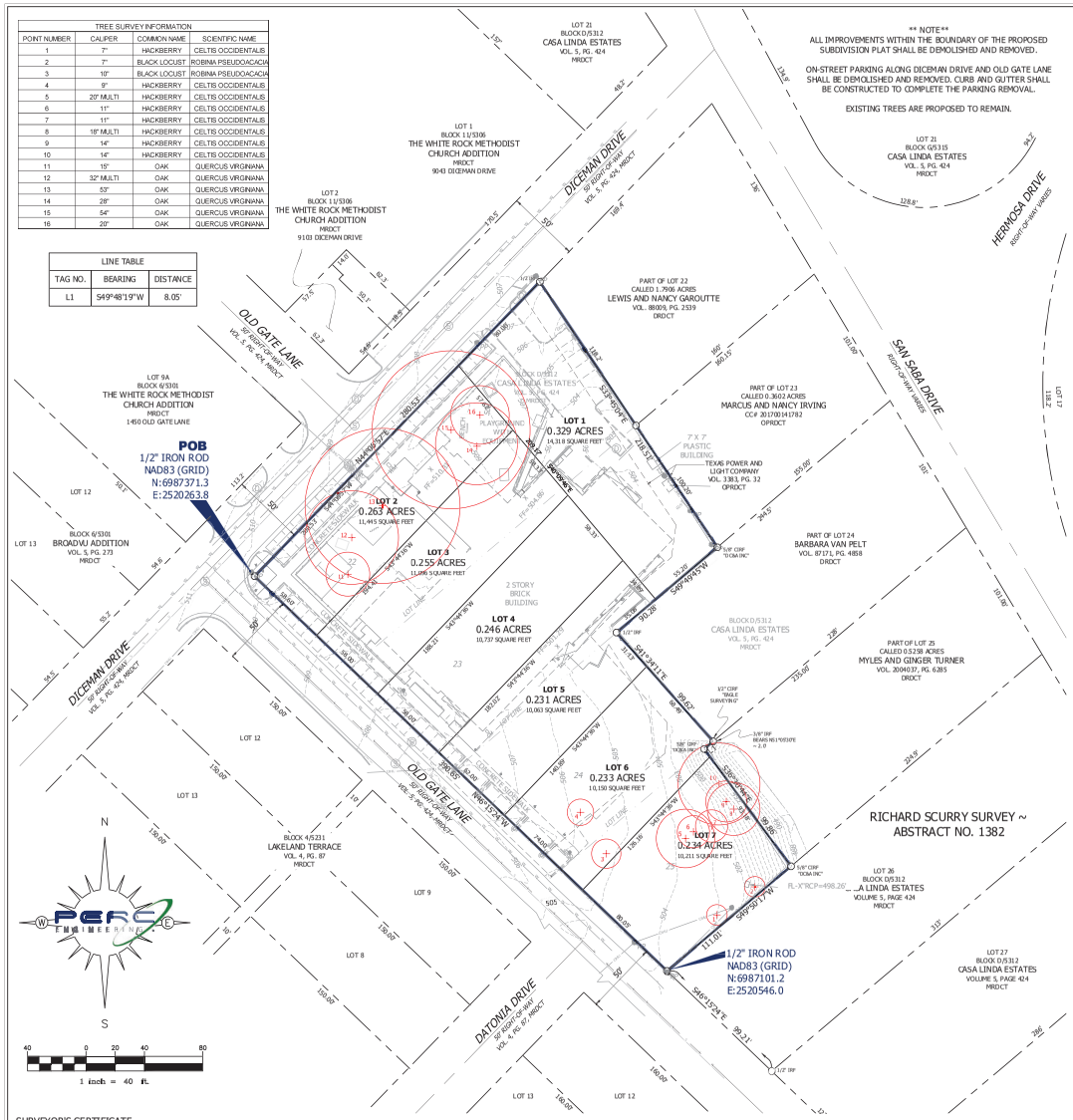


| TREE SURVEY INFORMATION | | | |
|---|---|---|---|
| POINT NUMBER | CALIPER | COMMON NAME | SCIENTIFIC NAME |
| 1 | 7" | HACKBERRY | CELTIS OCCIDENTALIS |
| 2 | 7" | BLACK LOCUST | ROBINIA PSEUDOACACIA |
| 3 | 10" | BLACK LOCUST | ROBINIA PSEUDOACACIA |
| 4 | 9" | HACKBERRY | CELTIS OCCIDENTALIS |
| 5 | 20" MULTI | HACKBERRY | CELTIS OCCIDENTALIS |
| 6 | 11" | HACKBERRY | CELTIS OCCIDENTALIS |
| 7 | 11" | HACKBERRY | CELTIS OCCIDENTALIS |
| 8 | 18" MULTI | HACKBERRY | CELTIS OCCIDENTALIS |
| 9 | 14" | HACKBERRY | CELTIS OCCIDENTALIS |
| 10 | 14" | HACKBERRY | CELTIS OCCIDENTALIS |
| 11 | 15" | OAK | QUERCUS VIRGINIANA |
| 12 | 32" MULTI | OAK | QUERCUS VIRGINIANA |
| 13 | 53" | OAK | QUERCUS VIRGINIANA |
| 14 | 28" | OAK | QUERCUS VIRGINIANA |
| 15 | 54" | OAK | QUERCUS VIRGINIANA |
| 16 | 20" | OAK | QUERCUS VIRGINIANA |

| LINE TABLE | | |
|---|---|---|
| TAG NO. | BEARING | DISTANCE |
| L1 | S49°48'19"W | 8.05' |

## OWNER'S CERTIFICATE

STATE OF TEXAS )(
COUNTY OF DALLAS )(

BEING A 1.791 ACRE TRACT OF LAND LOCATED IN THE RICHARD SCURRY SURVEY, ABSTRACT NUMBER 1382, CITY OF DALLAS, DALLAS COUNTY, TEXAS, BEING PORTIONS OF LOTS 22, 23, 24 AND 25 OF BLOCK D/5312, CASA LINDA ESTATES, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 5, PAGE 424, MAP RECORDS, DALLAS COUNTY, TEXAS (MRDCT), BEING ALL OF A CALLED 1.79 ACRE TRACT OF LAND AS DESCRIBED IN THE SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO OLD GATE DICEMAN CROSSING, LLC, A TEXAS LIMITED LIABILITY COMPANY, FILED FOR RECORD IN COUNTY CLERK'S INSTRUMENT NO. 202100188933, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS (OPRDCT), SAID 1.791 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A 1/2 INCH IRON ROD FOUND AT THE INTERSECTION OF THE NORTHEAST RIGHT-OF-WAY LINE OF OLD GATE LANE, A 50' PUBLIC RIGHT-OF-WAY, AND THE SOUTHEAST RIGHT-OF-WAY LINE OF DICEMAN DRIVE, A 50' PUBLIC RIGHT-OF-WAY, BEING THE WESTERNMOST CORNER OF SAID LOT 22, BLOCK D/5312, SAID POINT OF BEGINNING HAVING NAD83 TEXAS COORDINATE SYSTEM POSITION (GRID) OF N:6987371.3 E:2520263.8 (BEARINGS & COORDINATE VALUES SHOWN HEREON ARE IN REFERENCE TO THE NAD83 - TEXAS COORDINATE SYSTEM - NORTH CENTRAL ZONE, 4202, BASED ON GPS OBSERVATIONS UTILIZING THE LEICA GPS REFERENCED NETWORK);

**THENCE**, N44°06'57"E, ALONG THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID DICEMAN DRIVE, BEING COMMON WITH THE NORTHWEST LINE OF SAID LOT 22, A DISTANCE OF 280.53 FEET, TO A 1/2 INCH IRON ROD FOUND, BEING THE WESTERNMOST CORNER OF A CALLED 1.7906 ACRE TRACT OF LAND AS DESCRIBED IN THE WARRANTY DEED WITH VENDOR'S LIEN TO LEWIS GLENN GAROUTTE AND WIFE, NANCY ALICE GAROUTTE, FILED FOR RECORD IN VOLUME 88009, PAGE 2539, DRDCT;

**THENCE**, S33°45'04"E, DEPARTING THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID DICEMAN DRIVE, AND ALONG THE NORTHEAST LINE OF SAID CALLED 1.79 ACRE TRACT OF LAND, A DISTANCE OF 218.51 FEET, TO A 5/8 INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "DC&A INC", BEING ON THE NORTHWEST LINE OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN THE GENERAL WARRANTY DEED TO BARBARA VAN PELT, FILED FOR RECORD IN VOLUME 87171, PAGE 4858, DRDCT;

**THENCE**, ALONG THE NORTHEAST LINE OF SAID CALLED 1.79 ACRE TRACT OF LAND, BEING THE COMMON NORTHWEST AND SOUTHWEST LINES OF SAID VAN PELT TRACT OF LAND, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

S49°49'45"W, A DISTANCE OF 90.28 FEET, TO A 1/2 INCH IRON ROD FOUND AT THE WEST CORNER OF SAID VAN PELT TRACT OF LAND;

S41°34'11"E, A DISTANCE OF 99.62 FEET, TO A 1/2 INCH IRON ROD FOUND WITH GREEN PLASTIC CAP STAMPED "EAGLE SURVEYING" IN THE NORTHWEST LINE OF A CALLED 0.5258 ACRE TRACT OF LAND AS DESCRIBED IN THE WARRANTY DEED WITH VENDOR'S LIEN TO MYLES C. TURNER, GINGER D. TURNER, FILED FOR RECORD IN VOLUME 2004037, PAGE 6285, DRDCT, BEING THE SOUTH CORNER OF SAID VAN PELT TRACT OF LAND, FROM WHICH A 3/8 INCH IRON ROD FOUND FOR REFERENCE BEARS N51°05'30"E, A DISTANCE OF 2.00 FEET;

**THENCE**, ALONG THE NORTHEAST LINE OF SAID CALLED 1.79 ACRE TRACT OF LAND, BEING THE COMMON NORTHWEST AND SOUTHWEST LINES OF SAID 0.5258 ACRE TRACT OF LAND, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

S49°48'19"W, A DISTANCE OF 8.05 FEET, TO A 5/8 INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED DC&A INC", BEING THE WEST CORNER OF SAID CALLED 0.5258 ACRE TRACT OF LAND;

S36°30'44"E, A DISTANCE OF 99.86 FEET, TO A 5/8 INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED DC&A INC" ON THE NORTHWEST LINE OF LOT 26 OF SAID BLOCK D/5312, CASA LINDA ESTATES;

**THENCE**, S49°50'17"W, ALONG THE NORTHWEST LINE OF SAID LOT 26, BEING THE COMMON SOUTHEAST LINE OF SAID 1.79 ACRE TRACT OF LAND, A DISTANCE OF 111.01 FEET, TO A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST RIGHT-OF-WAY LINE OF SAID OLD GATE LANE, BEING THE WEST CORNER OF SAID LOT 26, ALSO BEING THE SOUTH CORNER OF SAID LOT 25;

**THENCE**, N46°15'24"W, ALONG SAID NORTHEAST RIGHT-OF-WAY LINE, BEING THE COMMON SOUTHWEST LINES OF SAID LOTS 25, 24, 23, AND 22, A DISTANCE OF 390.65 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 1.791 ACRES OF LAND (78,020 SQUARE FEET), MORE OR LESS.

### OWNER'S DEDICATION

**NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:**

THAT, OLD GATE DICEMAN CROSSING LLC, ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, 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 REMOVED 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 MARCH, 2022.

_____
OLD GATE DICEMAN CROSSING LLC

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 SCOTT REMPHREY, 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 _____, 20_____.

_____
NOTARY PUBLIC, STATE OF TEXAS

### SHARED ACCESS AREA EASEMENT STATEMENT

THIS PLAT APPROVED BY THE CHIEF ENGINEER 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 THIS HEIRS, GRANTEES AND ASSIGNS:

THE SHARED ACCESS AREA 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 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.

_____
CHIEF ENGINEER OF DEVELOPMENT SERVICES

### GENERAL NOTES

1. BEARINGS & COORDINATE VALUES SHOWN HEREON ARE IN REFERENCE TO THE NAD83 - TEXAS COORDINATE SYSTEM - NORTH CENTRAL ZONE, 4202, BASED ON OBSERVATIONS UTILIZING THE LEICA GPS REFERENCED NETWORK.

2. THE COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 AND ARE GRID VALUES, NO SCALE FACTOR HAS BEEN APPLIED.

3. ALL PROPERTY CORNERS CALLED SET ARE 5/8 INCH CAPPED IRON RODS STAMPED "PERC ENGINEERING."

4. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X", AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD; AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 48113C0355K, EFFECTIVE 07-07-2014.

5. SELLING A PORTION OF THIS PROPERTY BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCES AND STATE LAW AND IS SUBJECT TO PENALTIES IMPOSED BY LAW.

6. THE PURPOSE OF THIS PRELIMINARY PLAT IS TO CREATE 7 (SEVEN) SINGLE FAMILY LOTS FOR DEVELOPMENT, BEING LOTS 1 THRU 7, LITTLE FOREST HILLS ESTATES.

### SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I, MERLE W. MILLER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL ON THE GROUND SURVEY, AND THAT ALL LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVE SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY AS DETERMINED BY A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

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

_____
MERLE W. MILLER DATE: MARCH __, 2022
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5438
STATE OF TEXAS

PROJECT NUMBER: 2504068 DATE: MARCH __, 2022
REVISED DATE:
REVISION NOTES:
SHEET 1 OF 1

STATE OF TEXAS )(
COUNTY OF TARRANT )(

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MERLE W. MILLER, 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 IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS __ DAY OF MARCH, 2022.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

OWNER / DEVELOPER:
OLD GATE DICEMAN CROSSING LLC
CONTACT: SCOTT REMPHREY
PHONE: 214-632-4860
8117 PRESTON ROAD #300
DALLAS, TX 75225

ENGINEER:
CARNEY ENGINEERING, PLLC.
TBPE FIRM 5033
CONTACT: CRAIG CARNEY
PHONE: 469-443-0861
5465 LEGACY DRIVE, SUITE 650
PLANO, TX 75024

## VICINITY MAP
NTS

### ABBREVIATIONS

DRDCT = DEED RECORDS, DALLAS COUNTY, TEXAS
PRDCT = PLAT RECORDS, DALLAS COUNTY, TEXAS
CC# = COUNTY CLERK'S FILE NUMBER
IRF = IRON ROD FOUND
CIRS = 5/8" CAPPED IRON ROD SET STAMPED "PERC ENGINEERING"

### LEGEND

ALL SYMBOLS MAY NOT APPLY
BURIED UTILITY MARKER
TELEPHONE PEDESTAL
SANITARY SEWER MANHOLE
MAILBOX
SEWER CLEANOUT
WATER VALVE
FIRE HYDRANT
POWER POLE
ELECTRIC BOX
STORM DRAIN MANHOLE
SINGLE POST TRAFFIC SIGN
GUY WIRE
LIGHT POLE
WATER METER
IRRIGATION CONTROL VALVE
ELECTRIC METER
A/C UNIT
GAS METER
EXISTING TREE

APPLICATION FILE NUMBER:

PRELIMINARY PLAT
LOTS 1 THRU 7
LITTLE FOREST HILLS ESTATES
BEING AN REPLAT OF A PORTION OF
LOTS 22 THRU 25, CASA LINDA ESTATES,
AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 5, PAGE 424, MAP RECORDS, DALLAS COUNTY, TEXAS

SURVEYOR:

PERC ENGINEERING

**S # 212-171**


*4055 INTERNATIONAL PLAZA, STE 430*
*FORT WORTH, TX 76109*
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*tbpels #10194323*
*www.PERC-eng.com*