE

POINT NO.	DESCRIPTION
1803	15" PECAN
1804	36" PECAN
1805	24" PECAN
1806	28" PECAN
1807	15" PECAN
1808	10" PECAN
1809	24" PECAN
1810	46" PECAN
1811	20" PECAN
1812	24" MULTI-TRUNK PECAN
1813	36" MULTI-TRUNK PECAN
1814	18" PECAN
1815	18" PECAN
1816	15" PECAN
1817	12" PECAN
1818	40" PECAN
1819	10" ELM
1820	12" ELM

TREE TABLE

POINT NO.	DESCRIPTION
1821	24" PECAN
1822	24" PECAN
1825	24" PECAN
1826	28" MULTI-TRUNK PECAN
1827	30" MULTI-TRUNK PECAN
1828	36" PECAN
1829	18" PECAN
1830	15" PECAN
1831	15" PECAN
1832	36" PECAN
1833	30" PECAN
1834	12" PECAN
1835	28" PECAN
1837	35" PECAN
1838	12" PECAN
1839	30" PECAN
1840	15" PECAN
1841	28" ELM

TREE TABLE

POINT NO.	DESCRIPTION
1842	28" PECAN
1843	24" PECAN
1844	24" PECAN
1845	24" MULTI-TRUNK PECAN
1846	12" PECAN
1847	18" MULTI-TRUNK PECAN
1848	15" PECAN
1849	18" MULTI-TRUNK PECAN
1850	18" PECAN
1851	30" PECAN
1852	36" PECAN
1853	20" PECAN
1854	38" PECAN
1855	18" PECAN
1856	8" PECAN
1857	10" PECAN
1858	15" PECAN
1859	24" OAK

TREE TABLE

POINT NO.	DESCRIPTION
1860	10" PECAN
1861	28" MULTI-TRUNK PECAN
1862	15" PECAN
1863	18" PECAN
1864	20" PECAN
1865	24" PECAN
1869	18" PECAN
1870	30" PECAN
1871	32" PECAN
1872	10" PECAN
1873	12" PECAN
1874	24" PECAN
1927	16" PECAN
1928	20" DEAD TREE
1929	14" ELM
1930	18" PECAN
1931	22" PECAN
1932	10" PECAN

TREE TABLE

POINT NO.	DESCRIPTION
1933	20" MULTI-TRUNK CHINABERRY
1934	14" PECAN
1935	12" ELM
1936	14" CHINABERRY
1937	14" PECAN
1938	8" ELM
1939	14" ELM
1940	8" ELM
1941	10" CHINABERRY
1942	12" CHINABERRY
1943	22" ELM
1957	16" PECAN
1959	12" CEDAR
1960	12" PECAN
1961	14" PECAN

PRELIMINARY PLAT - GROVE AT WHITE ROCK HILLS

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OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, CND—the Grove, LLC is the owner of a 1.898 acre tract of land situated in the C. A. Lovejoy Survey, Abstract No. 830, Dallas County, Texas; said tract being part of Block 7037, Official Block Numbers of the City of Dallas, Texas; said tract being all of Lot 20, Lot 21 and Common Area D, Block A/7037 of Grove at White Rock Hills, an addition to the City of Dallas, Dallas County, Texas according to the plat recorded in Instrument No. 201900343520 of the Official Public Records of Dallas County, Texas; said tract also being part of a certain tract of land described Special Warranty Deed with Third Party Vendor's Lien to CND—the Grove, LLC recorded in Instrument No. 201800323097 of said Official Public Records; said 1.898 acre tract being more particularly described as follows:

COMMENCING, at a 5/8-inch iron rod with "PRP 4595" cap found in the northeast right-of-way line of Highland Road (a variable width right-of-way); said point being the south corner of Lot 1, Block 7037 of Sullivan and Cotter Subdivision, an addition to the City of Dallas, Dallas County, Texas according to the plat recorded in Volume 30, Page 225 of the Map Records of Dallas County, Texas and the west Lot 1, Block A/7037 of said Grove at White Rock Hills;

THENCE, North 42 degrees, 43 minutes, 57 seconds East, departing the said northeast line of Highland Road and along the southeast line of said Lot 1, Block 7037 and the northwest line of Lot 1, Block A/7037, a distance of 100.18 feet to a point for the POINT OF BEGINNING; said point being the west north corner of said Lot 1, Block A/7037 and the west corner said Common Area D;

THENCE, North 42 degrees, 43 minutes, 57 seconds East, along the said southeast line of said Lot 1, Block 7037 and the northwest line of said Common Area D, a distance of 373.36 feet to a 3-inch aluminum disk with "PACHECO KOCH - GWRH" stamp found in the southwest right-of-way line of a 7.5-foot alley; said point being the east corner of said Lot 1, Block 7037 and the north corner of said Common Area D;

THENCE, South 45 degrees, 39 minutes, 41 seconds East, along the said southwest line of the 7.5-foot alley and a northeast line of said Common Area D, a distance of 331.04 feet to a 3-inch aluminum disk with "PACHECO KOCH - GWRH" stamp found at the terminus of said 7.5-foot alley; said point being a reentrant corner of said Common Area D;

THENCE, North 45 degrees, 08 minutes, 19 seconds East, along the terminus of said 7.5-foot alley and a northwest line of said Common Area D, a distance of 7.50 feet to a 3-inch aluminum disk with "PACHECO KOCH - GWRH" stamp found for corner in the southwest line of a certain tract of land described in Special Warranty Deed to Access II Ministorage, L.C. recorded in Volume 98112, Page 7051 of the Deed Records of Dallas County, Texas; said point also being a reentrant corner of said Common Area D;

THENCE, South 45 degrees, 39 minutes, 41 seconds East, departing the terminus of said 7.5-foot alley and along the said southwest line of the Access II Ministorage, L.C. tract and a northeast line of said Common Area D, a distance of 98.70 feet to a 3-inch aluminum disk with "PACHECO KOCH - GWRH" stamp found for corner; said point being the north corner of a certain tract of land described in Special Warranty Deed to City of Dallas recorded in Instrument No. 201500260535 of said Official Public Records; said point also being the east corner of said Common Area D;

THENCE, South 45 degrees, 08 minutes, 25 seconds West, departing the said southwest line of the Access II Ministorage, L.C. tract and along the northwest line of said City of Dallas tract and the southeast line of said Common Area D, a distance of 65.55 feet to a point for corner in the said northwest line of said City of Dallas tract and the said southeast line of said Common Area D;

THENCE, departing the said northwest line of said City of Dallas tract and the said southeast line of said Common Area D, over and across said Block A/7037, the following fifteen (15) calls:

North 44 degrees, 51 minutes, 35 seconds West, a distance of 85.67 feet to a point for corner;

South 45 degrees, 08 minutes, 25 seconds West, a distance of 31.50 feet to a point for corner;

North 44 degrees, 51 minutes, 35 seconds West, a distance of 105.08 feet to a point for corner;

South 75 degrees, 25 minutes, 34 seconds West, a distance of 26.54 feet to a point for corner;

South 45 degrees, 08 minutes, 25 seconds West, a distance of 156.26 feet to a point for corner;

South 00 degrees, 08 minutes, 25 seconds West, a distance of 18.37 feet to a point for corner;

South 44 degrees, 51 minutes, 35 seconds East, a distance of 100.50 feet to a point for corner; said point being the beginning of a non-tangent curve to the right;

Along said curve to the right, having a central angle of 02 degrees, 28 minutes, 14 seconds, a radius of 162.00 feet, a chord bearing and distance of South 32 degrees, 08 minutes, 19 seconds West, 6.99 feet, an arc distance of 6.99 feet to a point for corner;

North 46 degrees, 05 minutes, 41 seconds West, a distance of 114.99 feet to a point for corner;

North 43 degrees, 54 minutes, 19 seconds East, a distance of 8.47 feet to a point for corner;

North 00 degrees, 08 minutes, 19 seconds East, a distance of 11.34 feet to a point for corner;

North 46 degrees, 05 minutes, 41 seconds West, a distance of 139.87 feet to a point for corner;

North 79 degrees, 40 minutes, 25 seconds West, a distance of 11.75 feet to a point for corner;

South 43 degrees, 54 minutes, 19 seconds West, a distance of 93.67 feet to a point for corner;

North 46 degrees, 05 minutes, 41 seconds West, a distance of 54.33 feet to the POINT OF BEGINNING;

CONTAINING: 82,658 square feet or 1.898 acres of land, more or less.

SHARED ACCESS OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, CND—the Grove, 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 GROVE AT WHITE ROCK HILLS, 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.

Notwithstanding the general easement language recited above, the floodway easement shown on this plat is hereby dedicated to the public use forever, and may not be used in a manner inconsistent with the FLOODWAY 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 _____, 2021.

CND—the Grove, LLC., a Texas Limited Liability Company

By: _____

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, 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 _____, 2021.

Notary Public in and for the State of Texas

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 ___ day of _____, 2021.

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 3/12/21.

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 _____, 2021.

Notary Public in and for the State of Texas

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

OWNER: CND—THE GROVE, LLC. & GROVE AT WHITE ROCK HILLS COMMUNITY ASSOCIATION 3301 NORTH I-35 CARROLLTON, TX 75007 PH: 972-353-7508 CONTACT: GARRET LUST

LIEN HOLDER: FIRST CONTINENTAL INVESTMENT CO., LTD. 5718 WESTHEIMER, SUITE 1450 HOUSTON, TEXAS 77057 PH: 713-789-5099 CONTACT: JOHN M. BONNER

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2. Lot to lot drainage will not be allowed without City of Dallas paving & drainage engineering section approval.
3. The purpose of this plat is to move the lot lines of two (2) previously platted lots and a common area.
4. Coordinates shown hereon area based on the State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 2011), on grid values, no scale and no projection.
5. No vehicular access is permitted to adjacent property outside the platted property from the shared access area except to a public or City Council approved private street.

FLOODWAY EASEMENT STATEMENT

The existing water courses, creek or creeks described as Floodway Easement traversing along Block A/7037 within the limits of this addition, will remain as an open channel at all times and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses in Block A/7037. 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 A/7037, 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. Each property owner 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 property owner to alleviate any undesirable conditions, which may occur.

The natural drainage channels and watercourses through Block A/7037, 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.

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

PRELIMINARY PLAT GROVE AT WHITE ROCK HILLS SHARED ACCESS DEVELOPMENT LOT 20, LOT 21 AND COMMON AREA D CITY BLOCK A/7037

BEING A REPLAT OF LOT 20, LOT 21 AND COMMON AREA D CITY BLOCK A/7037 AND BEING OUT OF THE C. A. LOVEJOY SURVEY, ABSTRACT NO. 830, CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY FILE PLAN NO. S201-616 ENGINEERING PLAN NO. 311T-9847

SHEET 3 OF 3

Pacheco Koch logo and contact information: 7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.235.3031 TX REG. ENGINEERING FIRM F-469 TX REG. SURVEYING FIRM LS-10008000

Table with 5 columns: DRAWN BY (SBP/LAH), CHECKED BY (JEC), SCALE (1"=20'), DATE (MAR. 2021), JOB NUMBER (2046-18.433)

PRELIMINARY PLAT - GROVE AT WHITE ROCK HILLS

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