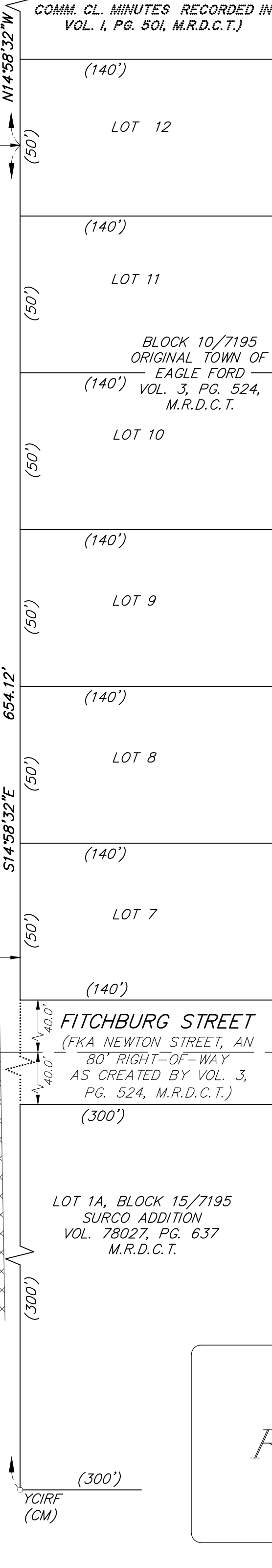
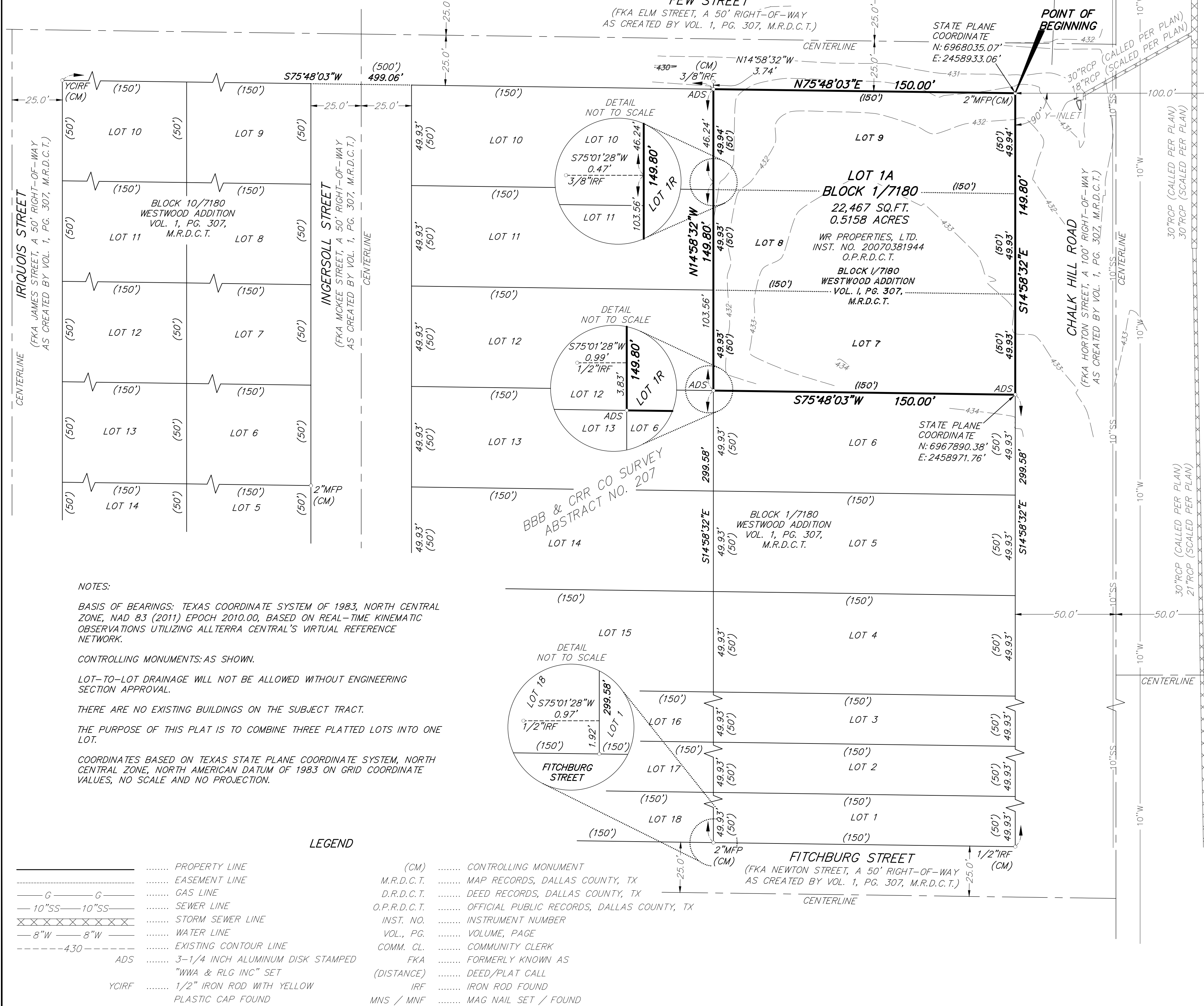


VICINITY MAP
NOT TO SCALE



CITY OF DALLAS
VOL. 5140, PG. 312, M.R.D.C.T.
(CALLED 3.237 ACRE TRACT)
ADFC(M) (341.50')

OWNER'S CERTIFICATE
STATE OF TEXAS §
COUNTY OF DALLAS §

Whereas **WR PROPERTIES, LTD** is the owner of a tract or parcel of land situated in the **BBB & CRR** Survey, Abstract No. 207, Section No. 1637, City of Dallas, Dallas County, Texas, being all Lots 7, 8, & 9, Block 1/7180, Westwood Addition, an addition to the City of Dallas according to the plat recorded in Volume 1, Page 307, Map Records, Dallas County, Texas (MRDCT), as described in a Special Warranty Deed to **WR Properties, LTD**, recorded in Instrument No. 20070381944, Official Public Records, Dallas, County, Texas (OPRDCT), and being more particularly described as follows:

BEGINNING at a 2 inch metal fence post found at the intersection of the southeast right-of-way line of Few Street (formerly known as Elm Street, a 50' right-of-way as created by Volume 1, Page 307, MRDCT) and the northwest right-of-way line of Chalk Hill Road (formerly known as Horton Street, a 100' right-of-way as created by Volume 1, Page 307, MRDCT), for the north corner of said Lot 9;

THENCE South 14°58'32" East, along the common line between said Lots 9, 8, & 7 and said Chalk Hill Road, a distance of 149.80 feet to a 3-1/4 inch aluminum disk stamped "WESTWOOD & RLG INC" set for the east corner of said Lot 7 and the north corner of Lot 6, Block 1/7180, in said Westwood Addition, from which a 1/2 inch iron rod found at the intersection of the northwest right-of-way line of Fitchburg Street (formerly known as Newton Street, a 50' right-of-way as created by Volume 1, Page 307, MRDCT) and the northwest right-of-way line of said Chalk Hill Road, for the south corner of Lot 1, Block 1/7180, in said Westwood Addition, bears South 14°58'32" East, a distance of 299.58 feet;

THENCE South 75°48'03" West, along the common line between said Lot 7 and said Lot 6, a distance of 150.00 feet to a 3-1/4 inch aluminum disk stamped "WESTWOOD & RLG INC" set for the south corner of said Lot 7, the west corner of said Lot 6, the north corner of Lot 13, Block 1/7180, in said Westwood Addition, and the east corner of Lot 12, Block 1/7180, in said Westwood Addition, from which a 2 inch metal fence post found in the north right-of-way line of said Fitchburg Street for the south corner of said Lot 1, and the east corner of Lot 18, Block 1/7180, in said Westwood Addition, bears South 14°58'32" East, a distance of 299.58 feet;

THENCE North 14°58'32" West, along the common line between said Lots 7, 8, & 9, and Lots 12, 11, and 10, Block 1/7180, in said Westwood Addition, a distance of 149.80 feet to a 3-1/4 inch aluminum disk stamped "WESTWOOD & RLG INC" set in the southeast right-of-way line of said Few Street, for the west corner of said Lot 9 and the north corner of said Lot 10, from which a found 3/8 inch iron rod bears North 14°58'32" West, a distance of 3.74 feet, and a 1/2 inch iron rod with yellow plastic cap found at the intersection of the southeast right-of-way line of said Few Street and the northeast right-of-way line of Iriquois Street (formerly known as James Street, a 50' right-of-way as created by Volume 1, Page 307, MRDCT), for the west corner of Lot 10, Block 10/7180, in said Westwood Addition, bears South 75°48'03" West, a distance of 499.06 feet;

THENCE North 75°48'03" East, along the common line between said Lot 9 and said Few Street, a distance of 150.00 feet to the **POINT OF BEGINNING**, containing 22,467 square feet or 0.5158 acres, more or less.

SURVEYOR'S STATEMENT
I, **BRIAN R. WADE**, 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 _____, 2020.
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.

Brian R. Wade
Texas Registered Professional Land Surveyor No. 6098

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared **BRIAN R. WADE**, 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 stated.

GIVEN under my hand and seal of office this the _____ day of _____, 2020.

Notary Public in and for the State of Texas

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **WR PROPERTIES, LTD.**, acting by and through its duly authorized agent, **LUIS SPINOLA**, does hereby adopt this plat, designating the herein described property as **WWA** in 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 _____, 2020.

By: _____
Luis Spinola
Manager

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 **Luis Spinola**, 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 _____, 2020.

Notary Public in and for the State of Texas

NOTES:

BASIS OF BEARINGS: TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, NAD 83 (2011) EPOCH 2010.00, BASED ON REAL-TIME KINEMATIC OBSERVATIONS UTILIZING ALLTERRA CENTRAL'S VIRTUAL REFERENCE NETWORK.

CONTROLLING MONUMENTS: AS SHOWN.

LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.

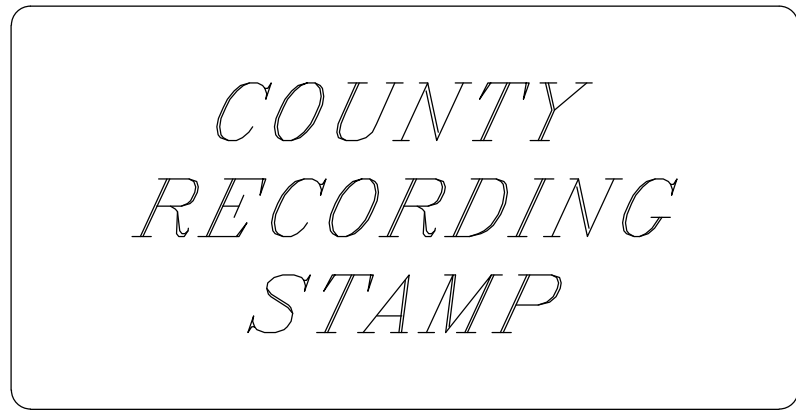
THERE ARE NO EXISTING BUILDINGS ON THE SUBJECT TRACT.

THE PURPOSE OF THIS PLAT IS TO COMBINE THREE PLATTED LOTS INTO ONE LOT.

COORDINATES BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

LEGEND

.....	PROPERTY LINE	(CM)	CONTROLLING MONUMENT
.....	EASEMENT LINE	M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TX
.....	GAS LINE	D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TX
.....	SEWER LINE	O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TX
.....	STORM SEWER LINE	INST. NO.	INSTRUMENT NUMBER
.....	WATER LINE	VOL., PG.	VOLUME, PAGE
.....	EXISTING CONTOUR LINE	COMM. CL.	COMMUNITY CLERK
.....	3-1/4 INCH ALUMINUM DISK STAMPED "WWA & RLG INC" SET	FKA	FORMERLY KNOWN AS
.....	1/2" IRON ROD WITH YELLOW PLASTIC CAP FOUND	(DISTANCE)	DEED/PLAT CALL
.....	IRF	IRF	IRON ROD FOUND
.....	MNS / MNF	MNS / MNF	MAG NAIL SET / FOUND



SCALE: 1" = 30' DATE: NOVEMBER 26, 2019

OWNER: **WR PROPERTIES, LTD.** SURVEYOR: **RAYMOND L. GOODSON JR., INC.**

P.O. BOX 165247 15001 N. CENTRAL EXPRESSWAY, STE 300
IRVING, TEXAS 75016 DALLAS, TX 75243
214-905-0612 214-739-8100
C/O LUIS SPINOLA, MANAGER rig@rlginc.com
TX PE REC #P-493 75PLS REC #100341-00

RECORDED	INST#	-	JOB NO.	1911.119	E-FILE	1911.119PP	DWG NO.	-
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SHEET 1 OF 1