

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

Whereas, IP WhiteRock, LP, a Texas limited partnership, is the sole owner of a tract of land situated in the Andrew T. Nanny Survey, Abstract No. 1084, City of Dallas Block No. A/2745, Dallas County, Texas, being conveyed to said IP WhiteRock, LP, by Special Warranty Deed with Vendor's Lien recorded in Instrument No. 201400087756, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found at the West corner of a tract of land conveyed to TMT, Inc. by Deed recorded in Volume 85247, Page 4715, Deed Records, Dallas County, Texas, said point being in the Northeast Right-of-Way line of Gaston Avenue (variable width right-of-way), and being in a curve to the left, having a radius of 4,941.07 feet, a delta of 01 degrees 03 minutes 05 seconds, and a chord bearing and distance of North 54 degrees 28 minutes 56 seconds West, 90.67 feet;

THENCE traversing along said Northeast right-of-way line of Gaston Avenue as follows:

Northwesterly along said curve to the left, an arc length of 90.67 feet to a 5/8 inch iron rod found for corner;

North 45 degrees 05 minutes 51 seconds East, a distance of 50.26 feet to an "x" found in concrete for corner, said corner being the beginning of a curve to the left, having a radius of 4,991.07 feet, a delta of 01 degrees 05 minutes 51 seconds and a chord bearing and distance of North 55 degrees 30 minutes 05 seconds West, 95.60 feet;

Northwesterly along said curve to the left, an arc length of 95.61 feet to a 3 inch aluminum disk stamped "CWA" and "RPLS 5513" set over a 1/2 inch iron rod set for corner, said corner being the most Southerly Southeast corner of Lot 2, Block 7/2748, Winstead Village Apartments Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 95193, Page 2088, Map Records, Dallas County, Texas;

THENCE traversing along said Lot 2 and Lot 3, Block 7/2748, of said Winstead Village Apartments Addition as follows:

North 44 degrees 49 minutes 51 seconds East, a distance of 694.87 feet to a 3 inch aluminum disk stamped "CWA" and "RPLS 5513" set over a 1/2 inch iron rod set for corner, from which a 5/8 inch iron rod found for witness bears North 44 degrees 49 minutes 51 seconds East, at a distance of 1.76 feet;

South 89 degrees 06 minutes 29 seconds East, a distance of 310.63 feet to a 3 inch aluminum disk stamped "CWA" and "RPLS 5513" set over a 1/2 inch iron rod set for corner, said corner being in the West line of that tract of land conveyed to Dallas Area Rapid Transit (DART) by Deed recorded in Volume 88083, Page 4905, Deed Records, Dallas County, Texas;

THENCE South 11 degrees 25 minutes 13 seconds East, along the West line of said DART tract, a distance of 62.01 feet to a 1/2 inch iron rod found with plastic yellow cap stamped "CBC Surveying" for corner, said corner being the North corner of Lot 4, Block A/2745, Arboretum Village, an Addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Instrument No. 20150008407, Official Public Records, Dallas County, Texas;

THENCE South 44 degrees 53 minutes 59 seconds West, along the Northwest line of said Lot 4, Block A/2745, a distance of 760.60 feet to a 3 inch aluminum disk stamped "CWA" and "RPLS 5513" set over a 1/2 inch iron rod set for corner, said corner being the most Northern West corner of said Lot 4, Block A/2745, from which a 1/2 inch iron rod found for witness bears North 81 degrees 31 minutes 23 seconds East, at a distance of 2.13 feet, said corner being in the Northeast line of aforementioned TMT tract;

THENCE North 53 degrees 13 minutes 23 seconds West, along said Northeast line of TMT tract, a distance of 110.41 feet to a 1/2 inch iron rod found for corner, said corner being the North corner of said TMT tract;

THENCE South 36 degrees 02 minutes 49 seconds West, along the Northwest line of said TMT tract, a distance of 119.73 feet to the POINT OF BEGINNING and containing 215,584 square feet or 4.95 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, IP WhiteRock, LP, acting by and through its duly authorized officer, Brock Robertson, does hereby adopt this plat, designating the herein described property as **CONNECTICUT AT WHITEROCK PARK ADDITION**, an 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. 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 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, maintaining and adding to or removing all or parts of its respective systems without the necessity of 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 installation and maintenance of the systems. Additional easement area is also conveyed for 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 plating ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2018.

IP WhiteRock, LP
a Texas limited partnership

By: _____
Brock Robertson, Managing Member

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Brock Robertson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2018.

Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT:

I, Bryon Connolly, 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 (g)(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.
RELEASED FOR REVIEW ON 09/20/18. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELEED UPON AS A FINAL SURVEY DOCUMENT.

Bryon Connolly
Texas Registered Professional Land Surveyor No. 5513

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 Bryon Connolly 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 OFFICE this _____ day of _____, 2018.

Notary Public in and for the State of Texas

GENERAL NOTES

- 1) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FROM A 4.95 ACRE TRACT OF LAND.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

OWNER, IP WHITEROCK, LP
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PRELIMINARY PLAT
CONNECTICUT AT
WHITEROCK ADDITION
LOT 1, BLOCK A/2745
215,584 SQ. FT. / 4.95 ACRES
BEING CUT OF THE
ANDREW T. NANNY SURVEY, ABSTRACT NO. 1094
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S178-322