

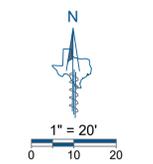
- GENERAL NOTES**
- The purpose of this plat is to create two (2) lots of record from a platted lot and a non-platted tract of land.
 - State Plane Coordinate System North Central Zone 4202, North American Datum of 1983, Adjustment Realization 2011.
 - Controlling monuments: as shown.
 - Lot-to-lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering section approval.
 - The bearings and grid coordinates are based on GPS observations utilizing the AllTerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011).
 - Elevations shown on this survey are based on GPS observations utilizing the AllTerra RTK Network, North American Datum of 1988, (Geoid 12A).
 - There are no buildings on the site.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 46°52'43" E	11.91'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	17.33'	35.00'	28°21'49"	S 34°51'56" E	17.15'
C2	32.45'	65.00'	28°36'00"	S 34°58'11" E	32.11'
C3	47.10'	297.00'	9°18'10"	S 63°49'29" E	47.05'
C4	48.86'	297.00'	9°25'30"	S 63°04'59" E	48.80'
C5	61.21'	40.00'	87°40'35"	S 23°57'38" E	56.41'
C6	94.31'	272.00'	19°51'59"	S 29°48'26" W	93.64'



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

**PRELIMINARY REPLAT
 GGA**
LOTS 1 & 2, BLOCK E/2738
 BEING A REPLAT OF LOT 11B, BLOCK E/2738
 GASTON - GRAND ADDITION
 AN ADDITION TO THE CITY OF DALLAS
 RECORDED IN VOLUME 2002180, PAGE 82, M.R.D.C.T.
 AND A PORTION OF A CALLED 0.4394 ACRE
 TRACT OF LAND RECORDED IN
 DOCUMENT NUMBER 201200125111, O.P.R.D.C.T.
 BEING 0.742 ACRES IN THE
 ANDREW NANNY SURVEY, ABSTRACT No. 1094,
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S234-120
 CITY ENGINEERING NO. _____

PAGE 1 OF 2

JOB NUMBER	2012.015
DATE	04/27/2024
REVISION	-
DRAWN BY	DJJ



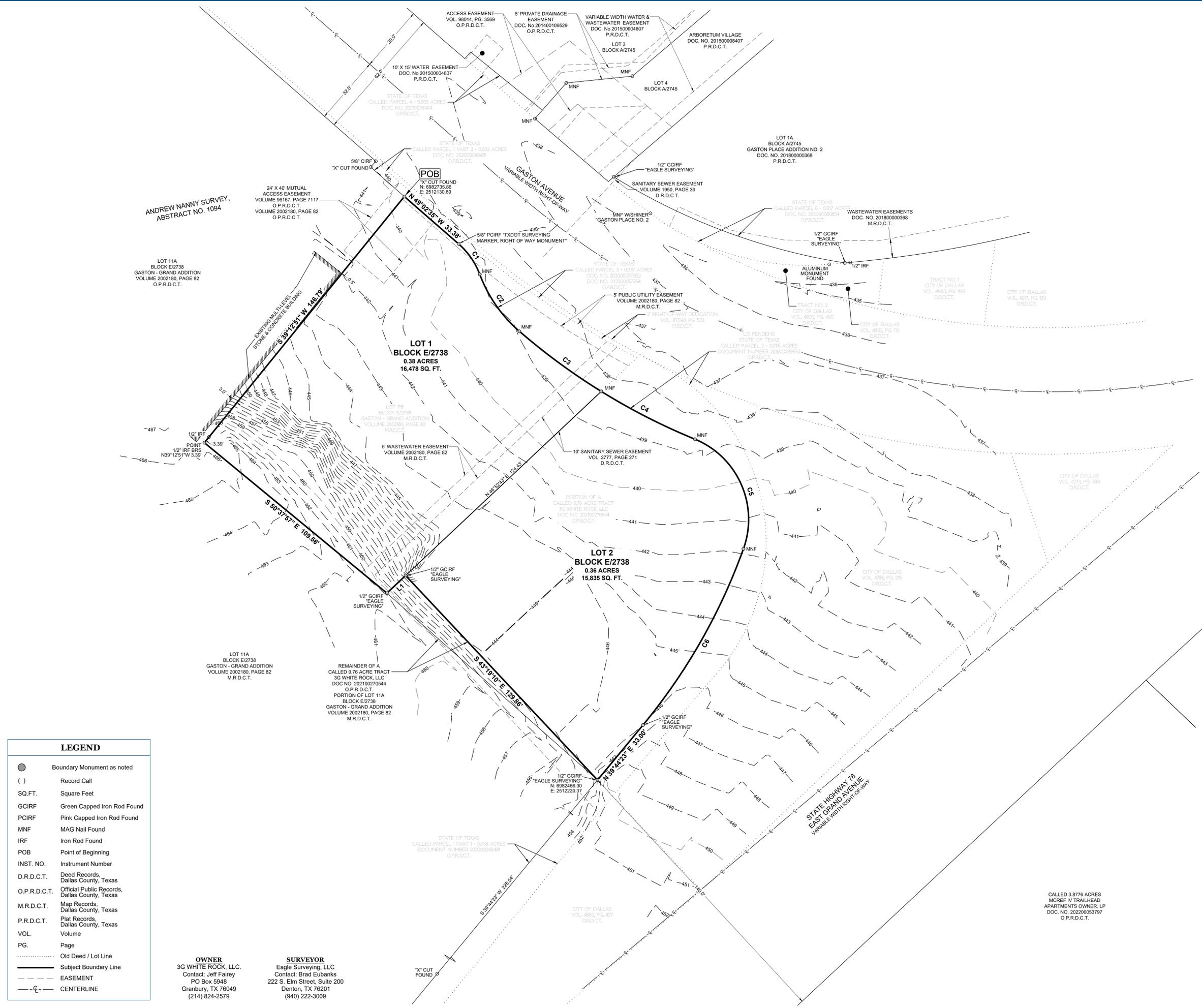
Eagle Surveying, LLC
 222 South Elm Street
 Suite 200
 Denton, TX 76201
 940.222.3009
 www.eaglesurveying.com
 TX Firm # 10194177

LEGEND

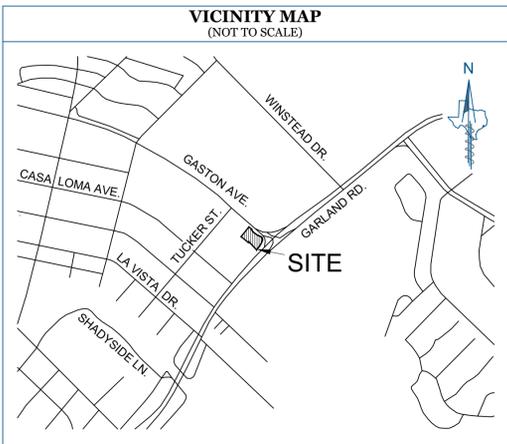
●	Boundary Monument as noted
()	Record Call
SQ.FT.	Square Feet
GCIRF	Green Capped Iron Rod Found
PCIRF	Pink Capped Iron Rod Found
MNF	MAG Nail Found
IRF	Iron Rod Found
POB	Point of Beginning
INST. NO.	Instrument Number
D.R.D.C.T.	Deed Records, Dallas County, Texas
O.P.R.D.C.T.	Official Public Records, Dallas County, Texas
M.R.D.C.T.	Map Records, Dallas County, Texas
P.R.D.C.T.	Plat Records, Dallas County, Texas
VOL.	Volume
PG.	Page
.....	Old Deed / Lot Line
————	Subject Boundary Line
---	EASEMENT
—C—	CENTERLINE

OWNER
 3G WHITE ROCK, LLC.
 Contact: Jeff Fairley
 PO Box 5948
 Granbury, TX 76049
 (214) 824-2579

SURVEYOR
 Eagle Surveying, LLC
 Contact: Brad Eubanks
 222 S. Elm Street, Suite 200
 Denton, TX 76201
 (940) 222-3009



CALLED 3.8776 ACRES
 MOREF W TRAILHEAD
 APARTMENTS OWNER, LP
 DOC. NO. 202200053797
 O.P.R.D.C.T.



OWNER'S CERTIFICATE

STATE OF TEXAS §
 COUNTY OF DALLAS §

BEING 0.74 acres of land out of the A.T. NANNY SURVEY, ABSTRACT NO. 1094, situated in Blocks E/2738 and 2746 of the City of Dallas, Dallas County, Texas and being a portion of Lot 11B, of Block E/2738 of Gaston-Grand Addition, a subdivision of record in Volume 2002180, Page 82 of the Map Records of Dallas County, Texas, as conveyed to 7324 Gaston Avenue, LTD. by Special Warranty Deed of record in Document Number 201200092078 of the Official Public Records of Dallas County, Texas, also being a portion of a called 0.4394 acre tract of land conveyed to 7324 Gaston Avenue, LTD. by Special Warranty Deed of record in Document Number 201200125111 of said Official Public Records and being more particularly described by metes and bounds as follows:

BEGINNING, at an X-cut found in the South right-of-way line of Gaston Avenue (right-of-way varies - Volume 869, Page 376 of the Deed Records of Dallas County, Texas; Volume 87090, Page 523 of the Map Records of Dallas County, Texas; Document Numbers 202000049481, 202000057062, 202000057758 and 201900239652 of said Official Public Records), being in the Northwest line of said Lot 11B, also being in the irregular East line of Lot 11A of said Block E/2738 of Gaston-Grand Addition, also being the Southeast corner of a called Parcel 1, Part 2 - 0.002 acre tract of land conveyed to the State of Texas by Special Warranty Deed of record in Document Number 202000079481 of said Official Public Records, also being the Southwest corner of a called Parcel 3 - 0.037 acre tract of land conveyed to the State of Texas by Special Warranty Deeds of record in Document Numbers 202000057062 and 202000057758 of said Official Public Records, for the Northwest corner hereof;

THENCE, leaving the irregular East line of said Lot 11A, along the South right-of-way line of Gaston Avenue, being the South line of said 0.037 acre tract, the following four (4) courses and distances:

1. S49°02'35"E, a distance of 33.38 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT SURVEYING MARKER, RIGHT OF WAY MONUMENT" found at the point of curvature of a tangent curve to the right;
2. Along said tangent curve to the right, having a radius of 35.00 feet, a chord bearing of S34°51'56"E, a chord length of 17.15 feet, a delta angle of 28°21'49", an arc length of 17.33 feet to a Mag Nail Found at the point of curvature of a reverse curve to the left;
3. Along said reverse curve to the left, having a radius of 65.00 feet, a chord bearing of S34°59'11"E, a chord length of 32.11 feet, a delta angle of 28°36'00", an arc length of 32.45 feet to a Mag Nail Found at the point of curvature of a compound curve to the left;
4. Along said compound curve to the left, having a radius of 297.00 feet, a chord bearing of S53°49'39"E, a chord length of 47.05 feet, a delta angle of 09°05'10", an arc length of 47.10 feet to a Mag Nail set in the Northwest line of said 0.4394 acre tract, being the common Southeast line of said Lot 11B, also being the Southeast corner of said 0.037 acre tract, also being the most Northerly, Southwest corner of a called Parcel 2 - 0.076 acre tract of land described in Notice of Lis Pendens of record in Document Number 201900239652 of said Official Records;

THENCE, leaving the Southeast line of said Lot 11B, in part, along the South right-of-way line of Gaston Avenue and in part, along the Northwest line of State Highway 78 (also known as East Grand Avenue - right-of-way varies - Volume 4785, Page 216 and Volume 4860, Page 427 of said Deed Records), being the South line of said 0.076 acre tract, the following four (4) courses and distances:

1. Along a compound curve to the left, having a radius of 297.00 feet, a chord bearing of S63°04'59"E, a chord length of 48.80 feet, a delta angle of 09°25'30", an arc length of 48.86 feet to a Mag Nail found at the point of curvature of a reverse curve to the right;
2. Along said reverse curve to the right, having a radius of 40.00 feet, a chord bearing of S23°57'38"E, a chord length of 55.41 feet, a delta angle of 87°40'35", an arc length of 61.21 feet to a Mag nail set at the point of curvature of a compound curve to the right, for the most Easterly, Northeast corner hereof;
3. Along said compound curve to the right, having a radius of 272.00 feet, a chord bearing of S29°48'26"W, a chord length of 93.84 feet, a delta angle of 19°51'59", an arc length of 94.31 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the end of said curve;
4. S39°44'23"W, a distance of 33.00 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the irregular East line of said Lot 11A, being the Southwest line of said 0.4394 acre tract, also being the most Northerly, Northwest corner of a called Parcel 1, Part 1 - 0.058 acre tract of land conveyed to the State of Texas by Special Warranty Deed of record in Document Number 202000079481 of said Official Public Records, also being the most Southerly, Southwest corner of said 0.076 acre tract, for the Southeast corner hereof, from which, an X-cut found at the Southwest corner of said 0.058 acre tract bears S39°44'23"W, a distance of 228.54 feet;

THENCE, N43°19'10"W, leaving the Northwest right-of-way line of State Highway 78, along the irregular East line of said Lot 11A, being the common Southwest line of said 0.4394 acre tract, a distance of 129.86 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the Southeast line of said Lot 11B, being the West corner of said 0.4394 acre tract;

THENCE, along the irregular East line of said Lot 11A, being the common Southeast, Southwest and Northwest lines of said Lot 11B, the following three (3) courses and distances:

1. S46°52'43"W, a distance of 11.91 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the South corner of said Lot 11B;
2. N50°37'57"W, a distance of 109.56 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the West corner of said Lot 11B;
3. N39°12'51"E, passing at a distance of 3.39 feet, a 1/2 inch iron rod found and continuing a total distance of 146.79 feet to the **POINT OF BEGINNING** and containing an area of 0.74 Acres, or (32,314 Square Feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT **3G WHITE ROCK, LLC**, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **GGA**, an addition to the City of Dallas, Dallas County, Texas and does 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 _____, 2024.

OWNER: _____

BY: _____
 AUTHORIZED AGENT SIGNATURE

BY: _____
 AUTHORIZED AGENT, PRINTED NAME & TITLE

STATE OF TEXAS §
 COUNTY OF _____ §

Before me, the undersigned Notary Public in and for said County and State on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 2024.

 Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
 COUNTY OF DENTON §

That I, **MATTHEW RAABE**, 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-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 _____, 2024.

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

Matthew Raabe, R.P.L.S. # 6402

STATE OF TEXAS §
 COUNTY OF DENTON §

Before me, the undersigned Notary Public in and for said County and State on this day personally appeared **MATTHEW RAABE**, known to me to be the person whose name is subscribed to the foregoing considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 2024.

 Notary Public in and for the State of Texas

GENERAL NOTES	
1.	The purpose of this plat is to create two (2) lots of record from a platted lot and a non-platted tract of land.
2.	State Plane Coordinate System North Central Zone 4202, North American Datum of 1983, Adjustment Realization 2011.
3.	Controlling monuments: as shown.
4.	Lot-to-lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering section approval.
5.	The bearings and grid coordinates are based on GPS observations utilizing the AllTerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011).
6.	Elevations shown on this survey are based on GPS observations utilizing the AllTerra RTK Network, North American Vertical Datum of 1988, (Geoid 12A).
7.	There are no buildings on the site.

CERTIFICATE OF APPROVAL	
I, Tony Shiddi, Chairperson or Brent Rubin, 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. 20____ and same was duly approved on the _____ day of _____, A.D. 20____ by said Commission.	
<p>_____ Chairperson or Vice Chairperson City Plan Commission Dallas, Texas</p>	
Attest:	_____
	Secretary

**PRELIMINARY REPLAT
 GGA**

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 BEING A REPLAT OF LOT 11B, BLOCK E/2738
 GASTON - GRAND ADDITION
 AN ADDITION TO THE CITY OF DALLAS
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OWNER
 3G WHITE ROCK, LLC.
 Contact: Jeff Fairey
 PO Box 5948
 Granbury, TX 76049
 (214) 824-2579

SURVEYOR
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PAGE 2 OF 2

JOB NUMBER	2012.015-04
DATE	04/27/2024
REVISION	-
DRAWN BY	DJJ



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