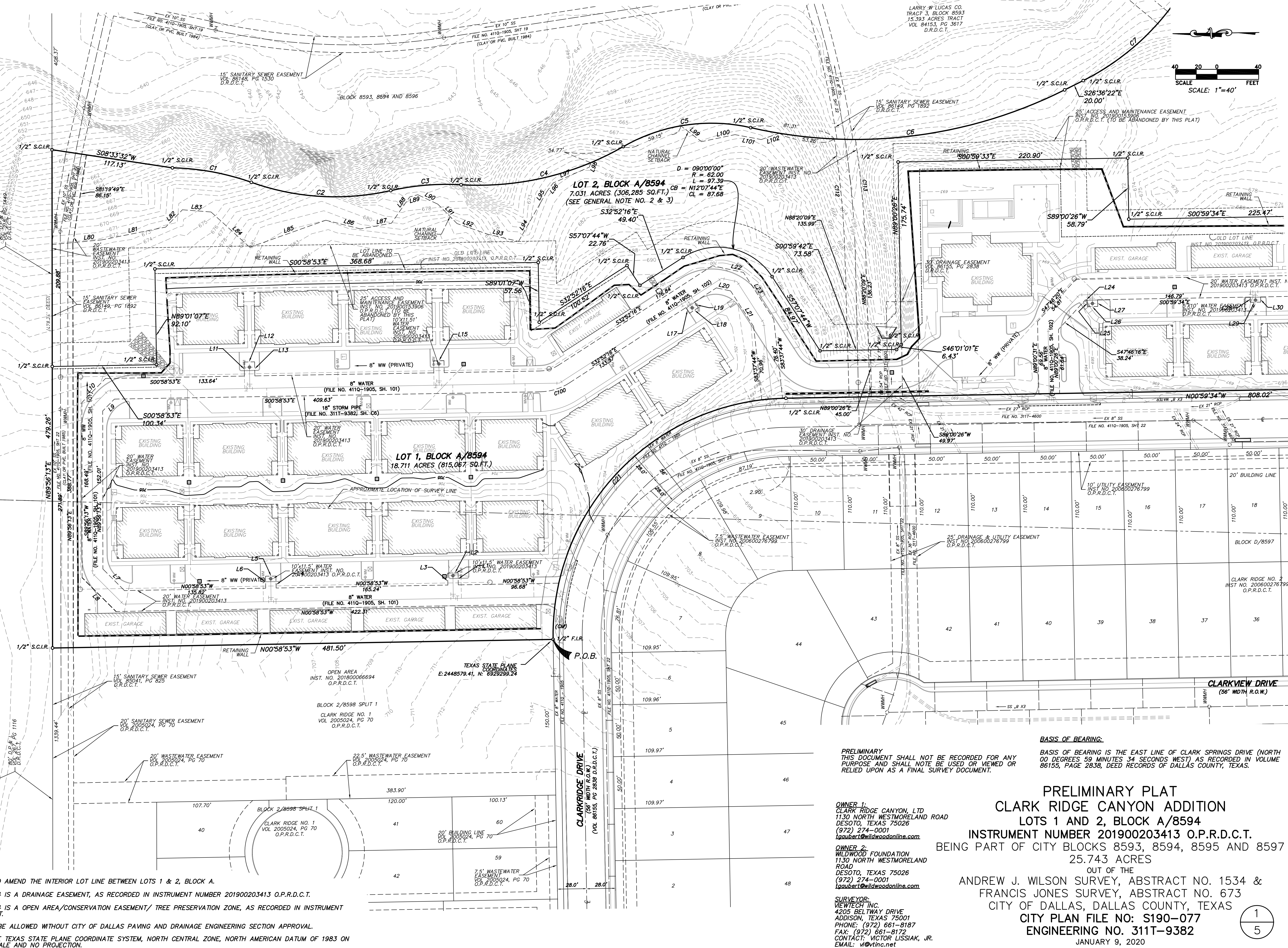


LEGEND:
 CM CONTROL MONUMENT
 BTP BY THIS PLAT
 INST. NO. INSTRUMENT NUMBER
 P.O.B. PLACE OF BEGINNING
 R.O.W. RIGHT-OF-WAY
 ABS ABSTRACT
 @ CENTERLINE
 VOL. VOLUME
 PG. PAGE
 W/ F.W. WITH FLOODWAY MARKER

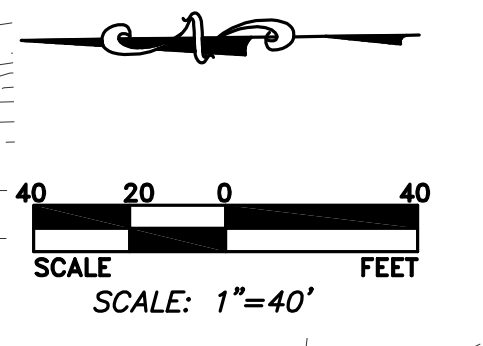
LEGEND:
 F.I.R. FOUND IRON ROD
 1/2" S.C.I.R. SET 1/2" IRON ROD CAPPED WITH A 3" METALLIC DISC INSCRIBED "CLARK RIDGE CANYON ADDITION RPLS 3752"
 O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
 M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO AMEND THE INTERIOR LOT LINE BETWEEN LOTS 1 & 2, BLOCK A.
2. THE ENTIRE LOT 2, BLOCK A/8594 IS A DRAINAGE EASEMENT, AS RECORDED IN INSTRUMENT NUMBER 20190203413 O.P.R.D.C.T.
3. THE ENTIRE LOT 2, BLOCK A/8594 IS AN OPEN AREA/CONSERVATION EASEMENT/ TREE PRESERVATION ZONE, AS RECORDED IN INSTRUMENT NUMBER 20190203413 O.P.R.D.C.T.
4. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING AND DRAINAGE ENGINEERING SECTION APPROVAL.
5. COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.



LARRY W. LUCAS CO.
 TRACT 3, BLOCK 8593
 15.393 ACRES TRACT
 VOL. 84153, PG. 3617
 D.R.D.C.T.



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.

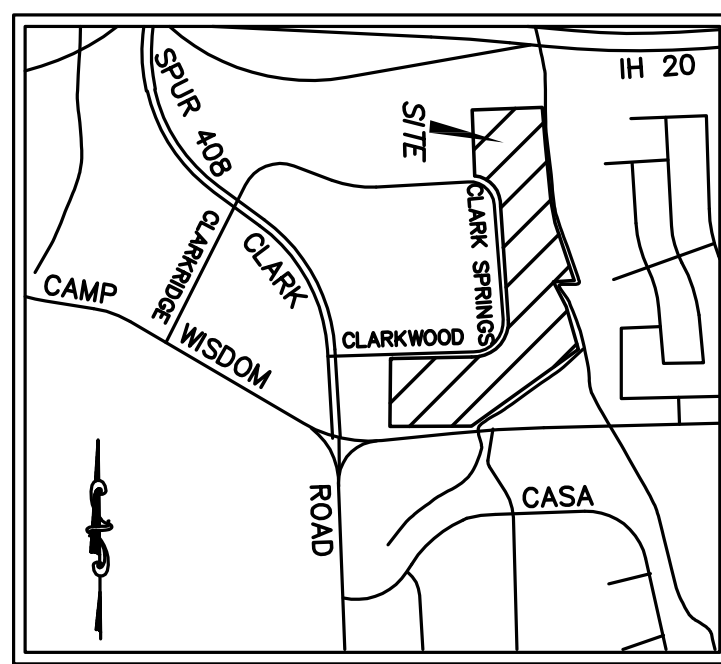
BASIS OF BEARING:
 BASIS OF BEARING IS THE EAST LINE OF CLARK SPRINGS DRIVE (NORTH 00 DEGREES 59 MINUTES 34 SECONDS WEST) AS RECORDED IN VOLUME 86155, PAGE 2838, DEED RECORDS OF DALLAS COUNTY, TEXAS.

PRELIMINARY PLAT
CLARK RIDGE CANYON ADDITION
LOTS 1 AND 2, BLOCK A/8594
INSTRUMENT NUMBER 20190203413 O.P.R.D.C.T.
 BEING PART OF CITY BLOCKS 8593, 8594, 8595 AND 8597
 25.743 ACRES
 OUT OF THE
 ANDREW J. WILSON SURVEY, ABSTRACT NO. 1534 &
 FRANCIS JONES SURVEY, ABSTRACT NO. 673
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO: S190-077
ENGINEERING NO. 311T-9382
 JANUARY 9, 2020

OWNER 1:
 CLARK RIDGE CANYON, LTD
 1130 NORTH WESTMORELAND ROAD
 DESOTO, TEXAS 75026
 (972) 274-0001
 tgaubert@wildwoodonline.com

OWNER 2:
 WILDWOOD FOUNDATION
 1130 NORTH WESTMORELAND ROAD
 DESOTO, TEXAS 75026
 (972) 274-0001
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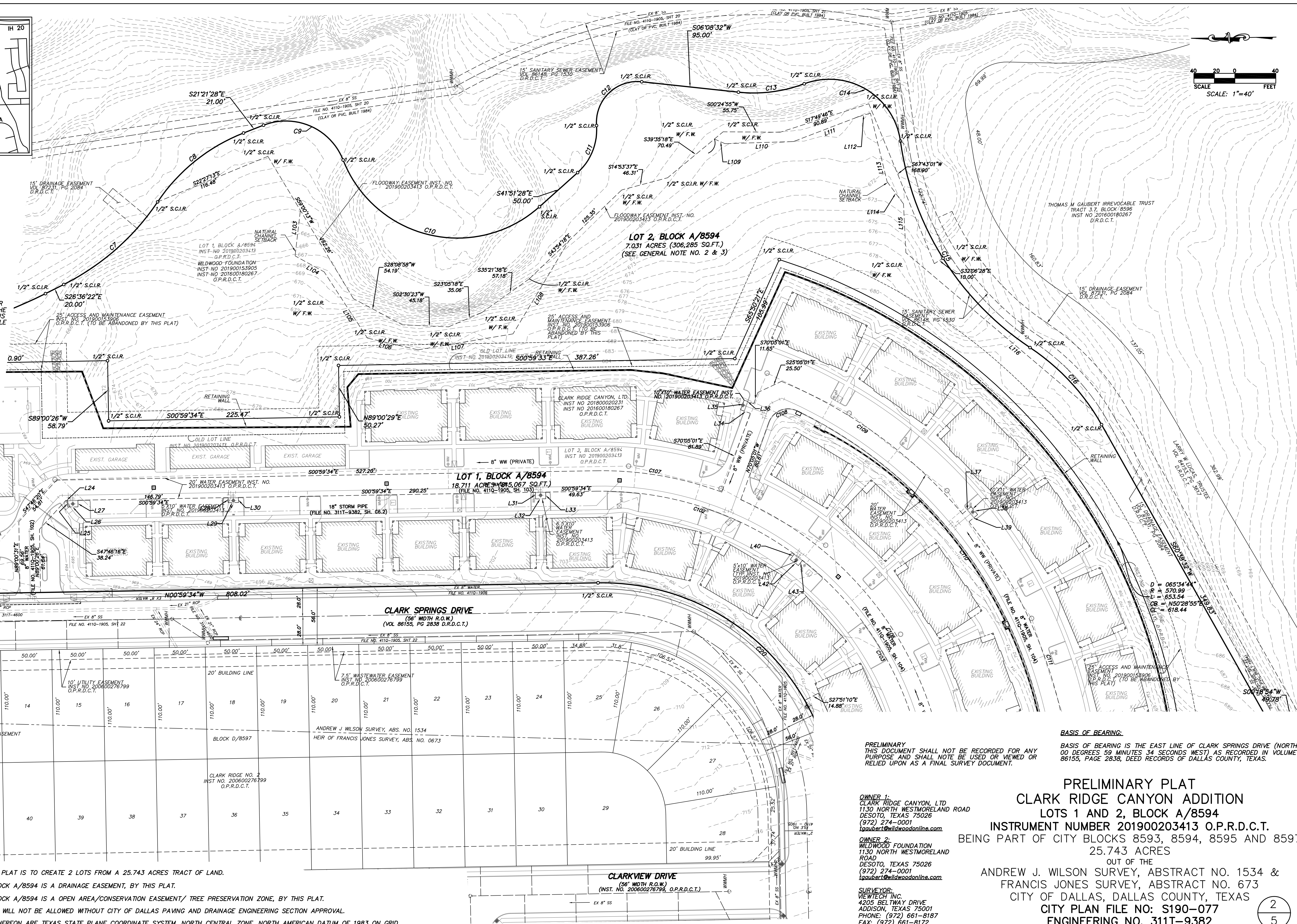
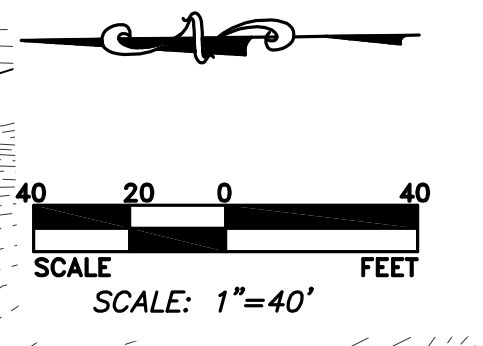
SURVEYOR:
 VIEWTECH INC.
 4205 BELTWAY DRIVE
 ADDISON, TEXAS 75001
 PHONE: (972) 661-8187
 FAX: (972) 661-8172
 CONTACT: VICTOR LISSIAK, JR.
 EMAIL: vl@vtinc.net



VICINITY MAP
NOT TO SCALE

- LEGEND:**
- CM CONTROL MONUMENT
 - BTP BY THIS PLAT
 - INST. NO. INSTRUMENT NUMBER
 - P.O.B. PLACE OF BEGINNING
 - R.O.W. RIGHT-OF-WAY
 - ABS ABSTRACT
 - ⊕ CENTERLINE
 - VOL. VOLUME
 - PG. PAGE
 - W/ F.W. WITH FLOODWAY MARKER IN ACCORDANCE WITH THE DIMENSIONS AND SPECIFICATIONS SET FORTH UNDER CITY FILE NO. 424-109

- LEGEND:**
- F.I.R. FOUND IRON ROD
 - 1/2" S.C.I.R. SET 1/2" IRON ROD CAPPED WITH A 3" METALLIC DISC INSCRIBED "CLARK RIDGE CANYON ADDITION RPLS 3752"
 - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 - D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
 - M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS



- GENERAL NOTES:**
1. THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS FROM A 25.743 ACRES TRACT OF LAND.
 2. THE ENTIRE LOT 2, BLOCK A/8594 IS A DRAINAGE EASEMENT, BY THIS PLAT.
 3. THE ENTIRE LOT 2, BLOCK A/8594 IS AN OPEN AREA/CONSERVATION EASEMENT/ TREE PRESERVATION ZONE, BY THIS PLAT.
 4. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING AND DRAINAGE ENGINEERING SECTION APPROVAL.
 5. COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

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.

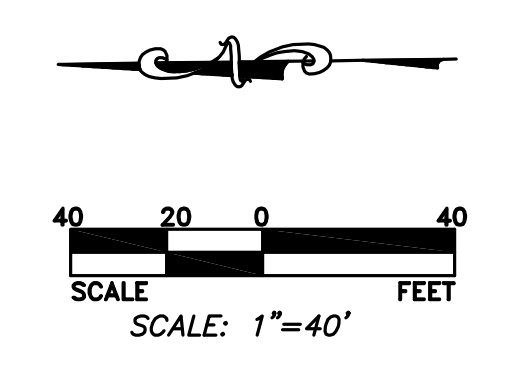
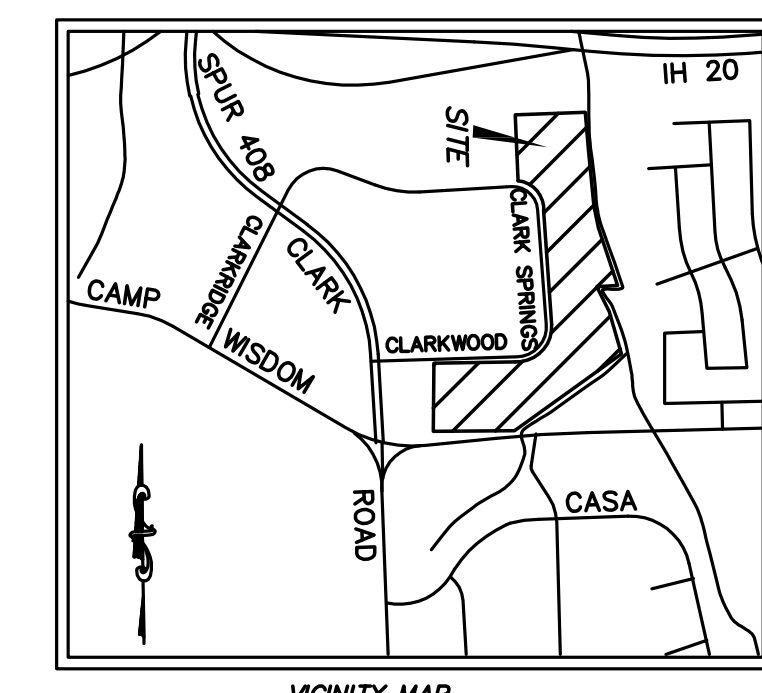
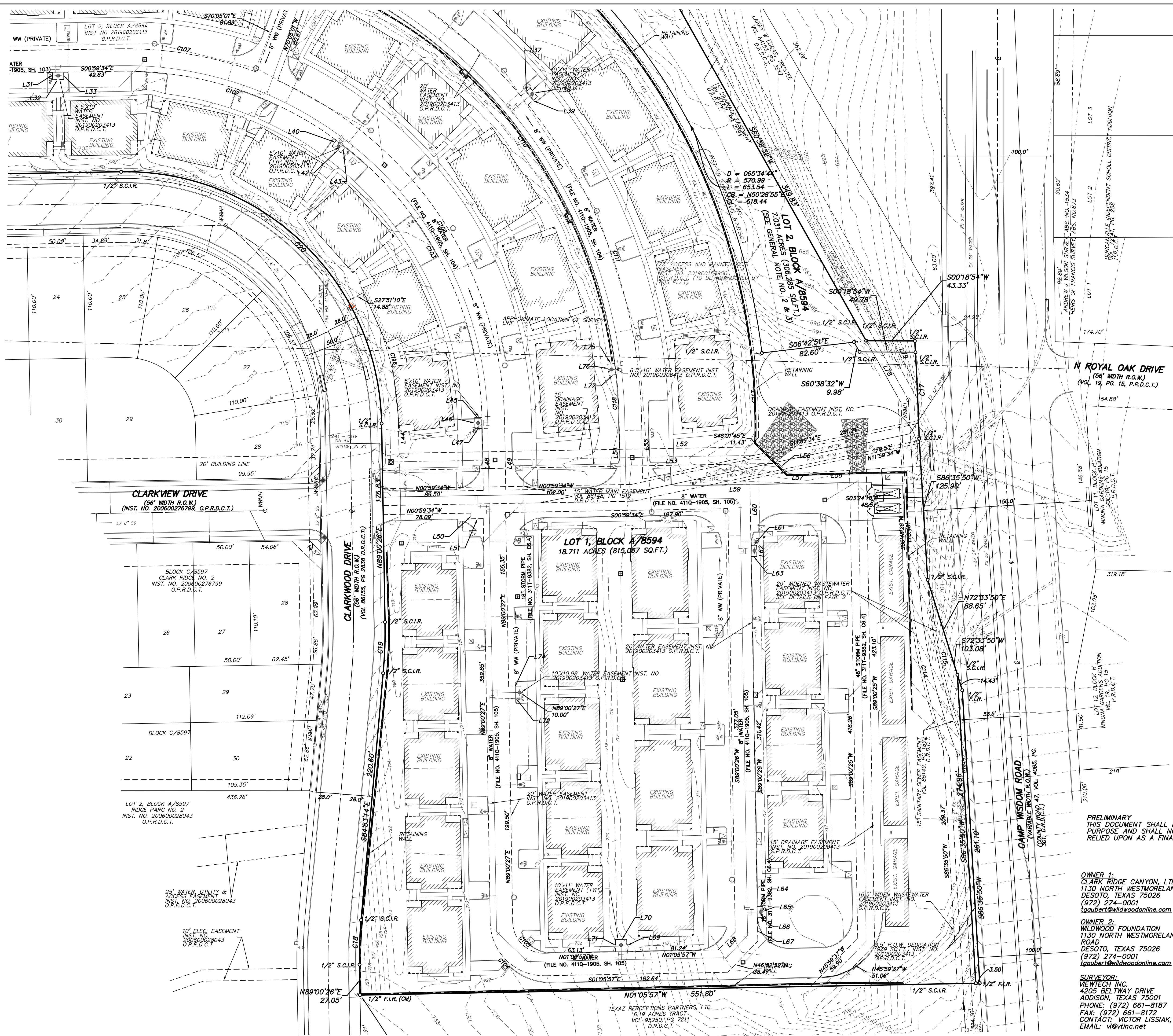
BASIS OF BEARING:
BASIS OF BEARING IS THE EAST LINE OF CLARK SPRINGS DRIVE (NORTH
00 DEGREES 59 MINUTES 34 SECONDS WEST) AS RECORDED IN VOLUME
86155, PAGE 2838, DEED RECORDS OF DALLAS COUNTY, TEXAS.

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ROAD
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SURVEYOR:
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FAX: (972) 661-8172
CONTACT: VICTOR LISSIAK, JR.
EMAIL: v@vtinc.net

PRELIMINARY PLAT
CLARK RIDGE CANYON ADDITION
LOTS 1 AND 2, BLOCK A/8594
INSTRUMENT NUMBER 201900203413 O.P.R.D.C.T.
BEING PART OF CITY BLOCKS 8593, 8594, 8595 AND 8597
25.743 ACRES
OUT OF THE
ANDREW J. WILSON SURVEY, ABSTRACT NO. 1534 &
FRANCIS JONES SURVEY, ABSTRACT NO. 673
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO: S190-077
ENGINEERING NO. 3111-9382
JANUARY 9, 2020



- LEGEND:**
- CM CONTROL MONUMENT
 - BTP BY THIS PLAT
 - INST. NO. INSTRUMENT NUMBER
 - P.O.B. PLACE OF BEGINNING
 - R.O.W. RIGHT-OF-WAY
 - ABS ABSTRACT
 - ⊕ CENTERLINE
 - VOL. VOLUME
 - PG. PAGE
 - W/ F.W. WITH FLOODWAY MARKER IN ACCORDANCE WITH THE DIMENSIONS AND SPECIFICATIONS SET FORTH UNDER CITY FILE NO. 424-109

- LEGEND:**
- F.I.R. FOUND IRON ROD
 - 1/2" S.C.I.R. SET 1/2" IRON ROD CAPPED WITH A 3" METALLIC DISC
 - INSCRIPTED "CLARK RIDGE CANYON ADDITION"
 - RPLS 3752" CANYON ADDITION
 - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 - D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
 - M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS

- GENERAL NOTES:**
1. THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS FROM A 25.743 ACRES TRACT OF LAND.
 2. THE ENTIRE LOT 2, BLOCK A/8594 IS A DRAINAGE EASEMENT, BY THIS PLAT.
 3. THE ENTIRE LOT 2, BLOCK A/8594 IS AN OPEN AREA/CONSERVATION EASEMENT/ TREE PRESERVATION ZONE, BY THIS PLAT.
 4. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING AND DRAINAGE ENGINEERING SECTION APPROVAL.
 5. COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

BASIS OF BEARING:
 BASIS OF BEARING IS THE EAST LINE OF CLARK SPRINGS DRIVE (NORTH 00 DEGREES 59 MINUTES 34 SECONDS WEST) AS RECORDED IN VOLUME 86155, PAGE 2838, DEED RECORDS OF DALLAS COUNTY, TEXAS.

PRELIMINARY PLAT
CLARK RIDGE CANYON ADDITION
LOTS 1 AND 2, BLOCK A/8594
INSTRUMENT NUMBER 201900203413 O.P.R.D.C.T.
 BEING PART OF CITY BLOCKS 8593, 8594, 8595 AND 8597
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 CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO: S190-077
ENGINEERING NO. 311T-9382
 JANUARY 9, 2020

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Boundary Curve Table					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	77.50	240.00	018°30'03"	S10° 23' 38"W	77.16
C2	136.14	240.00	032°30'02"	S03° 23' 38"W	134.32
C3	68.07	240.00	016°15'00"	S04° 43' 52"E	67.84
C4	162.49	280.00	033°15'00"	S13° 13' 52"E	160.22
C5	126.84	170.00	042°45'00"	S08° 28' 52"E	123.92
C6	310.24	450.00	039°30'02"	S06° 51' 22"E	304.13
C7	123.57	240.00	029°30'01"	S41° 21' 23"E	122.21
C8	109.17	179.99	034°45'02"	S38° 43' 52"E	107.50
C9	94.25	60.00	090°00'00"	S23° 38' 32"W	84.85
C10	231.43	120.00	110°30'00"	S13° 23' 32"W	197.20
C11	51.31	56.00	052°30'00"	S68° 06' 28"E	49.54
C12	70.16	40.00	100°30'00"	S44° 06' 28"E	61.51
C13	65.36	140.00	026°45'00"	S07° 13' 58"E	64.77
C14	125.53	70.00	102°45'00"	S30° 46' 02"W	109.37
C15	245.48	290.00	048°30'00"	S57° 53' 32"W	238.22
C16	103.67	220.00	027°00'00"	S47° 08' 32"W	102.72
C17	87.01	2939.93	001°41'45"	S87° 25' 25"W	87.01
C18	39.64	372.00	006°06'20"	S87° 56' 24"E	39.62
C19	45.61	428.00	006°06'20"	S87° 56' 24"E	45.59
C20	358.14	228.00	090°00'00"	N44° 00' 26"E	322.44
C21	358.20	227.75	090°06'42"	N46° 01' 23"W	322.41

Easement Curve Table					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C100	29.50	53.00	031°53'24"	N16° 55' 35"W	29.12
C102	206.36	317.50	037°14'21"	N17° 37' 36"E	202.74
C103	278.45	317.50	050°14'54"	N63° 10' 31"E	269.61
C104	75.49	48.00	090°06'24"	S43° 57' 15"W	67.95
C105	44.03	28.00	090°06'24"	S43° 57' 15"W	39.63
C106	384.96	337.50	065°21'12"	N56° 19' 50"E	364.43
C107	125.17	337.50	021°14'56"	N09° 37' 54"E	124.45
C108	33.42	20.00	095°44'46"	N22° 12' 38"W	29.67
C109	221.23	459.50	027°35'06"	N36° 12' 27"E	219.10
C110	435.93	439.50	056°49'50"	N54° 04' 40"E	418.28
C111	302.83	459.50	037°45'37"	S70° 07' 37"W	297.38
C112	112.89	913.81	007°04'41"	N84° 47' 50"E	112.82
C113	111.84	933.82	006°51'43"	N84° 54' 20"E	111.77
C114	138.60	510.00	015°34'14"	S77° 15' 46"W	138.17
C115	128.12	490.00	014°58'53"	S78° 02' 20"W	127.76
C116	121.42	243.00	028°37'43"	N74° 41' 35"E	120.16
C117	74.83	567.60	007°33'13"	N87° 06' 13"E	74.77
C118	39.97	439.50	005°12'38"	N86° 24' 07"E	39.96

Line Table		
Line #	Length	Direction
L1	11.50	S89°01'08"W
L2	10.00	S00°58'53"E
L3	11.50	N89°01'08"E
L4	11.50	S89°01'08"W
L5	10.00	S00°58'53"E
L6	11.50	N89°01'08"E
L7	29.39	N44°56'00"E
L8	46.14	S44°56'13"W
L9	16.03	S45°31'06"E
L10	32.41	S45°31'16"E
L11	13.50	N89°01'07"E
L12	10.00	S00°58'53"E
L13	13.50	S89°01'07"W
L15	10.00	S00°58'52"E
L17	6.50	S57°08'46"W
L18	10.00	S32°52'16"E
L19	6.50	N57°08'46"E
L20	13.98	N12°08'03"E
L21	40.75	N57°07'44"E
L22	30.55	S12°07'52"W
L23	53.75	S57°07'44"W
L24	1.88	S00°59'34"E
L25	6.50	S89°01'28"W
L26	10.00	S00°59'34"E
L27	6.50	N89°01'21"E
L28	5.00	S89°00'26"W
L29	10.00	S00°59'34"E
L30	5.00	N89°00'26"E
L31	6.50	S89°01'12"W
L32	10.00	S00°59'34"E
L33	6.50	N89°01'21"E
L34	10.00	S19°54'59"W
L35	10.00	N70°05'01"W
L36	10.00	N19°54'59"E
L37	11.00	S39°22'35"E

Line Table		
Line #	Length	Direction
L38	10.00	S50°37'24"W
L39	11.00	N39°22'36"W
L40	6.54	N52°50'40"W
L42	10.00	S37°08'55"W
L43	6.54	S52°50'40"E
L44	26.82	N89°01'08"E
L45	6.53	N01°00'03"W
L46	10.00	S88°51'56"W
L47	6.50	S01°00'04"E
L48	55.09	S89°00'26"W
L49	61.16	S89°00'26"W
L50	10.00	N89°00'26"E
L51	10.95	N00°59'37"W
L52	312.10	S01°01'35"E
L53	352.71	S01°01'35"E
L54	61.16	N89°00'26"E
L55	53.57	S89°00'26"W
L56	12.63	S43°58'56"W
L57	16.47	S01°00'15"E
L58	37.77	S03°24'10"E
L59	24.65	S00°59'34"E
L60	54.00	S89°00'26"W
L61	5.00	S00°59'34"E
L62	10.00	S89°00'26"W
L63	5.00	N00°59'34"W
L64	5.00	S00°59'34"E
L65	10.00	S89°00'26"W
L66	5.00	N00°59'34"W
L67	20.88	S89°00'26"W
L68	21.92	N46°02'45"W
L69	11.00	S88°54'03"W
L70	10.00	S01°05'57"E
L71	11.00	N88°54'03"E
L72	10.98	N00°59'33"W
L74	10.98	S00°59'33"E

Line Table		
Line #	Length	Direction
L75	6.50	N06°51'18"W
L76	10.00	S83°08'41"W
L77	6.50	S06°51'19"E
L78	57.63	S60°38'38"W
L79	45.73	S60°38'38"W

L82	23.13	S46°01'54"E
L83	27.61	S04°18'56"W
L84	50.41	S42°22'54"W
L85	77.67	S19°34'45"E
L86	34.39	S14°04'10"W
L87	30.26	S10°27'54"E
L88	30.75	S55°15'21"E
L89	8.05	S15°08'33"E
L90	21.34	S25°05'51"W
L91	26.25	S45°20'40"W
L92	31.68	S19°02'15"W
L93	30.04	S13°07'26"W
L94	42.56	S60°26'26"E
L95	12.98	S60°26'26"E
L96	9.96	S53°01'38"E
L97	37.75	S23°40'07"E
L98	4.60	S70°44'41"E
L99	25.09	S37°26'19"W
L100	32.94	S11°54'14"E
L101	25.64	S10°39'51"W
L102	18.41	S19°12'21"E
L103	44.78	N83°23'09"W
L104	32.35	S28°45'38"W
L105	77.28	S56°51'40"W
L106	50.82	S13°04'27"W
L107	94.08	S09°32'05"E
L108	106.25	S59°00'44"E
L109	11.32	S23°47'55"W
L110	66.91	S01°47'39"E
L111	67.41	S20°56'06"E
L112	12.72	S16°46'29"E
L113	68.90	S76°18'54"W
L114	26.98	S53°35'56"W
L115	47.76	S87°10'56"W
L116	240.42	S40°15'49"W

OWNER 1:
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CONTACT: VICTOR LISSIAK, JR.
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PRELIMINARY PLAT
CLARK RIDGE CANYON ADDITION
LOTS 1 AND 2, BLOCK A/8594
INSTRUMENT NUMBER 201900203413 O.P.R.D.C.T.
BEING PART OF CITY BLOCKS 8593, 8594, 8595 AND 8597
25.743 ACRES
OUT OF THE
ANDREW J. WILSON SURVEY, ABSTRACT NO. 1534 &
FRANCIS JONES SURVEY, ABSTRACT NO. 673
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO: S190-077
ENGINEERING NO. 311T-9382
JANUARY 9, 2020

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, WILDWOOD FOUNDATION AND CLARK RIDGE CANYON, LTD ARE THE OWNERS OF ALL OF A TRACT OF LAND SITUATED IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS OUT OF THE ANDREW J. WILSON SURVEY, ABSTRACT NO. 1534 AND THE FRANCIS JONES SURVEY, ABSTRACT NO. 673 AND BEING A PART OF CITY OF DALLAS BLOCK NUMBERS 8593, 8594, 8595 AND 8597, AND BEING THAT TRACT OF LAND CONVEYED BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO CLARK RIDGE CANYON, LTD. AS RECORDED IN INSTRUMENT NO. 201800020231, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, AND THAT TRACT OF LAND CONVEYED BY CORRECTION SPECIAL WARRANTY DEED TO WILDWOOD FOUNDATION AS RECORDED IN INSTRUMENT NO. 201900153905, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, AND BEING THAT TRACT OF LAND, ALSO DESCRIBED AS TRACT 1, IN GENERAL WARRANTY DEED WITH VENDOR'S LIEN, AS RECORDED IN INSTRUMENT NO. 201600180267, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" FOUND IRON ROD AT THE SOUTHEAST CORNER OF CLARK RIDGE NO.1 ADDITION. A PLATTED ADDITION TO THE CITY OF DALLAS, AS RECORDED IN VOLUME 2005024, PAGE 0070, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, SAID CORNER BEING IN THE NORTH RIGHT-OF-WAY LINE OF CLARK RIDGE DRIVE (56' RIGHT-OF-WAY);

THENCE N00°58'53" W, A DISTANCE OF 481.50' DEPARTING THE NORTH RIGHT-OF-WAY LINE OF CLARK RIDGE DRIVE (56' RIGHT-OF-WAY) AND TRaversing THE EAST LINE OF SAID CLARK RIDGE NO. 1 ADDITION TO A SET 1/2" IRON ROD CAPPED WITH 3" METALLIC DISC INSCRIPTED "CLARK RIDGE CANYON ADDITION RPLS 3752" FOR CORNER, SAID CORNER BEING AT THE NORTHEAST CORNER OF SAID CLARK RIDGE NO.1 ADDITION AND ALSO BEING IN THE SOUTH LINE OF AN 80' WIDE DALLAS POWER AND LIGHT COMPANY TRACT OF LAND AS RECORDED IN VOLUME 267, PAGE 1116, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE N89°56'13"E, A DISTANCE OF 479.26' (478.24' DEED) TRaversing THE SOUTH LINE OF SAID 80' WIDE DALLAS POWER AND LIGHT COMPANY TRACT TO A SET 1/2" IRON ROD CAPPED WITH 3" METALLIC DISC INSCRIPTED "CLARK RIDGE CANYON ADDITION RPLS 3752" FOR CORNER, SAID CORNER BEING IN THE SOUTH LINE OF AN 80' WIDE DALLAS POWER AND LIGHT COMPANY TRACT OF LAND AS RECORDED IN VOLUME 218, PAGE 1449, DEED RECORDS, DALLAS COUNTY, TEXAS AND BEING IN THE WESTERLY LINE OF ARTESION CREEK;

THENCE ALONG THE SOUTHERLY MEANDER OF SAID ARTESION CREEK, WITH THE FOLLOWING COURSES AND DISTANCES:

S08°33'32"W 117.13' TO A SET 1/2" IRON ROD CAPPED WITH 3" METALLIC DISC INSCRIPTED "CLARK RIDGE CANYON ADDITION RPLS 3752" FOR CORNER;
CURVE RIGHT LENGTH=77.50, RADIUS=240.00', CENTRAL ANGLE=18°30'03", CHORD BEARING=S10°23'38"W, CHORD LENGTH=77.16' TO A SET 1/2" IRON ROD CAPPED WITH 3" METALLIC DISC INSCRIPTED "CLARK RIDGE CANYON ADDITION RPLS 3752" FOR CORNER;
CURVE LEFT LENGTH=136.14, RADIUS=240.00', CENTRAL ANGLE=32°30'02", CHORD BEARING=S03°23'38"W, CHORD LENGTH=134.32' TO A SET 1/2" IRON ROD CAPPED WITH 3" METALLIC DISC INSCRIPTED "CLARK RIDGE CANYON ADDITION RPLS 3752" FOR CORNER;
CURVE RIGHT LENGTH=68.07, RADIUS=240.00', CENTRAL ANGLE=16°15'00", CHORD BEARING=S04°43'52"E, CHORD LENGTH=67.84' TO A SET 1/2" IRON ROD CAPPED WITH 3" METALLIC DISC INSCRIPTED "CLARK RIDGE CANYON ADDITION RPLS 3752" FOR CORNER;
CURVE LEFT LENGTH=162.49, RADIUS=280.00', CENTRAL ANGLE=33°15'00", CHORD BEARING=S13°13'52"E, CHORD LENGTH=160.22' TO A SET 1/2" IRON ROD CAPPED WITH 3" METALLIC DISC INSCRIPTED "CLARK RIDGE CANYON ADDITION RPLS 3752" FOR CORNER;
CURVE RIGHT LENGTH=126.84, RADIUS=170.00', CENTRAL ANGLE=42°45'00", CHORD BEARING=S08°28'52"E, CHORD LENGTH=123.92' TO A SET 1/2" IRON ROD CAPPED WITH 3" METALLIC DISC INSCRIPTED "CLARK RIDGE CANYON ADDITION RPLS 3752" FOR CORNER;
CURVE LEFT LENGTH=310.24, RADIUS=450.00', CENTRAL ANGLE=39°30'02", CHORD BEARING=S06°51'22"E, CHORD LENGTH=304.13' TO A SET 1/2" IRON ROD CAPPED WITH 3" METALLIC DISC INSCRIPTED "CLARK RIDGE CANYON ADDITION RPLS 3752" FOR CORNER;
S26°36'22"E 20.00' TO A SET 1/2" IRON ROD CAPPED WITH 3" METALLIC DISC INSCRIPTED "CLARK RIDGE CANYON ADDITION RPLS 3752" FOR CORNER;
CURVE LEFT LENGTH=123.57, RADIUS=240.00', CENTRAL ANGLE=29°30'01", CHORD BEARING=S13°23'32"W, CHORD LENGTH=122.21' TO A SET 1/2" IRON ROD CAPPED WITH 3" METALLIC DISC INSCRIPTED "CLARK RIDGE CANYON ADDITION RPLS 3752" FOR CORNER;
CURVE RIGHT LENGTH=109.17, RADIUS=179.99', CENTRAL ANGLE=34°45'02", CHORD BEARING=S38°43'52"E, CHORD LENGTH=107.50' TO A SET 1/2" IRON ROD CAPPED WITH 3" METALLIC DISC INSCRIPTED "CLARK RIDGE CANYON ADDITION RPLS 3752" FOR CORNER;
S21°21'28"E 21.00' TO A SET 1/2" IRON ROD CAPPED WITH 3" METALLIC DISC INSCRIPTED "CLARK RIDGE CANYON ADDITION RPLS 3752" FOR CORNER;
CURVE RIGHT LENGTH=94.25, RADIUS=60.00', CENTRAL ANGLE=90°00'00", CHORD BEARING=S23°38'32"W, CHORD LENGTH=84.85' TO A SET 1/2" IRON ROD CAPPED WITH 3" METALLIC DISC INSCRIPTED "CLARK RIDGE CANYON ADDITION RPLS 3752" FOR CORNER;
CURVE LEFT LENGTH=231.43, RADIUS=120.00', CENTRAL ANGLE=110°30'00", CHORD BEARING=S13°23'32"W, CHORD LENGTH=197.20' TO A SET 1/2" IRON ROD CAPPED WITH 3" METALLIC DISC INSCRIPTED "CLARK RIDGE CANYON ADDITION RPLS 3752" FOR CORNER;
S41°51'28"E 50.00' TO A SET 1/2" IRON ROD CAPPED WITH 3" METALLIC DISC INSCRIPTED "CLARK RIDGE CANYON ADDITION RPLS 3752" FOR CORNER;
CURVE LEFT LENGTH=51.31, RADIUS=56.00', CENTRAL ANGLE=52°30'00", CHORD BEARING=S68°06'28"E, CHORD LENGTH=49.54' TO A SET 1/2" IRON ROD CAPPED WITH 3" METALLIC DISC INSCRIPTED "CLARK RIDGE CANYON ADDITION RPLS 3752" FOR CORNER;
CURVE RIGHT LENGTH=70.16, RADIUS=40.00', CENTRAL ANGLE=100°30'00", CHORD BEARING=S44°06'28"E, CHORD LENGTH=61.51' TO A SET 1/2" IRON ROD CAPPED WITH 3" METALLIC DISC INSCRIPTED "CLARK RIDGE CANYON ADDITION RPLS 3752" FOR CORNER;
S06°08'32"W 95.00' TO A SET 1/2" IRON ROD CAPPED WITH 3" METALLIC DISC INSCRIPTED "CLARK RIDGE CANYON ADDITION RPLS 3752" FOR CORNER;
CURVE LEFT LENGTH=65.36, RADIUS=140.00', CENTRAL ANGLE=26°45'00", CHORD BEARING=S07°13'58"E, CHORD LENGTH=64.77' TO A SET 1/2" IRON ROD CAPPED WITH 3" METALLIC DISC INSCRIPTED "CLARK RIDGE CANYON ADDITION RPLS 3752" FOR CORNER;
CURVE RIGHT LENGTH=125.53, RADIUS=70.00', CENTRAL ANGLE=102°45'00", CHORD BEARING=S30°46'02"W, CHORD LENGTH=109.37' TO A SET 1/2" IRON ROD CAPPED WITH 3" METALLIC DISC INSCRIPTED "CLARK RIDGE CANYON ADDITION RPLS 3752" FOR CORNER;

THENCE ALONG THE WESTERLY MEANDER OF SAID ARTESION CREEK, WITH THE FOLLOWING COURSES AND DISTANCES:

CURVE LEFT LENGTH=245.48, RADIUS=290.00', CENTRAL ANGLE=48°30'00", CHORD BEARING=S57°53'32"W, CHORD LENGTH=238.22' TO A SET 1/2" IRON ROD CAPPED WITH 3" METALLIC DISC INSCRIPTED "CLARK RIDGE CANYON ADDITION RPLS 3752" FOR CORNER;
CURVE RIGHT LENGTH=103.67, RADIUS=220.00', CENTRAL ANGLE=27°00'00", CHORD BEARING=S47°08'32"W, CHORD LENGTH=102.72' TO A SET 1/2" IRON ROD CAPPED WITH 3" METALLIC DISC INSCRIPTED "CLARK RIDGE CANYON ADDITION RPLS 3752" FOR CORNER;

THENCE S60°38'32"W, ENDING SAID WESTERLY MEANDER LINE OF SAID ARTESION CREEK, A DISTANCE OF 349.83' TO A SET 1/2" IRON ROD CAPPED WITH 3" METALLIC DISC INSCRIPTED "CLARK RIDGE CANYON ADDITION RPLS 3752" FOR CORNER;

THENCE S00°18'54"W, A DISTANCE OF 43.33' TO A SET 1/2" IRON ROD CAPPED WITH 3" METALLIC DISC INSCRIPTED "CLARK RIDGE CANYON ADDITION RPLS 3752" FOR CORNER, SAID CORNER BEING IN THE NORTHERLY LINE OF CAMP WISDOM ROAD (VARIABLE WIDTH ROW), AND BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 2939.93';

THENCE 87.01' ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 01°41'45", SAID CURVE HAVING A RADIUS OF 2939.93' AND A LONG CHORD LENGTH OF 87.01' WHICH BEARS S87°25'25"W ALONG SAID NORTHERLY LINE OF CAMP WISDOM ROAD (VARIABLE WIDTH RIGHT-OF-WAY) TO A SET 1/2" IRON ROD CAPPED WITH 3" METALLIC DISC INSCRIPTED "CLARK RIDGE CANYON ADDITION RPLS 3752" FOR CORNER;

THENCE S86°35'50"W, A DISTANCE OF 125.90' CONTINUING WITH SAID NORTHERLY LINE OF CAMP WISDOM ROAD (VARIABLE WIDTH RIGHT-OF-WAY) TO A SET 1/2" IRON ROD CAPPED WITH 3" METALLIC DISC INSCRIPTED "CLARK RIDGE CANYON ADDITION RPLS 3752" FOR CORNER;

THENCE S72°33'50"W, A DISTANCE OF 103.08' CONTINUING WITH SAID NORTHERLY LINE OF CAMP WISDOM ROAD (VARIABLE WIDTH RIGHT-OF-WAY) TO A 1/2" FOUND IRON ROD FOR CORNER;

THENCE S86°35'50"W, A DISTANCE OF 261.10 CONTINUING WITH SAID NORTHERLY LINE OF CAMP WISDOM ROAD (VARIABLE WIDTH RIGHT-OF-WAY) TO A 1/2" FOUND IRON ROD FOR CORNER, SAID CORNER BEING AT THE SOUTHEAST CORNER OF A 6.19 ACRES TRACT OF LAND CONVEYED TO TEXAZ PERCEPTIONS PARTNERS, LTD. BY A LIMITED WARRANTY DEED, AS RECORDED IN VOLUME 95250 ON PAGE 7211, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE N01°05'57"W, A DISTANCE OF 551.80' DEPARTING SAID NORTHERLY LINE OF CAMP WISDOM ROAD (VARIABLE WIDTH RIGHT-OF-WAY) AND TRaversing THE EASTERLY LINE OF SAID 6.19 ACRES TRACT TO A 1/2" FOUND IRON ROD FOR CORNER, SAID CORNER BEING AT THE NORTHEAST CORNER OF SAID 6.19 ACRES TRACT AND BEING IN THE SOUTHERLY LINE OF CLARKWOOD DRIVE (56' RIGHT-OF-WAY);

THENCE N89°00'26"E, A DISTANCE OF 27.05' TRaversing SAID SOUTHERLY LINE OF CLARKWOOD DRIVE (56' RIGHT-OF-WAY) TO A SET 1/2" IRON ROD CAPPED WITH 3" METALLIC DISC INSCRIPTED "CLARK RIDGE CANYON ADDITION RPLS 3752" FOR CORNER, SAID CORNER BEING THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE 39.64' ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 06°06'20", SAID CURVE HAVING A RADIUS OF 372.00' AND A LONG CHORD LENGTH OF 39.62' WHICH BEARS S87°56'24"E CONTINUING WITH SAID SOUTHERLY LINE OF CLARKWOOD DRIVE (56' RIGHT-OF-WAY) TO A SET 1/2" IRON ROD CAPPED WITH 3" METALLIC DISC INSCRIPTED "CLARK RIDGE CANYON ADDITION RPLS 3752" FOR CORNER;

THENCE S84°53'14"E, A DISTANCE OF 220.60' CONTINUING WITH SAID SOUTHERLY LINE OF CLARKWOOD DRIVE (56' RIGHT-OF-WAY) TO A SET 1/2" IRON ROD CAPPED WITH 3" METALLIC DISC INSCRIPTED "CLARK RIDGE CANYON ADDITION RPLS 3752" FOR CORNER, SAID CORNER BEING THE BEGINNING OF A CURVE TO THE LEFT;

THENCE 45.61' ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 06°06'20", SAID CURVE HAVING A RADIUS OF 428.00' AND A LONG CHORD LENGTH OF 45.59' WHICH BEARS S87°56'24"E CONTINUING WITH SAID SOUTHERLY LINE OF CLARKWOOD DRIVE (56' RIGHT-OF-WAY) TO A SET 1/2" IRON ROD CAPPED WITH 3" METALLIC DISC INSCRIPTED "CLARK RIDGE CANYON ADDITION RPLS 3752" FOR CORNER;

THENCE N89°00'26"E, A DISTANCE OF 176.83' CONTINUING WITH SAID SOUTHERLY LINE OF CLARKWOOD DRIVE (56' RIGHT-OF-WAY) TO A SET 1/2" IRON ROD CAPPED WITH 3" METALLIC DISC INSCRIPTED "CLARK RIDGE CANYON ADDITION RPLS 3752" FOR CORNER, SAID CORNER BEING THE BEGINNING OF A CURVE TO THE LEFT;

THENCE 358.14' ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 90°00'00", SAID CURVE HAVING A RADIUS OF 228.00' AND A LONG CHORD LENGTH OF 322.44 WHICH BEARS N44°00'26"E AND COMMENCING A TRAVERSE OF THE EASTERLY LINE OF CLARK SPRINGS DRIVE (56' RIGHT-OF-WAY) TO A SET 1/2" IRON ROD CAPPED WITH 3" METALLIC DISC INSCRIPTED "CLARK RIDGE CANYON ADDITION RPLS 3752" FOR CORNER;

THENCE N00°59'34"W, A DISTANCE OF 808.02' CONTINUING WITH SAID EASTERLY LINE OF CLARK SPRINGS DRIVE (56' RIGHT-OF-WAY) TO A SET 1/2" IRON ROD CAPPED WITH 3" METALLIC DISC INSCRIPTED "CLARK RIDGE CANYON ADDITION RPLS 3752" FOR CORNER, SAID CORNER BEING THE BEGINNING OF A CURVE TO THE LEFT;

THENCE 358.20' ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 90°06'42", SAID CURVE HAVING A RADIUS OF 227.75' AND A LONG CHORD LENGTH OF 322.41 WHICH BEARS N46°01'23"W BACK TO THE PLACE OF BEGINNING AND CONTAINING 25.743 ACRES (1,121,366 SQ.FT.) OF LAND;

OWNER'S DEDICATION

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT, WILDWOOD FOUNDATION AND CLARK RIDGE CANYON, LTD. ACTING BY AND THROUGH IT'S DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS **CLARK RIDGE CANYON 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 AREA SHOWN THEREON, THE EASEMENTS SHOWN THEREON ARE HEREBY RESERVED FOR THE PURPOSE 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 BUILDING, 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.)

NOTWITHSTANDING THE GENERAL EASEMENT LANGUAGE RECITED ABOVE, THE FLOODWAY EASEMENT SHOWN ON THIS PLAT IS HEREBY DEDICATED TO THE PUBLIC USE FOREVER, AND MAY NOT BE USED IN A MANNER INCONSISTENT WITH THE FLOODWAY 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 _____, 2020.

THOMAS M. GAUBERT,
WILDWOOD FOUNDATION AND CLARK RIDGE CANYON, LTD.

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID STATE, ON THIS DAY PERSONALLY APPEARED THOMAS M. GAUBERT, KNOWN 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 CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THE LIEN HOLDER OR MORTGAGEE CONCURS WITH THE OWNER'S CERTIFICATE AND AGREES TO SUBORDINATE ITS INTERESTS TO THE PROVISION OF THE OWNER'S DEDICATION.

LIEN HOLDER: CRAIN MORTGAGE GROUP, LLC

BY: _____

NAME: DANIEL R CRAIN

TITLE: PRESIDENT

STATE OF TEXAS
COUNTY OF DALLAS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ DAY OF _____, 2020 BY DANIEL R. CRAIN, AS PRESIDENT, OF CRAIN MORTGAGE GROUP, LLC, A STATE OF TEXAS, LLC, ON BEHALF OF CRAIN MORTGAGE GROUP, LLC.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

FLOODWAY EASEMENT STATEMENT

THE EXISTING WATER COURSES, CREEK OR CREEKS DESCRIBED AS FLOODWAY EASEMENT TRAVERSING ALONG BLOCK A/8594 WITHIN THE LIMITS OF THIS ADDITION, WILL REMAIN AS AN OPEN CHANNEL AT ALL TIMES AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES IN BLOCK 8593. THE CITY OF DALLAS WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID WATERCOURSES, CREEK OR CREEKS OR FOR ANY DAMAGE TO PRIVATE PROPERTY OR PERSON THAT RESULTS FROM THE FLOW OF WATER ALONG SAID CREEK, OR FOR THE CONTROL OF EROSION IN THE FLOODWAY EASEMENT.

NO OBSTRUCTION TO THE NATURAL FLOW OF STORM WATER RUN-OFF SHALL BE PERMITTED BY FILLING OR BY CONSTRUCTION OF ANY TYPE OF DAM, BRIDGE, FENCE, WALKWAY OR ANY OTHER STRUCTURE WITHIN THE FLOODWAY EASEMENTS, AS HEREINAFTER DEFINED IN BLOCK A/8594, UNLESS APPROVED BY THE CHIEF ENGINEER OF DEVELOPMENT SERVICES; PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE CITY OF DALLAS TO ERECT ANY TYPE OF DRAINAGE STRUCTURE IN ORDER TO IMPROVE THE STORM DRAINAGE THAT MAY BE OCCASIONED BY THE STREETS AND ALLEYS IN OR ADJACENT TO THE SUBDIVISION, THEN IN SUCH EVENT, THE CITY OF DALLAS SHALL HAVE THE RIGHT TO ENTER UPON THE FLOODWAY EASEMENT AT ANY POINT OR POINTS, TO ERECT, CONSTRUCT AND MAINTAIN ANY DRAINAGE FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES. EACH PROPERTY OWNER SHALL KEEP CLEAN AND FREE OF DEBRIS, SILT, AND ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY CONDITIONS AND THE CITY OF DALLAS SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION OF MAINTENANCE WORK BY THE PROPERTY OWNER TO ALLEVIATE ANY UNDESIRABLE CONDITIONS, WHICH MAY OCCUR.

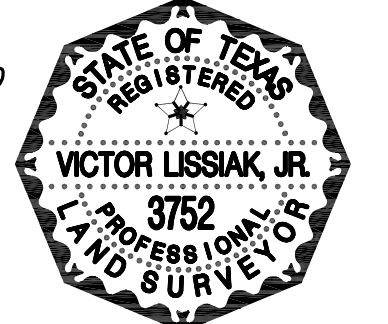
THE NATURAL DRAINAGE CHANNELS AND WATERCOURSES THROUGH BLOCK A/8594, AS IN THE CASE OF ALL NATURAL CHANNELS ARE SUBJECT TO STORM WATER OVERFLOW AND NATURAL BANK EROSION TO AN EXTENT WHICH CANNOT BE DEFINITELY DEFINED. THE CITY OF DALLAS SHALL NOT BE HELD LIABLE FOR ANY DAMAGES OF ANY NATURE RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA, OR RESULTING FROM THE FAILURE OF ANY STRUCTURE OR STRUCTURES WITHIN THE FLOODWAY EASEMENT.

THE NATURAL DRAINAGE CHANNEL CROSSING EACH LOT IS SHOWN BY THE FLOODWAY EASEMENT LINE AS SHOWN ON THE PLAT.

FLOODWAY MARKER MONUMENTS SHALL BE INSTALLED, DELINEATING THE PROPOSED FLOODWAY EASEMENT LINE, PRIOR TO FILING OF PLAT, ALONG ALL REAR OR SIDE LOT LINES THAT ARE ADJACENT TO THE CREEK AS PER CITY OF DALLAS DRAWING 424-109. THE SURVEYOR SHALL PROVIDE SIGNED AND SEALED DOCUMENTATION THAT THE FLOODWAY MARKER MONUMENTS HAVE BEEN INSTALLED PRIOR TO FILING THE FINAL PLAT.

SURVEYOR'S STATEMENT:

I, VICTOR LISSIAK, JR., 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

VICTOR LISSIAK, JR.,
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3752

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 VICTOR LISSIAK, JR. 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
MY COMMISSION EXPIRES:

PRELIMINARY PLAT
CLARK RIDGE CANYON ADDITION
LOTS 1 AND 2, BLOCK A/8594
INSTRUMENT NUMBER 201900203413 O.P.R.D.C.T.
BEING PART OF CITY BLOCKS 8593, 8594, 8595 AND 8597
25.743 ACRES

OUT OF THE
ANDREW J. WILSON SURVEY, ABSTRACT NO. 1534 &
FRANCIS JONES SURVEY, ABSTRACT NO. 673
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO: S190-077
ENGINEERING NO. 311T-9382
JANUARY 9, 2020

OWNER 1:
CLARK RIDGE CANYON, LTD
1130 NORTH WESTMORELAND ROAD
DESOTO, TEXAS 75026
(972) 274-0001
tgaubert@wildwoodonline.com

OWNER 2:
WILDWOOD FOUNDATION
1130 NORTH WESTMORELAND ROAD
DESOTO, TEXAS 75026
(972) 274-0001
tgaubert@wildwoodonline.com

SURVEYOR:
VIEWTECH INC.
4205 BELTWAY DRIVE
ADDISON, TEXAS 75001
PHONE: (972) 661-8187
FAX: (972) 661-8172
CONTACT: VICTOR LISSIAK, JR.
EMAIL: v@vtinc.net