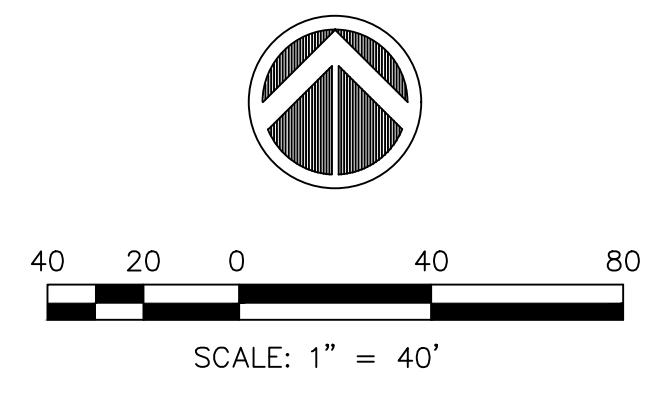
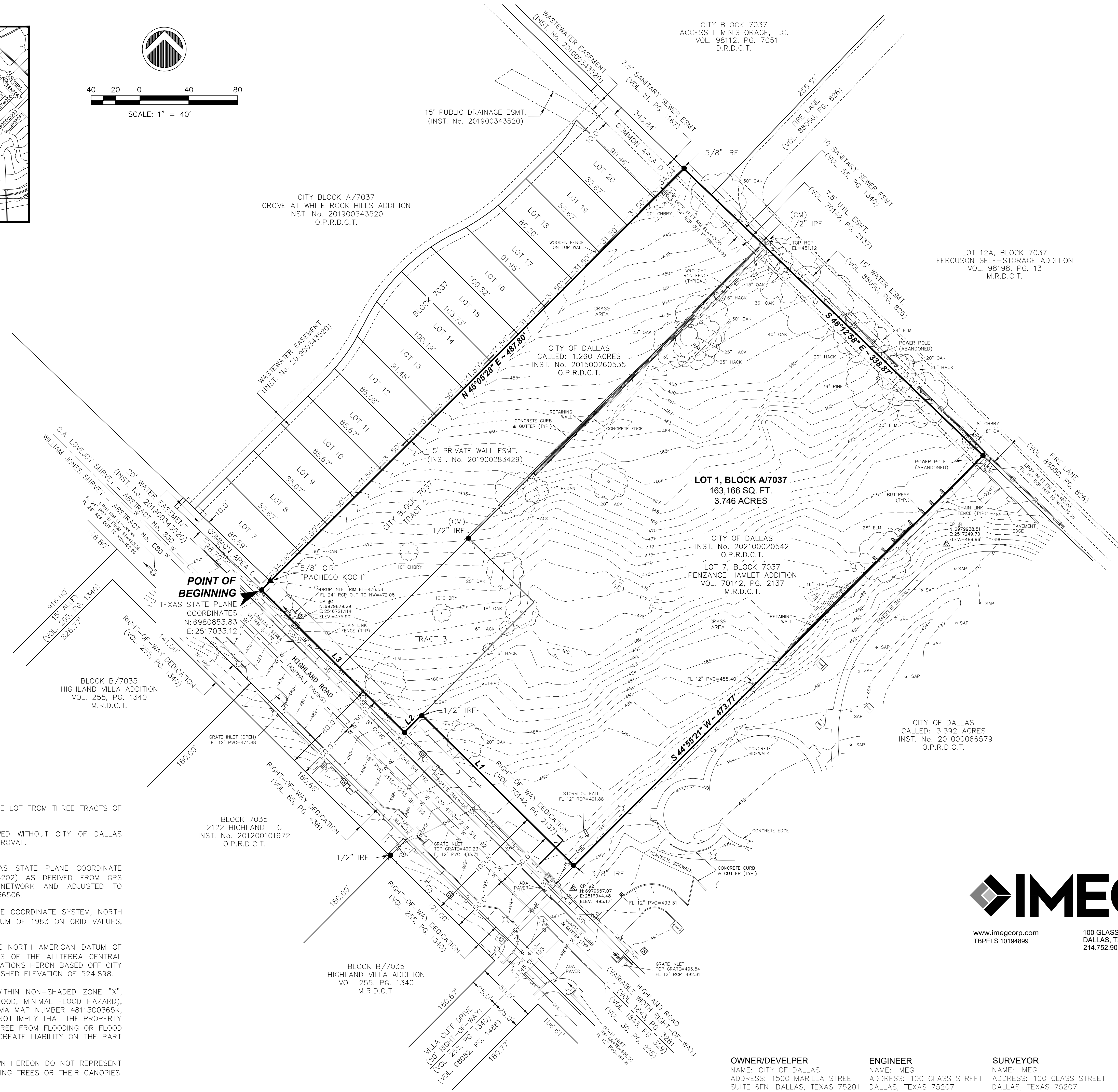


VICINITY MAP  
(NOT TO SCALE)



CITY BLOCK A/7037  
GROVE AT WHITE ROCK HILLS ADDITION  
INST. No. 201900343520  
O.P.R.D.C.T.

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



**LEGEND**

- ▲ CONTROL POINT
- REBAR FOUND (AS NOTED)
- ▲ REBAR WITH CAP FOUND (AS NOTED)
- PIPE FOUND (AS NOTED)
- SANITARY MANHOLE
- ⊖ SANITARY SEWER CLEANOUT
- ⊖ STORM MANHOLE
- ⊖ STORM INLET
- ⊖ WATER MANHOLE
- ⊖ WATER VALVE
- ⊖ FIRE HYDRANT
- ⊖ WATER METER
- ⊖ WATER VAULT
- ⊖ IRRIGATION VALVE
- ⊖ ELECTRIC MANHOLE
- ⊖ ELECTRIC PEDESTAL/TRANSFORMER
- ⊖ ELECTRIC METER
- ⊖ ELECTRIC JUNCTION/PULL BOX
- ⊖ ELECTRIC VAULT
- ⊖ POWER POLE
- ⊖ LIGHT POLE
- ⊖ GUY ANCHOR
- ⊖ GUY POLE
- ⊖ SIGN
- ⊖ DECIDUOUS TREE
- FL FLOWLINE
- EL ELEVATION
- MH MANHOLE (AS NOTED)
- VOL VOLUME (AS NOTED)
- PG. PAGE
- CM CONTROLLING MONUMENT
- RCP REINFORCED CONCRETE PIPE
- PVC POLYVINYL CHLORIDE PIPE
- IRF IRON ROD FOUND
- IPF IRON PIPE FOUND
- CIRF CAPPED IRON ROD FOUND
- ESMT. EASEMENT
- INST. No. INSTRUMENT NUMBER
- M.R.D.C.T. MAP RECORDS DALLAS COUNTY TEXAS
- D.R.D.C.T. DEED RECORDS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS
- 100 - INDEX CONTOUR MAJOR
- 101 - INTERMEDIATE CONTOUR MINOR
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- ROAD CENTERLINE
- - - EASEMENT LINE (AS NOTED)
- OHE - OVERHEAD ELECTRIC
- SS - BURIED SEWER (APPROX. LOCATION)
- W - BURIED WATER (APPROX. LOCATION)

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 45°15'39" W	175.30'
L2	S 44°55'21" W	20.16'
L3	N 45°05'26" W	164.94'

- GENERAL NOTES:**
- THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FROM THREE TRACTS OF LAND.
  - LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
  - THE BASIS OF BEARING IS FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NAVD83, NORTH CENTRAL ZONE (4202) AS DERIVED FROM GPS OBSERVATIONS USING THE ALLTERRA RTK NETWORK AND ADJUSTED TO SURFACE USING THE SCALE FACTOR OF 1.000136506.
  - COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 ON GRID VALUES, NO SCALE NO PROJECTION.
  - THE VERTICAL DATUM IS REFERENCED TO THE NORTH AMERICAN DATUM OF 1988 (NAVD88) BASED ON GPS OBSERVATIONS OF THE ALLTERRA CENTRAL VIRTUAL REFERENCE NETWORK, EPOCH 11. ELEVATIONS HERON BASED OFF CITY OF DALLAS MONUMENT 48E-2. HAVING A PUBLISHED ELEVATION OF 524.898.
  - FLOOD STATEMENT: THIS SITE IS SITUATED WITHIN NON-SHADED ZONE "X", (OUTSIDE AREAS OF 0.2% ANNUAL CHANCE FLOOD, MINIMAL FLOOD HAZARD), IN DALLAS COUNTY, TEXAS, ACCORDING TO FEMA MAP NUMBER 48113C0365K, DATED JULY 07, 2014. THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
  - THE SIZE/SHAPE OF THE TREE SYMBOLS SHOWN HEREON DO NOT REPRESENT THE ACTUAL SIZE/SHAPE OF THE CORRESPONDING TREES OR THEIR CANOPIES. THEY ARE FOR LOCATION PURPOSES ONLY.
  - DATE OF SURVEY: MARCH 2026



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100 GLASS STREET  
DALLAS, TEXAS 75207  
214.752.9098

**PRELIMINARY PLAT  
WHITE ROCK HILLS  
REC CENTER**

LOT 1, BLOCK A/7037

BEING A PART OF CITY BLOCK 7037 AND  
BEING ALL OF LOT 7, BLOCK 7037  
OUT OF THE  
C.A. LOVEJOY SURVEY, ABSTRACT No. 830  
IN THE  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE No. Plat-26-000122  
ENGINEERING FILE No. \_\_\_\_\_

**OWNER/DEVELOPER**  
NAME: CITY OF DALLAS  
ADDRESS: 1500 MARILLA STREET  
SUITE 6FN, DALLAS, TEXAS 75201  
CONTACT NAME: JOHN JENKINS  
PHONE: 214-670-4077

**ENGINEER**  
NAME: IMEG  
ADDRESS: 100 GLASS STREET  
DALLAS, TEXAS 75207  
CONTACT NAME: OVI SIPOS  
PHONE: 214-623-8572

**SURVEYOR**  
NAME: IMEG  
ADDRESS: 100 GLASS STREET  
DALLAS, TEXAS 75207  
CONTACT NAME: MATT SALCEDO  
PHONE: 214-623-5843

**OWNER'S CERTIFICATE AND DEDICATION**

State of Texas §  
County of Dallas §

**Whereas** City of Dallas is the owner of a 3.746 acres tract of land situated in the City of Dallas, Dallas County, Texas, being a part of the C.A. Lovejoy Survey, Abstract No. 830, being in City Block 7037, being all of Lot 7, Block 7037 of Penzance Hamlet Addition, and addition to the City of Dallas, Texas recorded in Volume 70142, Page 2137 of the Map Records of Dallas County, Texas(M.R.D.C.T.) and being all of a tract of land described in Judgement in the absence of objections to City of Dallas (Dallas tract 1) in Instrument No. 202100020542 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), being all of a called 1.260 tract of land described in special warranty deed to City of Dallas (Dallas tract 2) in Instrument No. 201500260535 of the O.P.R.D.C.T., and being more particularly describes as follows:

**BEGINNING** at a 5/8 inch iron rod with yellow cap stamped "IMEG" set, in the northeasterly right-of-way line of Highland Road (variable width right-of-way, as dedicated by vol. 1843, pg. 328, vol. 1843, pg. 329, vol. 30, pg. 225), being the most westerly corner of said Dallas tract 2, and being the most southerly subdivision corner of Block 7037 of Grove at White Rock Hills Addition, and addition to the City of Dallas, Texas recorded in Instrument No. 201900343520 of the O.P.R.D.C.T.;

**THENCE** North 45 degrees 05 minutes 28 seconds East, departing said corner and along the common northwesterly line of said Dallas tract 2 and the southeasterly subdivision line of said Grove at White Rock Hills Addition, a distance of 478.80 feet to a point being the most northerly corner of said Dallas tract 1 and the northeasterly subdivision corner of said Grove at White Rock Hills Addition, from which a 5/8 inch iron rod found bears North 16 degrees 51 minutes 27 seconds East, a distance of 0.59 feet;

**THENCE** South 46 degrees 12 minutes 58 seconds East, departing said corner and along the common northerly line of said Dallas tract 2 and the southerly line of a tract of land described in special warranty deed to ACCESS II MINISTORAGE, L.C. in volume 98112, page 7051 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), a passing distance of 30.90 feet to the most southerly corner of said Ministorage and most westerly corner of Lot 12A, Block 7037 of Ferguson Self-Storage Addition, and addition to the City of Dallas, Texas recorded in Volume 98198, Page 13 of the O.P.R.D.C.T., a passing distance of 88.92 feet to a 1/2 inch iron pipe found (Controlling Monument (CM)), being the most northerly corner of said Lot 7, Block 7037, and having a total distance of 338.87 feet to a 5/8 inch iron rod with yellow cap stamped "IMEG" set, being the most easterly corner of said Lot 7, Block 7037, being in the southerly line of said Lot 12A, Block 7037, and being the most northerly corner of a called 3.92 tract of land described in agreed judgement to City of Dallas (Dallas tract 3) in Instrument No. 201000066579 of the O.P.R.D.C.T.;

**THENCE** South 44 degrees 55 minutes 21 seconds West, along the common southeasterly subdivision line of Lot 7, Block 7037 and the northwesterly line of said Dallas tract 3, a distance of 473.77 feet to a point being the most southerly corner of said Lot 7, Block 7037 and being in the northeasterly right-of-way line of said Highland Road and being in the northwesterly line of said Dallas tract 3, from which a found 3/8 inch iron rod bears North 45 degrees 54 minutes 02 seconds West, a distance of 0.42 feet;

**THENCE** departing said corner and along the northeasterly right-of-way line of said Highland Road the following three (3) courses and distances:

North 45 degrees 15 minutes 39 seconds West, a distance of 175.30 feet, to a point, from which a 1/2 inch iron rod found bears South 07 degrees 41 minutes 50 seconds West, a distance of 0.72 feet;

South 44 degrees 51 minutes 21 seconds West, a distance of 20.16 feet, to a 5/8 inch iron rod with yellow cap stamped "IMEG" set;

North 45 degrees 05 minutes 26 seconds West, a distance of 164.94 feet, to the **POINT OF BEGINNING** and containing 3.746 Acres of land (163,166 square feet), more or less.

**SURVEYOR'S CERTIFICATION**

**KNOW ALL MEN BY THESE PRESENTS:**

That I, MATT SALCEDO, 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 Engineers and Land Surveyors, 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-6.617 (a)(b)(c)(d) & (e); and that the digital Drawing accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the \_\_\_\_ day of \_\_\_\_\_, 2026

PRELIMINARY. THIS SURVEY SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

MATT SALCEDO  
Registered Professional Land Surveyor  
Texas Registration No. 7197

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 in the capacity therein stated.

Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2026

\_\_\_\_\_  
Notary Public in and for the State of Texas

**OWNER'S DEDICATION**

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

**That City of Dallas**, acting by and through its duly authorized agent, \_\_\_\_\_ does hereby adopt this plat, designating the herein described property as **WHITE ROCK HILLS REC CENTER**, 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, 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 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.

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 \_\_\_\_\_, 2026.

By: \_\_\_\_\_  
City of Dallas: Attn. John Jenkins

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 in the capacity therein stated.

Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2026

\_\_\_\_\_  
Notary Public in and for the State of Texas

<p><b>PLACE COUNTY RECORDING LABEL HERE</b></p>
<p><b>CERTIFICATE OF APPROVAL</b></p>
<p>I, _____, Chairperson or I, _____, Vice Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the ____ day of _____, A.D. 2026 and same was duly approved on the ____ day of _____, A.D. 2026 by said Commission.</p>
<p>_____ Chairperson or Vice Chairperson City Plan Commission Dallas, Texas</p>
<p>Attest: _____ Secretary</p>



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