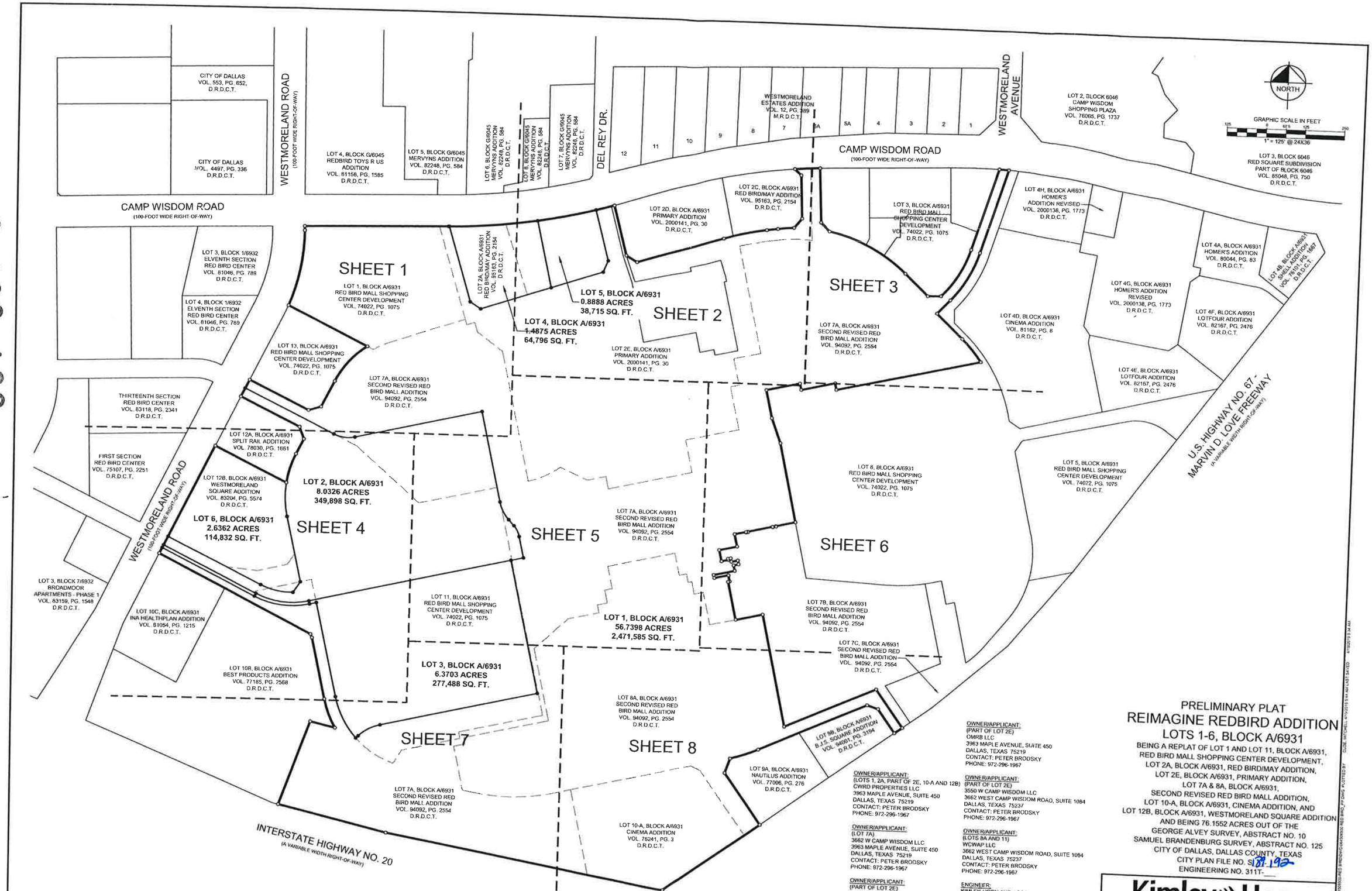
S 189-192



OWNER/APPLICANT:
(LOTS 1, 2A, PART OF 2E, 10-A AND 12B)
CWRD PROPERTIES LLC
3963 MAPLE AVENUE, SUITE 450
DALLAS, TEXAS 75219
CONTACT: PETER BRODSKY
PHONE: 972-296-1967

OWNER/APPLICANT:
(LOT 7A)
3662 W CAMP WISDOM LLC
3963 MAPLE AVENUE, SUITE 450
DALLAS, TEXAS 75219
CONTACT: PETER BRODSKY
PHONE: 972-296-1967

OWNER/APPLICANT:
(PART OF LOT 2E)
OMRB II LLC
3963 MAPLE AVENUE, SUITE 450
DALLAS, TEXAS 75219
CONTACT: PETER BRODSKY
PHONE: 972-296-1967

OWNER/APPLICANT:
(PART OF LOT 2E)
OMRB LLC
3963 MAPLE AVENUE, SUITE 450
DALLAS, TEXAS 75219
CONTACT: PETER BRODSKY
PHONE: 972-296-1967

OWNER/APPLICANT:
(PART OF LOT 2E)
3550 W CAMP WISDOM LLC
3662 WEST CAMP WISDOM ROAD, SUITE 1084
DALLAS, TEXAS 75237
CONTACT: PETER BRODSKY
PHONE: 972-296-1967

OWNER/APPLICANT:
(LOTS 8A AND 11)
WCWAP LLC
3662 WEST CAMP WISDOM ROAD, SUITE 1084
DALLAS, TEXAS 75237
CONTACT: PETER BRODSKY
PHONE: 972-296-1967

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
CONTACT: JAMIE PLOETZNER, P.E.
PHONE: 972-770-1300

PRELIMINARY PLAT
REIMAGINE REDBIRD ADDITION
LOTS 1-6, BLOCK A/6931

BEING A REPLAT OF LOT 1 AND LOT 11, BLOCK A/6931, RED BIRD MALL SHOPPING CENTER DEVELOPMENT, LOT 2A, BLOCK A/6931, RED BIRD/MAY ADDITION, LOT 2E, BLOCK A/6931, PRIMARY ADDITION, LOT 7A & 8A, BLOCK A/6931, SECOND REVISED RED BIRD MALL ADDITION, LOT 10-A, BLOCK A/6931, CINEMA ADDITION, AND LOT 12B, BLOCK A/6931, WESTMORELAND SQUARE ADDITION AND BEING 76.1552 ACRES OUT OF THE GEORGE ALVEY SURVEY, ABSTRACT NO. 10 SAMUEL BRANDENBURG SURVEY, ABSTRACT NO. 125 CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S189-192

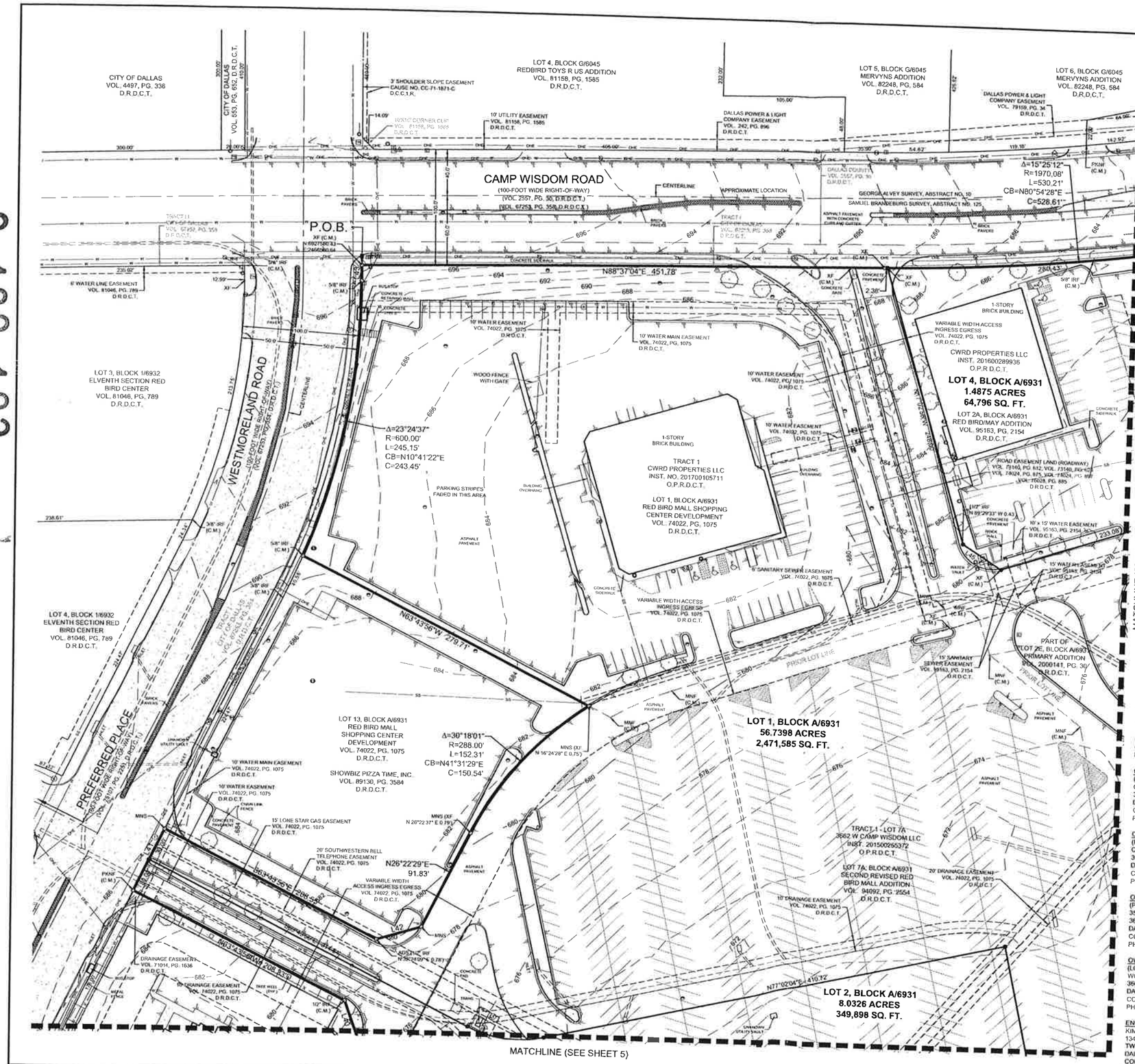
ENGINEERING NO. 311T-___

Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 125'	JBH	JAD	FEB. 2019	064508500	1 OF 10

S 189-192

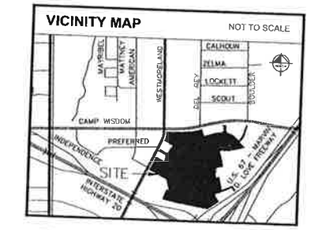


NORTH

GRAPHIC SCALE IN FEET
1" = 40' @ 24X36

VICINITY MAP

NOT TO SCALE



LEGEND

P.O.B. = POINT OF BEGINNING
SQ. FT. = SQUARE FEET
VOL. = VOLUME
PG. = PAGE
INST. NO. = INSTRUMENT NUMBER
XF = "X" CUT IN CONCRETE FOUND
MNF = MAG NAIL FOUND
PKNF = PK NAIL FOUND
IRF = IRON ROD FOUND
IRFC = IRON ROD WITH CAP FOUND
CMF = CONCRETE MONUMENT FOUND
MNS = MAG NAIL WITH WASHER STAMPED "REIMAGE REDBIRD ADD, KHA" SET
ADS = 3" ALUMINUM DISK STAMPED "REIMAGE REDBIRD ADD, KHA" SET
D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
M.R.D.C.T. = MAP RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS

NOTES:

1. The purpose of this plat is to create 6 lots from 8 platted lots.
2. Lot to lot drainage will not be allowed without City of Dallas Paving and Drainage Engineering section approval.
3. The basis of bearings is based on grid north of the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 (2011).
4. All corners marked 5/8" iron rod with plastic cap stamped "KHA" were set per boundary surveys dated April 10, 2017 and March 8, 2019.
5. See sheet 7 for line table.
6. All structures are to remain on property.

LEGEND

ROOF DRAIN	MAIL BOX
CABLE TV BOX	SANITARY SEWER CLEAN OUT
CABLE TV HANDHOLE	SANITARY SEWER MANHOLE
CABLE TV MANHOLE	SANITARY SEWER MANHOLE (FLAG)
CABLE TV MARKER (FLAG)	SANITARY SEWER MANHOLE (SIGN)
CABLE TV MARKER SIGN	SANITARY SEWER SEPTIC TANK
CABLE TV VAULT	SANITARY SEWER VAULT
COMMUNICATIONS BOX	STORM SEWER BOX
COMMUNICATIONS HANDHOLE	STORM SEWER DRUM
COMMUNICATIONS MANHOLE	STORM SEWER MANHOLE
COMMUNICATIONS MARKER FLAG	STORM SEWER VAULT
COMMUNICATIONS MARKER SIGN	TRAFFIC BARRIER
COMMUNICATIONS VAULT	TRAFFIC BOLLARD
ELEVATION BENCHMARK	TRAFFIC BOX
FIBER OPTIC BOX	CROSSWALK SIGNAL
FIBER OPTIC HANDHOLE	TRAFFIC HANDHOLE
FIBER OPTIC MANHOLE	TRAFFIC MANHOLE
FIBER OPTIC MARKER FLAG	TRAFFIC MARKER FLAG
FIBER OPTIC MARKER SIGN	TRAFFIC MARKER SIGN
FIBER OPTIC VAULT	TRAFFIC SIGNAL
MOMENTUM BELL	TRAFFIC VAULT
GAS HANDHOLE	UNIDENTIFIED BOX
GAS METER	UNIDENTIFIED HANDHOLE
GAS MANHOLE	UNIDENTIFIED METER
GAS MARKER FLAG	UNIDENTIFIED MANHOLE
GAS SIGN	UNIDENTIFIED MARKER FLAG
GAS TANK	UNIDENTIFIED MARKER SIGN
GAS VAULT	UNIDENTIFIED POLE
GAS VALVE	UNIDENTIFIED TANK
TELEPHONE BOX	UNIDENTIFIED VAULT
TELEPHONE HANDHOLE	UNIDENTIFIED VALVE
TELEPHONE MANHOLE	WELL
TELEPHONE MARKER FLAG	WATER BOX
TELEPHONE MARKER SIGN	FIRE DEPT. CONNECTION
TELEPHONE VAULT	WATER HANDHOLE
PIPELINE MARKER SIGN	FIRE HYDRANT
ELECTRIC BOX	WATER METER
FLOOD LIGHT	WATER MANHOLE
GUY ANCHOR	WATER MARKER FLAG
GUY ANCHOR POLE	WATER MARKER SIGN
ELECTRIC HANDHOLE	WATER VAULT
LIGHT STANDARD	WATER VALVE
ELECTRIC METER	AIR RELEASE VALVE
ELECTRIC MANHOLE	WATER WELL
ELECTRIC MARKER FLAG	XF = "X" CUT IN CONCRETE FOUND
ELECTRIC MARKER SIGN	IRFC = IRON ROD WITH CAP FOUND
UTILITY POLE	MNS = MAG NAIL SET
ELECTRIC TRANSFORMER	PKF = PK NAIL FOUND
ELECTRIC VAULT	IRF = IRON ROD FOUND
HANDICAPPED PARKING	IPF = IRON PIPE FOUND
SIGN	ADF = ALUMINUM DISK FOUND
MISC. MARQUEE/BILLBOARD	XS = "X" CUT IN CONCRETE SET
BORE LOCATION	AS = "X" CUT IN CONCRETE FOUND
FLAG LOCATION	P.O.B. POINT OF BEGINNING
GREASE TRAP	P.O.C. POINT OF COMMENCING

LINE TYPE LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	BUILDING LINE
	WATER LINE
	SANITARY SEWER LINE
	STORM SEWER LINE
	UNDERGROUND GAS LINE
	OVERHEAD UTILITY LINE
	UNDERGROUND ELECTRIC LINE
	UNDERGROUND TELEPHONE LINE
	FENCE
	CONCRETE PAVEMENT
	ASPHALT PAVEMENT

OWNER/APPLICANT:
(LOTS 1, 2A, PART OF 2E, 10-A AND 12B)
CWRD PROPERTIES LLC
3963 MAPLE AVENUE, SUITE 450
DALLAS, TEXAS 75219
CONTACT: PETER BRODSKY
PHONE: 972-296-1967

OWNER/APPLICANT:
(LOT 7A)
3662 W CAMP WISDOM LLC
3963 MAPLE AVENUE, SUITE 450
DALLAS, TEXAS 75219
CONTACT: PETER BRODSKY
PHONE: 972-296-1967

OWNER/APPLICANT:
(PART OF LOT 2E)
OMRB II LLC
3963 MAPLE AVENUE, SUITE 450
DALLAS, TEXAS 75219
CONTACT: PETER BRODSKY
PHONE: 972-296-1967

OWNER/APPLICANT:
(PART OF LOT 2E)
OMRB LLC
3963 MAPLE AVENUE, SUITE 450
DALLAS, TEXAS 75219
CONTACT: PETER BRODSKY
PHONE: 972-296-1967

OWNER/APPLICANT:
(PART OF LOT 2E)
3550 W CAMP WISDOM LLC
3662 WEST CAMP WISDOM ROAD, SUITE 1084
DALLAS, TEXAS 75237
CONTACT: PETER BRODSKY
PHONE: 972-296-1967

OWNER/APPLICANT:
(LOTS 8A AND 11)
WCWAP LLC
3662 WEST CAMP WISDOM ROAD, SUITE 1084
DALLAS, TEXAS 75237
CONTACT: PETER BRODSKY
PHONE: 972-296-1967

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
CONTACT: JAMIE PLOETZNER, P.E.
PHONE: 972-770-1300

PRELIMINARY PLAT
REIMAGINE REDBIRD ADDITION
LOTS 1-6, BLOCK A/6931

BEING A REPLAT OF LOT 1 AND LOT 11, BLOCK A/6931, RED BIRD MALL SHOPPING CENTER DEVELOPMENT, LOT 2A, BLOCK A/6931, RED BIRD/MAY ADDITION, LOT 2E, BLOCK A/6931, PRIMARY ADDITION, LOT 7A & 8A, BLOCK A/6931, SECOND REVISED RED BIRD MALL ADDITION, LOT 10-A, BLOCK A/6931, CINEMA ADDITION, AND LOT 12B, BLOCK A/6931, WESTMORELAND SQUARE ADDITION AND BEING 76.1552 ACRES OUT OF THE GEORGE ALVEY SURVEY, ABSTRACT NO. 10 SAMUEL BRANDENBURG SURVEY, ABSTRACT NO. 125 CITY OF DALLAS, DALLAS COUNTY, TEXAS

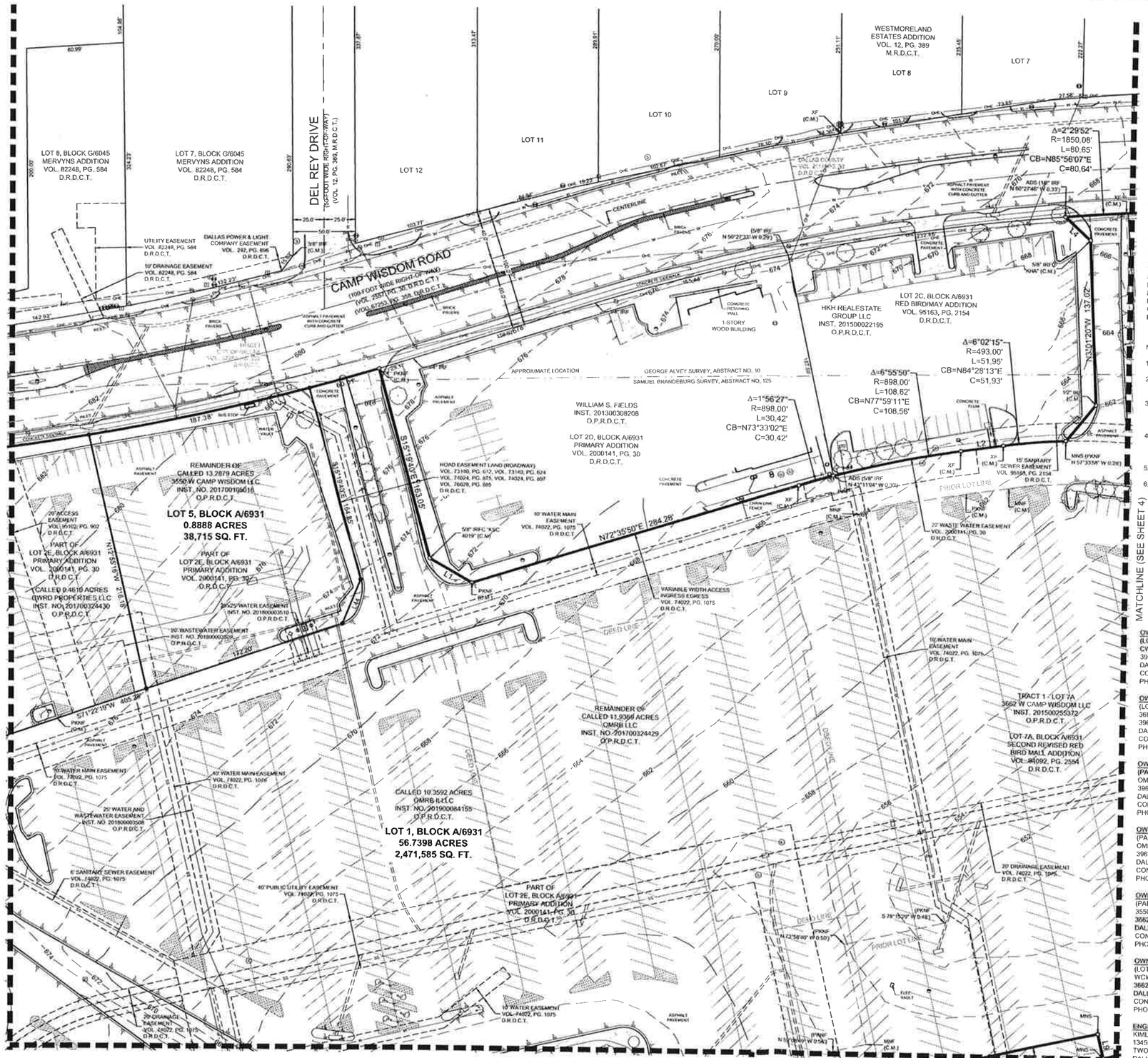
CITY PLAN FILE NO. S189-192
ENGINEERING NO. 311T-___

Kimley»Horn
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240
FIRM # 10115500
Tel. No. (972) 770-1300
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	JBH	JAD	FEB. 2019	064508500	2 OF 10

DWG NAME: K:\DAL_SURVEY\064508500\RED BIRD\064508500 RED BIRD_PP.DWG PLOTTED BY: CLICK, MITCHELL 4/15/2019 9:36 AM
DATE SAVED: 4/15/2019 9:36 AM

S 189-192

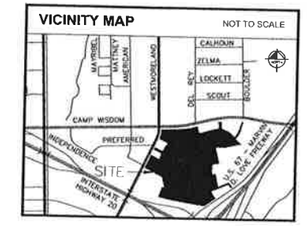


NORTH

GRAPHIC SCALE IN FEET
40 0 20 40 80
1" = 40' @ 24X36

VICINITY MAP

NOT TO SCALE



LEGEND

P.O.B. = POINT OF BEGINNING
SQ. FT. = SQUARE FEET
VOL. = VOLUME
PG. = PAGE
INST. NO. = INSTRUMENT NUMBER
XF = "X" CUT IN CONCRETE FOUND
MNF = MAG NAIL FOUND
PKNF = PK NAIL FOUND
IRF = IRON ROD FOUND
IRFC = IRON ROD WITH CAP FOUND
CMF = CONCRETE MONUMENT FOUND
MNS = MAG NAIL WITH WASHER STAMPED "REIMAGE REDBIRD ADD, KHA" SET
ADS = 3" ALUMINUM DISK STAMPED "REIMAGE REDBIRD ADD, KHA" SET
D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
M.R.D.C.T. = MAP RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS

NOTES:

1. The purpose of this plat is to create 6 lots from 8 platted lots.
2. Lot to lot drainage will not be allowed without City of Dallas Paving and Drainage Engineering section approval.
3. The basis of bearings is based on grid north of the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 (2011).
4. All corners marked 5/8" iron rod with plastic cap stamped "KHA" were set per boundary surveys dated April 10, 2017 and March 8, 2019.
5. See sheet 7 for line table.
6. All structures are to remain on property.

OWNER/APPLICANT:
(LOTS 1, 2A, PART OF 2E, 10-A AND 12B)
CWRD PROPERTIES LLC
3963 MAPLE AVENUE, SUITE 450
DALLAS, TEXAS 75219
CONTACT: PETER BRODSKY
PHONE: 972-296-1967

OWNER/APPLICANT:
(LOT 7A)
3662 W CAMP WISDOM LLC
3963 MAPLE AVENUE, SUITE 450
DALLAS, TEXAS 75219
CONTACT: PETER BRODSKY
PHONE: 972-296-1967

OWNER/APPLICANT:
(PART OF LOT 2E)
OMRB II LLC
3963 MAPLE AVENUE, SUITE 450
DALLAS, TEXAS 75219
CONTACT: PETER BRODSKY
PHONE: 972-296-1967

OWNER/APPLICANT:
(PART OF LOT 2E)
OMRB LLC
3963 MAPLE AVENUE, SUITE 450
DALLAS, TEXAS 75219
CONTACT: PETER BRODSKY
PHONE: 972-296-1967

OWNER/APPLICANT:
(PART OF LOT 2E)
3550 W CAMP WISDOM LLC
3662 WEST CAMP WISDOM ROAD, SUITE 1084
DALLAS, TEXAS 75237
CONTACT: PETER BRODSKY
PHONE: 972-296-1967

OWNER/APPLICANT:
(LOTS 8A AND 11)
WCWAP LLC
3662 WEST CAMP WISDOM ROAD, SUITE 1084
DALLAS, TEXAS 75237
CONTACT: PETER BRODSKY
PHONE: 972-296-1967

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
CONTACT: JAMIE PLOETZNER, P.E.
PHONE: 972-770-1300

LEGEND

	ROOF DRAIN		MAIL BOX
	CABLE TV BOX		SANITARY SEWER CLEAN OUT
	CABLE TV HANDHOLE		SANITARY SEWER MANHOLE
	CABLE TV MANHOLE		SANITARY SEWER MARKER FLAG
	CABLE TV MARKER FLAG		SANITARY SEWER MARKER SIGN
	CABLE TV MARKER SIGN		SANITARY SEWER SEPTIC TANK
	CABLE TV VAULT		SANITARY SEWER VAULT
	COMMUNICATIONS BOX		STORM SEWER BOX
	COMMUNICATIONS HANDHOLE		STORM SEWER DRAIN
	COMMUNICATIONS MANHOLE		STORM SEWER MANHOLE
	COMMUNICATIONS MARKER FLAG		STORM SEWER VAULT
	COMMUNICATIONS MARKER SIGN		TRAFFIC BARRIER
	COMMUNICATIONS VAULT		TRAFFIC BOLLARD
	ELEVATION BENCHMARK		TRAFFIC BOX
	FIBER OPTIC BOX		CROSS WALK SIGNAL
	FIBER OPTIC HANDHOLE		TRAFFIC HANDHOLE
	FIBER OPTIC MANHOLE		TRAFFIC MANHOLE
	FIBER OPTIC MARKER FLAG		TRAFFIC MARKER SIGN
	FIBER OPTIC MARKER SIGN		TRAFFIC SIGNAL
	FIBER OPTIC VAULT		TRAFFIC VAULT
	MONITORING WELL		UNIDENTIFIED BOX
	GAS HANDHOLE		UNIDENTIFIED HANDHOLE
	GAS METER		UNIDENTIFIED METER
	GAS MANHOLE		UNIDENTIFIED MANHOLE
	GAS MARKER FLAG		UNIDENTIFIED MARKER FLAG
	GAS SIGN		UNIDENTIFIED MARKER SIGN
	GAS TANK		UNIDENTIFIED POLE
	GAS VAULT		UNIDENTIFIED TANK
	GAS VALVE		UNIDENTIFIED VAULT
	TELEPHONE BOX		UNIDENTIFIED VALVE
	TELEPHONE HANDHOLE		BIKE
	TELEPHONE MANHOLE		WATER BOX
	TELEPHONE MARKER FLAG		FIRE DEPT CONNECTION
	TELEPHONE MARKER SIGN		WATER HANDHOLE
	TELEPHONE VAULT		FIRE HYDRANT
	PIPELINE MARKER SIGN		WATER METER
	ELECTRIC BOX		WATER MANHOLE
	FLOOD LIGHT		WATER MARKER FLAG
	GUY ANCHOR		WATER MARKER SIGN
	GUY ANCHOR POLE		WATER VAULT
	ELECTRIC HANDHOLE		WATER VALVE
	LIGHT STANDARD		AIR RELEASE VALVE
	ELECTRIC METER		WATER WELL
	ELECTRIC MANHOLE		5/8" IRON ROD W/ "KHA" CAP SET
	ELECTRIC MARKER FLAG		IRFC IRON ROD WITH CAP FOUND
	ELECTRIC MARKER SIGN		MNS MAG NAIL SET
	UTILITY POLE		PKF PK NAIL FOUND
	ELECTRIC TRANSFORMER		IRF IRON ROD FOUND
	ELECTRIC VAULT		IPF IRON PIPE FOUND
	HANDICAPPED PARKING		ADF ALUMINUM DISK FOUND
	SIGN		XS "X" CUT IN CONCRETE SET
	HIGHWAY BILLBOARD		XF "X" CUT IN CONCRETE FOUND
	BURIE LOCATION		P.O.B. POINT OF BEGINNING
	FLAG POLE		P.O.C. POINT OF COMMENCING
	GREASE TRAP		

LINE TYPE LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	BUILDING LINE
W	WATER LINE
SS	SANITARY SEWER LINE
	STORM SEWER LINE
GAS	UNDERGROUND GAS LINE
OHU	OVERHEAD UTILITY LINE
UGE	UNDERGROUND ELECTRIC LINE
UGT	UNDERGROUND TELEPHONE LINE
	FENCE
	CONCRETE PAVEMENT
	ASPHALT PAVEMENT

PRELIMINARY PLAT
REIMAGINE REDBIRD ADDITION
LOTS 1-6, BLOCK A/6931

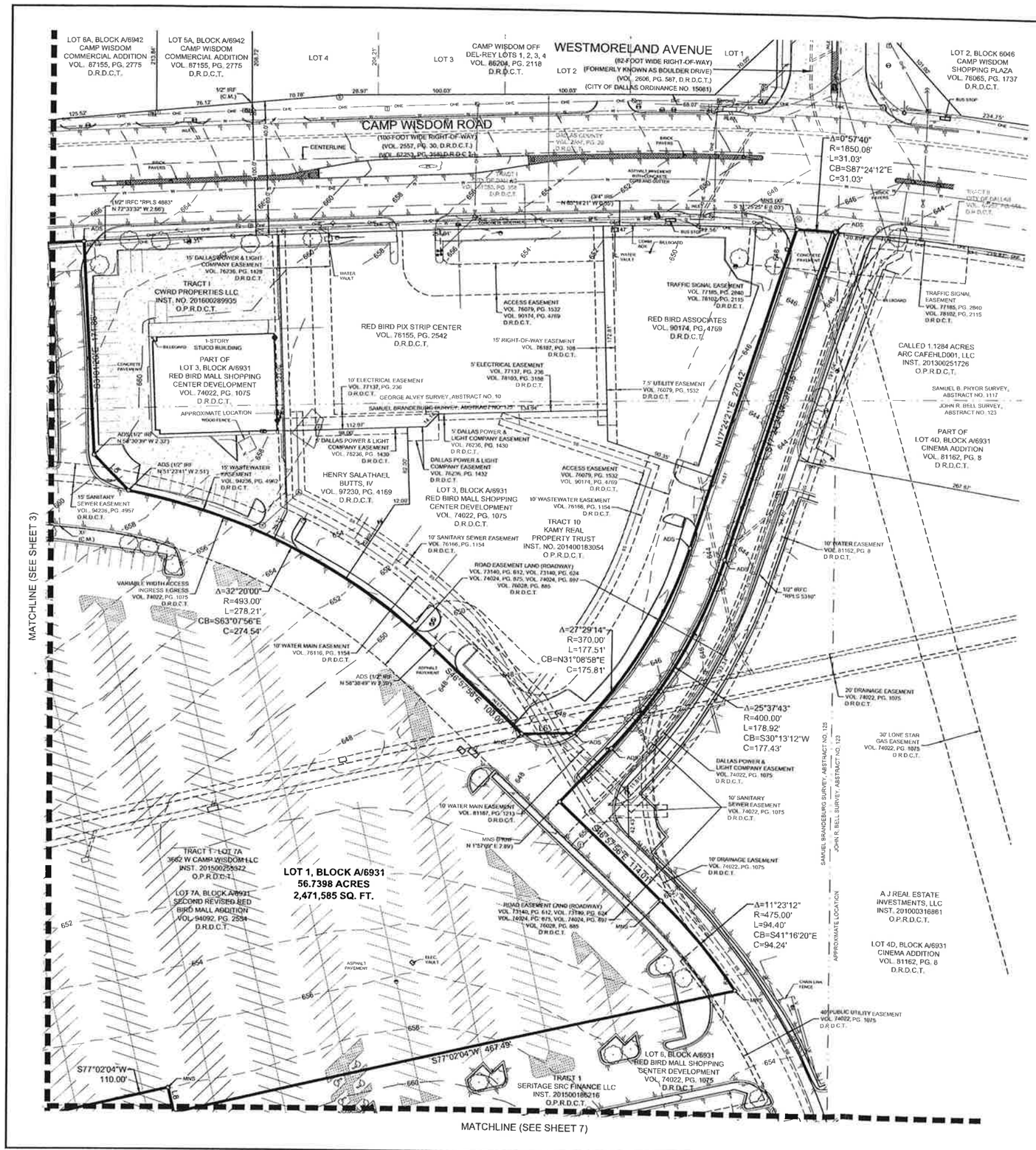
BEING A REPLAT OF LOT 1 AND LOT 11, BLOCK A/6931, RED BIRD MALL SHOPPING CENTER DEVELOPMENT, LOT 2A, BLOCK A/6931, RED BIRD/MAY ADDITION, LOT 2E, BLOCK A/6931, PRIMARY ADDITION, LOT 7A & 8A, BLOCK A/6931, SECOND REVISED RED BIRD MALL ADDITION, LOT 10-A, BLOCK A/6931, CINEMA ADDITION, AND LOT 12B, BLOCK A/6931, WESTMORELAND SQUARE ADDITION AND BEING 76.1552 ACRES OUT OF THE GEORGE ALVEY SURVEY, ABSTRACT NO. 10 SAMUEL BRANDENBURG SURVEY, ABSTRACT NO. 125 CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S 189-192

ENGINEERING NO. 311T-___

Kimley»Horn
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240
FIRM # 10115500
Tel. No. (972) 770-1300
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	JBH	JAD	FEB. 2019	064508500	3 OF 10



LEGEND

P.O.B. = POINT OF BEGINNING
SQ. FT. = SQUARE FEET
VOL. = VOLUME
PG. = PAGE
INST. NO. = INSTRUMENT NUMBER
XF = "X" CUT IN CONCRETE FOUND
MNF = MAG NAIL FOUND
PKNF = PK NAIL FOUND
IRF = IRON ROD FOUND
IRFC = IRON ROD WITH CAP FOUND
CMF = CONCRETE MONUMENT FOUND
MNS = MAG NAIL WITH WASHER STAMPED "REIMAGE REDBIRD ADD, KHA" SET
ADS = 3" ALUMINUM DISK STAMPED "REIMAGE REDBIRD ADD, KHA" SET
D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
M.R.D.C.T. = MAP RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS

NOTES:

1. The purpose of this plat is to create 6 lots from 8 platted lots.
2. Lot to lot drainage will not be allowed without City of Dallas Paving and Drainage Engineering section approval.
3. The basis of bearings is based on grid north of the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 (2011).
4. All corners marked 5/8" iron rod with plastic cap stamped "KHA" were set per boundary surveys dated April 10, 2017 and March 8, 2019.
5. See sheet 7 for line table.
6. All structures are to remain on property.

OWNER/APPLICANT:
(LOTS 1, 2A, PART OF 2E, 10-A AND 12B)
CWRD PROPERTIES LLC
3963 MAPLE AVENUE, SUITE 450
DALLAS, TEXAS 75219
CONTACT: PETER BRODSKY
PHONE: 972-296-1967

OWNER/APPLICANT:
(LOT 7A)
3662 W CAMP WISDOM LLC
3963 MAPLE AVENUE, SUITE 450
DALLAS, TEXAS 75219
CONTACT: PETER BRODSKY
PHONE: 972-296-1967

OWNER/APPLICANT:
(PART OF LOT 2E)
OMRB II LLC
3963 MAPLE AVENUE, SUITE 450
DALLAS, TEXAS 75219
CONTACT: PETER BRODSKY
PHONE: 972-296-1967

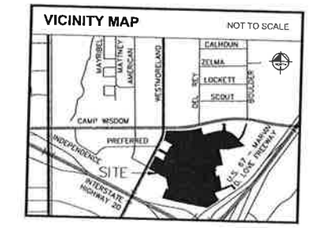
OWNER/APPLICANT:
(PART OF LOT 2E)
OMRB LLC
3963 MAPLE AVENUE, SUITE 450
DALLAS, TEXAS 75219
CONTACT: PETER BRODSKY
PHONE: 972-296-1967

OWNER/APPLICANT:
(PART OF LOT 2E)
3550 W CAMP WISDOM LLC
3662 WEST CAMP WISDOM ROAD, SUITE 1084
DALLAS, TEXAS 75237
CONTACT: PETER BRODSKY
PHONE: 972-296-1967

OWNER/APPLICANT:
(LOTS 8A AND 11)
WCWAP LLC
3662 WEST CAMP WISDOM ROAD, SUITE 1084
DALLAS, TEXAS 75237
CONTACT: PETER BRODSKY
PHONE: 972-296-1967

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
CONTACT: JAMIE PLOETZNER, P.E.
PHONE: 972-770-1300

VICINITY MAP NOT TO SCALE



LEGEND

ROOF DRAIN	MAIL BOX
CABLE TV BOX	SANITARY SEWER CLEAN OUT
CABLE TV HANDHOLE	SANITARY SEWER MANHOLE
CABLE TV MANHOLE	SANITARY SEWER MARKER FLAG
CABLE TV MARKER FLAG	SANITARY SEWER MARKER SIGN
CABLE TV MARKER SIGN	SANITARY SEWER SEPTIC TANK
CABLE TV VAULT	SANITARY SEWER VAULT
COMMUNICATIONS BOX	STORM SEWER BOX
COMMUNICATIONS HANDHOLE	STORM SEWER DRAIN
COMMUNICATIONS MANHOLE	STORM SEWER MANHOLE
COMMUNICATIONS MARKER FLAG	STORM SEWER VAULT
COMMUNICATIONS MARKER SIGN	TRAFFIC BARRIER
COMMUNICATIONS VAULT	TRAFFIC BOLLARD
ELEVATION BENCHMARK	TRAFFIC BOX
FIBER OPTIC BOX	CROSS WALK SIGNAL
FIBER OPTIC HANDHOLE	TRAFFIC HANDHOLE
FIBER OPTIC MANHOLE	TRAFFIC MANHOLE
FIBER OPTIC MARKER FLAG	TRAFFIC MARKER SIGN
FIBER OPTIC MARKER SIGN	TRAFFIC SIGNAL
FIBER OPTIC VAULT	TRAFFIC VAULT
MONITORING WELL	UNIDENTIFIED BOX
GAS HANDHOLE	UNIDENTIFIED HANDHOLE
GAS METER	UNIDENTIFIED METER
GAS MANHOLE	UNIDENTIFIED MANHOLE
GAS MARKER FLAG	UNIDENTIFIED MARKER FLAG
GAS SIGN	UNIDENTIFIED MARKER SIGN
GAS TANK	UNIDENTIFIED POLE
GAS VAULT	UNIDENTIFIED TANK
GAS VALVE	UNIDENTIFIED VAULT
TELEPHONE BOX	UNIDENTIFIED VALVE
TELEPHONE HANDHOLE	TREE
TELEPHONE MANHOLE	WATER BOX
TELEPHONE MARKER FLAG	FIRE DEPT CONNECTION
TELEPHONE MARKER SIGN	WATER HAND HOLE
TELEPHONE VAULT	FIRE HYDRANT
PIPELINE MARKER SIGN	WATER METER
ELECTRIC BOX	WATER MANHOLE
FLOOD LIGHT	WATER MARKER FLAG
GUY ANCHOR	WATER MARKER SIGN
GUY ANCHOR POLE	WATER VAULT
ELECTRIC HANDHOLE	WATER VALVE
LIGHT STANDARD	AIR RELEASE VALVE
ELECTRIC METER	WATER WELL
ELECTRIC MANHOLE	IRSC 5/8" IRON ROD W/ "KHA" CAP SET
ELECTRIC MARKER FLAG	IRFC IRON ROD WITH CAP FOUND
ELECTRIC MARKER SIGN	MNS MAG NAIL SET
UTILITY POLE	PKF PK NAIL FOUND
ELECTRIC TRANSFORMER	IRF IRON ROD FOUND
ELECTRIC VAULT	IPF IRON PIPE FOUND
HANDICAPPED PARKING	ADF ALUMINUM DISK FOUND
SIGN	XS "X" CUT IN CONCRETE SET
HANDICAPPED WALKWAY	XF "X" CUT IN CONCRETE FOUND
BORE LOCATION	P.O.B. POINT OF BEGINNING
FLAG POLE	P.O.C. POINT OF COMMENCING
GREASE TRAP	

LINE TYPE LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	BUILDING LINE
W	WATER LINE
SS	SANITARY SEWER LINE
SD	STORM SEWER LINE
GAS	UNDERGROUND GAS LINE
OHE	OVERHEAD UTILITY LINE
UEF	UNDERGROUND ELECTRIC LINE
UCT	UNDERGROUND TELEPHONE LINE
	FENCE
	CONCRETE PAVEMENT
	ASPHALT PAVEMENT

PRELIMINARY PLAT

REIMAGINE REDBIRD ADDITION
LOTS 1-6, BLOCK A/6931

BEING A REPLAT OF LOT 1 AND LOT 11, BLOCK A/6931, RED BIRD MALL SHOPPING CENTER DEVELOPMENT, LOT 2A, BLOCK A/6931, RED BIRD/MAY ADDITION, LOT 2E, BLOCK A/6931, PRIMARY ADDITION, LOT 7A & 8A, BLOCK A/6931, SECOND REVISED RED BIRD MALL ADDITION, LOT 10-A, BLOCK A/6931, CINEMA ADDITION, AND LOT 12B, BLOCK A/6931, WESTMORELAND SQUARE ADDITION AND BEING 76.1552 ACRES OUT OF THE GEORGE ALVEY SURVEY, ABSTRACT NO. 10 SAMUEL BRANDENBURG SURVEY, ABSTRACT NO. 125 CITY OF DALLAS, DALLAS COUNTY, TEXAS

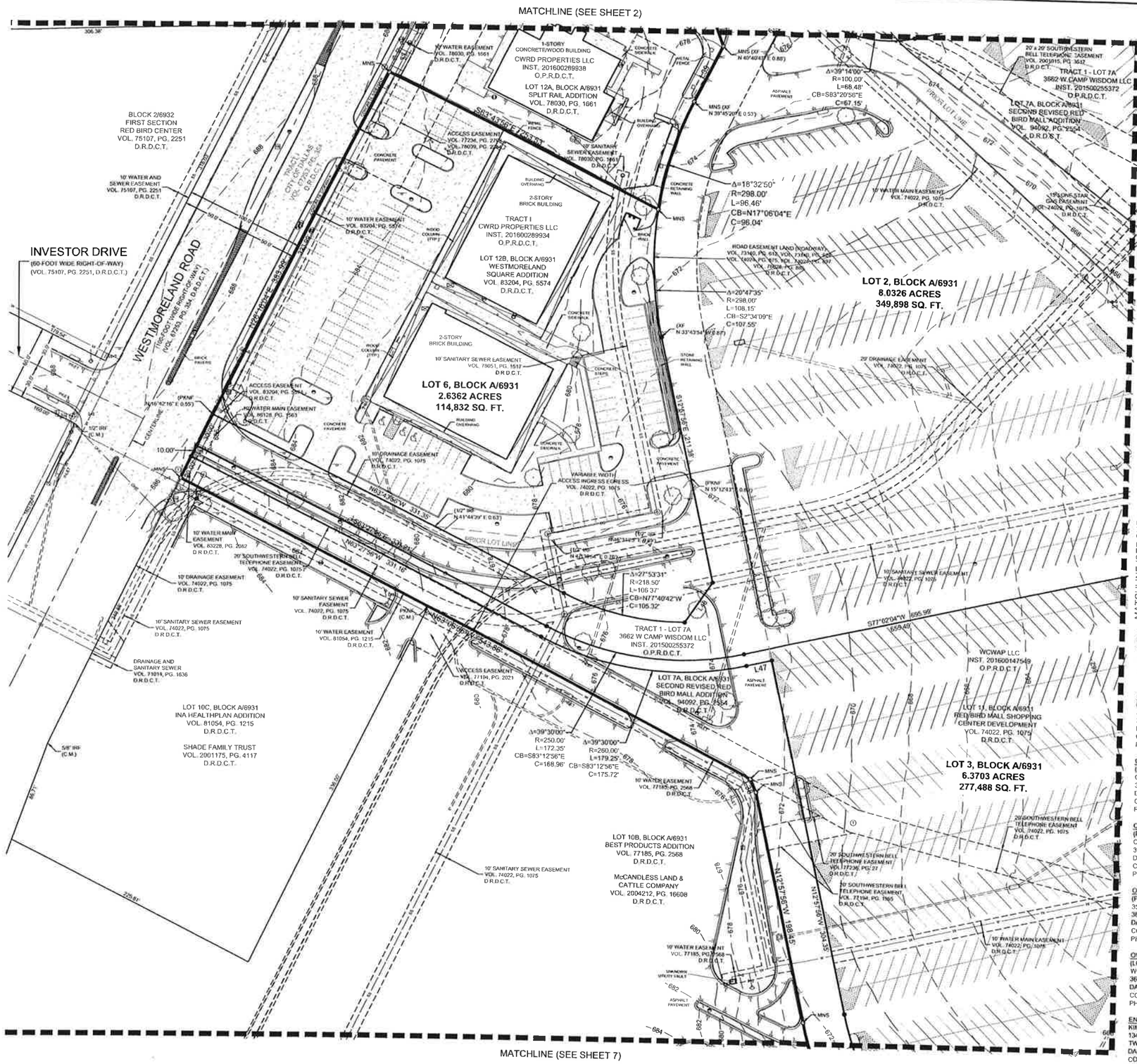
CITY PLAN FILE NO. S184-192

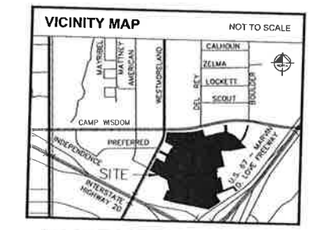
ENGINEERING NO. 311T-____

Kimley»Horn
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240
FIRM # 10115500
Tel. No. (972) 770-1300
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	JBH	JAO	FEB. 2019	064508500	4 OF 10

DWG NAME: H:\CAD_SURVEY\065000\065000 RED BIRD\065000 RED BIRD_PF.DWG PLOTTED BY CODE MITCHELL 4/19/2019 9:34 AM LAST SAVED 4/19/2019 9:34 AM





LEGEND

FOOD DRAIN	MAIL BOX
CABLE TV BOX	SANITARY SEWER CLEAN OUT
CABLE TV MANHOLE	SANITARY SEWER MANHOLE
CABLE TV MANHOLE	SANITARY SEWER MARKER FLAG
CABLE TV MARKER FLAG	SANITARY SEWER MARKER SIGN
CABLE TV MARKER SIGN	SANITARY SEWER DEPTH, 14feet
CABLE TV VAULT	SANITARY SEWER VALVE
COMMUNICATIONS BOX	STORM SEWER BOX
COMMUNICATIONS MANHOLE	STORM SEWER DRAIN
COMMUNICATIONS MANHOLE	STORM SEWER MANHOLE
COMMUNICATIONS MARKER FLAG	STORM SEWER VALVE
COMMUNICATIONS MARKER SIGN	TRAFFIC BARRIER
COMMUNICATIONS VALVE	TRAFFIC BOLLARD
ELEVATION BENCHMARK	TRAFFIC BOX
FIBER OPTIC BOX	CROSS WALK SIGNAL
FIBER OPTIC MANHOLE	TRAFFIC MANHOLE
FIBER OPTIC MANHOLE	TRAFFIC MANHOLE
FIBER OPTIC MARKER FLAG	TRAFFIC MARKER SIGN
FIBER OPTIC MARKER SIGN	TRAFFIC SIGNAL
FIBER OPTIC VAULT	TRAFFIC VAULT
MONITORING WELL	UNIDENTIFIED BOX
GAS MANHOLE	UNIDENTIFIED MANHOLE
GAS METER	UNDERGROUND METER
GAS MANHOLE	UNIDENTIFIED MANHOLE
GAS MARKER FLAG	UNIDENTIFIED MARKER FLAG
GAS SIGN	UNIDENTIFIED MARKER SIGN
GAS TANK	UNIDENTIFIED POLE
GAS VAULT	UNIDENTIFIED TANK
GAS VALVE	UNIDENTIFIED VAULT
TELEPHONE BOX	UNIDENTIFIED VALVE
TELEPHONE HANDHOLE	WELL
TELEPHONE MANHOLE	WATER BOX
TELEPHONE MARKER FLAG	FIRE DEPT. CONNECTION
TELEPHONE MARKER SIGN	WATER HAND HOLE
TELEPHONE VAULT	FIRE HYDRANT
PIPELINE MARKER SIGN	WATER METER
ELECTRIC BOX	WATER MANHOLE
FLOOD LIGHT	WATER MARKER FLAG
GUY ANCHOR	WATER MARKER SIGN
GUY ANCHOR POLE	WATER VAULT
ELECTRIC MANHOLE	WATER VALVE
LIGHT STANDARD	AIR RELEASE VALVE
ELECTRIC METER	WATER WELL
ELECTRIC MANHOLE	IRSC 5/8" IRON ROD W/ "KHA" CAP SET
ELECTRIC MARKER FLAG	IRFC IRON ROD WITH CAP FOUND
ELECTRIC MARKER SIGN	MNS MAG NAIL SET
UTILITY POLE	PKF PK NAIL FOUND
ELECTRIC TRANSFORMER	IRF IRON ROD FOUND
ELECTRIC VAULT	IPF IRON PIPE FOUND
HANDICAPPED PARKING	ADF ALUMINUM DISK FOUND
SIGN	XS "X" CUT IN CONCRETE SET
MARQUEE WILLBOARD	XF "X" CUT IN CONCRETE FOUND
BORE LOCATION	P.O.B. POINT OF BEGINNING
FLAG POLE	P.O.C. POINT OF COMMENCING
GREASE TRAP	

LINE TYPE LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	BUILDING LINE
W	WATER LINE
SS	SANITARY SEWER LINE
SD	STORM SEWER LINE
GAS	UNDERGROUND GAS LINE
OHP	OVERHEAD UTILITY LINE
UGP	UNDERGROUND ELECTRIC LINE
UGT	UNDERGROUND TELEPHONE LINE
	FENCE
	CONCRETE PAVEMENT
	ASPHALT PAVEMENT

LEGEND

P.O.B. = POINT OF BEGINNING
SQ. FT. = SQUARE FEET
VOL. = VOLUME
PG. = PAGE
INST. NO. = INSTRUMENT NUMBER
XF = "X" CUT IN CONCRETE FOUND
MNF = MAG NAIL FOUND
PKNF = PK NAIL FOUND
IRF = IRON ROD FOUND
IRFC = IRON ROD WITH CAP FOUND
CMF = CONCRETE MONUMENT FOUND
MNS = MAG NAIL WITH WASHER STAMPED "REIMAGE REDBIRD ADD, KHA" SET
ADS = 3" ALUMINUM DISK STAMPED "REIMAGE REDBIRD ADD, KHA" SET
D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
M.R.D.C.T. = MAP RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS

NOTES:

1. The purpose of this plat is to create 6 lots from 8 platted lots.
2. Lot to lot drainage will not be allowed without City of Dallas Paving and Drainage Engineering section approval.
3. The basis of bearings is based on grid north of the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 (2011).
4. All corners marked 5/8" iron rod with plastic cap stamped "KHA" were set per boundary surveys dated April 10, 2017 and March 8, 2019.
5. See sheet 7 for line table.
6. All structures are to remain on property.

OWNER/APPLICANT:
(LOTS 1, 2A, PART OF 2E, 10-A AND 12B)
CWRD PROPERTIES LLC
3963 MAPLE AVENUE, SUITE 450
DALLAS, TEXAS 75219
CONTACT: PETER BRODSKY
PHONE: 972-296-1967

OWNER/APPLICANT:
(LOT 7A)
3662 W CAMP WISDOM LLC
3963 MAPLE AVENUE, SUITE 450
DALLAS, TEXAS 75219
CONTACT: PETER BRODSKY
PHONE: 972-296-1967

OWNER/APPLICANT:
(PART OF LOT 2E)
OMRB II LLC
3963 MAPLE AVENUE, SUITE 450
DALLAS, TEXAS 75219
CONTACT: PETER BRODSKY
PHONE: 972-296-1967

OWNER/APPLICANT:
(PART OF LOT 2E)
OMRB LLC
3963 MAPLE AVENUE, SUITE 450
DALLAS, TEXAS 75219
CONTACT: PETER BRODSKY
PHONE: 972-296-1967

OWNER/APPLICANT:
(PART OF LOT 2E)
3550 W CAMP WISDOM LLC
3662 WEST CAMP WISDOM ROAD, SUITE 1084
DALLAS, TEXAS 75237
CONTACT: PETER BRODSKY
PHONE: 972-296-1967

OWNER/APPLICANT:
(LOTS 8A AND 11)
WCWAP LLC
3662 WEST CAMP WISDOM ROAD, SUITE 1084
DALLAS, TEXAS 75237
CONTACT: PETER BRODSKY
PHONE: 972-296-1967

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
CONTACT: JAMIE PLOETZNER, P.E.
PHONE: 972-770-1300

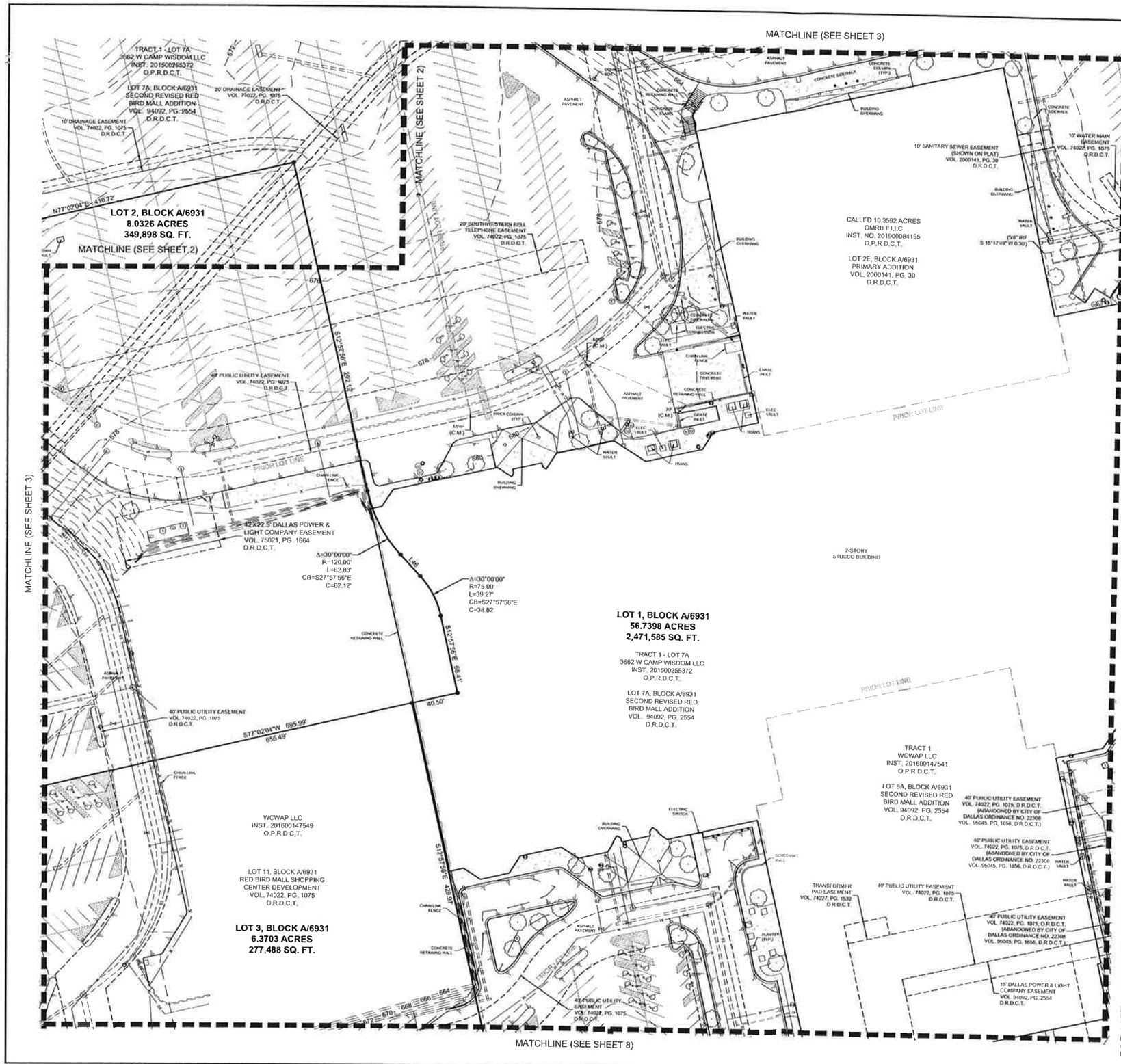
PRELIMINARY PLAT
REIMAGINE REDBIRD ADDITION
LOTS 1-6, BLOCK A/6931

BEING A REPLAT OF LOT 1 AND LOT 11, BLOCK A/6931, RED BIRD MALL SHOPPING CENTER DEVELOPMENT, LOT 2A, BLOCK A/6931, RED BIRD/MAY ADDITION, LOT 2E, BLOCK A/6931, PRIMARY ADDITION, LOT 7A & 8A, BLOCK A/6931, SECOND REVISED RED BIRD MALL ADDITION, LOT 10-A, BLOCK A/6931, CINEMA ADDITION, AND LOT 12B, BLOCK A/6931, WESTMORELAND SQUARE ADDITION AND BEING 76.1552 ACRES OUT OF THE GEORGE ALVEY SURVEY, ABSTRACT NO. 10 SAMUEL BRANDENBURG SURVEY, ABSTRACT NO. 125
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S189-192
ENGINEERING NO. 311T-___

Kimley»Horn
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500
Tel. No. (972) 770-1300
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	JBH	JAD	FEB. 2019	064508500	5 OF 10

DWG NAME: K:\DAL_SUPPORT\064508500 RED BIRD\064508500 RED BIRD_PLATTING PLOT.DWG LAYOUT: 5 PLAT
CODE: MITCHELL 4/15/2019 9:34 AM LAST SAVED: 4/15/2019 9:34 AM



LEGEND

P.O.B. = POINT OF BEGINNING
SQ. FT. = SQUARE FEET
VOL. = VOLUME
PG. = PAGE
INST. NO. = INSTRUMENT NUMBER
XF = "X" CUT IN CONCRETE FOUND
MNF = MAG NAIL FOUND
PKNF = PK NAIL FOUND
IRF = IRON ROD FOUND
IRFC = IRON ROD WITH CAP FOUND
CMF = CONCRETE MONUMENT FOUND
MNS = MAG NAIL WITH WASHER STAMPED "REIMAGE REDBIRD ADD, KHA" SET
ADS = 3" ALUMINUM DISK STAMPED "REIMAGE REDBIRD ADD, KHA" SET
D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
M.R.D.C.T. = MAP RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS

NOTES:

1. The purpose of this plat is to create 6 lots from 8 platted lots.
2. Lot to lot drainage will not be allowed without City of Dallas Paving and Drainage Engineering section approval.
3. The basis of bearings is based on grid north of the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 (2011).
4. All corners marked 5/8" iron rod with plastic cap stamped "KHA" were set per boundary surveys dated April 10, 2017 and March 8, 2019.
5. See sheet 7 for line table.
6. All structures are to remain on property.

OWNER/APPLICANT:
(LOTS 1, 2A, PART OF 2E, 10-A AND 12B)
CWRD PROPERTIES LLC
3963 MAPLE AVENUE, SUITE 450
DALLAS, TEXAS 75219
CONTACT: PETER BRODSKY
PHONE: 972-296-1967

OWNER/APPLICANT:
(LOT 7A)
3662 W CAMP WISDOM LLC
3963 MAPLE AVENUE, SUITE 450
DALLAS, TEXAS 75219
CONTACT: PETER BRODSKY
PHONE: 972-296-1967

OWNER/APPLICANT:
(PART OF LOT 2E)
OMRB II LLC
3963 MAPLE AVENUE, SUITE 450
DALLAS, TEXAS 75219
CONTACT: PETER BRODSKY
PHONE: 972-296-1967

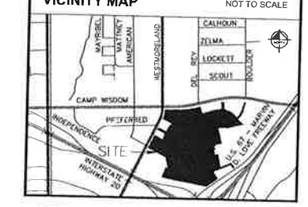
OWNER/APPLICANT:
(PART OF LOT 2E)
OMRB LLC
3963 MAPLE AVENUE, SUITE 450
DALLAS, TEXAS 75219
CONTACT: PETER BRODSKY
PHONE: 972-296-1967

OWNER/APPLICANT:
(PART OF LOT 2E)
3550 W CAMP WISDOM LLC
3662 WEST CAMP WISDOM ROAD, SUITE 1084
DALLAS, TEXAS 75237
CONTACT: PETER BRODSKY
PHONE: 972-296-1967

OWNER/APPLICANT:
(LOTS 8A AND 11)
WCWAP LLC
3662 WEST CAMP WISDOM ROAD, SUITE 1084
DALLAS, TEXAS 75237
CONTACT: PETER BRODSKY
PHONE: 972-296-1967

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
CONTACT: JAMIE PLOETZNER, P.E.
PHONE: 972-770-1300

VICINITY MAP NOT TO SCALE



LEGEND

BOOK DRAIN	MAIL BOX
CABLE TV BOX	SANITARY SEWER CLEAN OUT
CABLE TV HANDHOLE	SANITARY SEWER MANHOLE
CABLE TV MANHOLE	SANITARY SEWER MARKER FLAG
CABLE TV MARKER FLAG	SANITARY SEWER MARKER SIGN
CABLE TV MARKER SIGN	SANITARY SEWER SEPTIC TANK
CABLE TV VAULT	SANITARY SEWER VAULT
COMMUNICATIONS BOX	STORM SEWER BOX
COMMUNICATIONS HANDHOLE	STORM SEWER DRAIN
COMMUNICATIONS MANHOLE	STORM SEWER MANHOLE
COMMUNICATIONS MARKER FLAG	STORM SEWER VAULT
COMMUNICATIONS MARKER SIGN	TRAFFIC BARRIER
COMMUNICATIONS VAULT	TRAFFIC BILLBARD
ELEVATION BENCHMARK	TRAFFIC BOX
FIBER OPTIC BOX	CROSS WALK SIGNAL
FIBER OPTIC HANDHOLE	TRAFFIC HANDHOLE
FIBER OPTIC MANHOLE	TRAFFIC MANHOLE
FIBER OPTIC MARKER FLAG	TRAFFIC MARKER SIGN
FIBER OPTIC MARKER SIGN	TRAFFIC SIGNAL
FIBER OPTIC VAULT	TRAFFIC VAULT
HUNTING BELL	UNIDENTIFIED BOX
GAS HANDHOLE	UNIDENTIFIED HANDHOLE
GAS METER	UNIDENTIFIED METER
GAS MANHOLE	UNIDENTIFIED MANHOLE
GAS MARKER FLAG	UNIDENTIFIED MARKER FLAG
GAS SIGN	UNIDENTIFIED MARKER SIGN
GAS TANK	UNIDENTIFIED POLE
GAS VAULT	UNIDENTIFIED TANK
GAS VALVE	UNIDENTIFIED VAULT
TELEPHONE BOX	UNIDENTIFIED VALVE
TELEPHONE HANDHOLE	TREE
TELEPHONE MANHOLE	WATER BOX
TELEPHONE MARKER FLAG	FIRE DEPT. CONNECTION
TELEPHONE MARKER SIGN	WATER HAND HOLE
TELEPHONE VAULT	FIRE HYDRANT
PIPELINE MARKER SIGN	WATER METER
ELECTRIC BOX	WATER MANHOLE
FLOOD LIGHT	WATER MARKER FLAG
GUY ANCHOR	WATER MARKER SIGN
GUY ANCHOR POLE	WATER VAULT
ELECTRIC HANDHOLE	WATER VALVE
LIGHT STANDARD	AIR RELEASE VALVE
ELECTRIC METER	WATER WELL
ELECTRIC MANHOLE	IRSC 5/8" IRON ROD W/ "KHA" CAP SET
ELECTRIC MARKER FLAG	IRFC IRON ROD WITH CAP FOUND
ELECTRIC MARKER SIGN	MNS MAG NAIL SET
UTILITY POLE	PKF PK NAIL FOUND
ELECTRIC TRANSFORMER	IRF IRON ROD FOUND
ELECTRIC VAULT	IRFV IRON PIPE FOUND
HANDICAPPED PARKING	ADS ALUMINUM DISK FOUND
SIGN	XS "X" CUT IN CONCRETE SET
BILLBOARD	XF "X" CUT IN CONCRETE FOUND
BORE LOCATION	P.O.B. POINT OF BEGINNING
FLAGPOLE	P.O.C. POINT OF COMMENCING
GREASE TRAP	

LINE TYPE LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	BUILDING LINE
W	WATER LINE
SS	SANITARY SEWER LINE
SD	STORM SEWER LINE
GAS	UNDERGROUND GAS LINE
OHE	OVERHEAD UTILITY LINE
UEC	UNDERGROUND ELECTRIC LINE
UCT	UNDERGROUND TELEPHONE LINE
	FENCE
	CONCRETE PAVEMENT
	ASPHALT PAVEMENT

PRELIMINARY PLAT
REIMAGINE REDBIRD ADDITION
LOTS 1-6, BLOCK A/6931

BEING A REPLAT OF LOT 1 AND LOT 11, BLOCK A/6931, RED BIRD MALL SHOPPING CENTER DEVELOPMENT, LOT 2A, BLOCK A/6931, RED BIRD/MAY ADDITION, LOT 2E, BLOCK A/6931, PRIMARY ADDITION, LOT 7A & 8A, BLOCK A/6931, SECOND REVISED RED BIRD MALL ADDITION, LOT 10-A, BLOCK A/6931, CINEMA ADDITION, AND LOT 12B, BLOCK A/6931, WESTMORELAND SQUARE ADDITION AND BEING 76.1552 ACRES OUT OF THE GEORGE ALVEY SURVEY, ABSTRACT NO. 10 SAMUEL BRANDENBURG SURVEY, ABSTRACT NO. 125 CITY OF DALLAS, DALLAS COUNTY, TEXAS

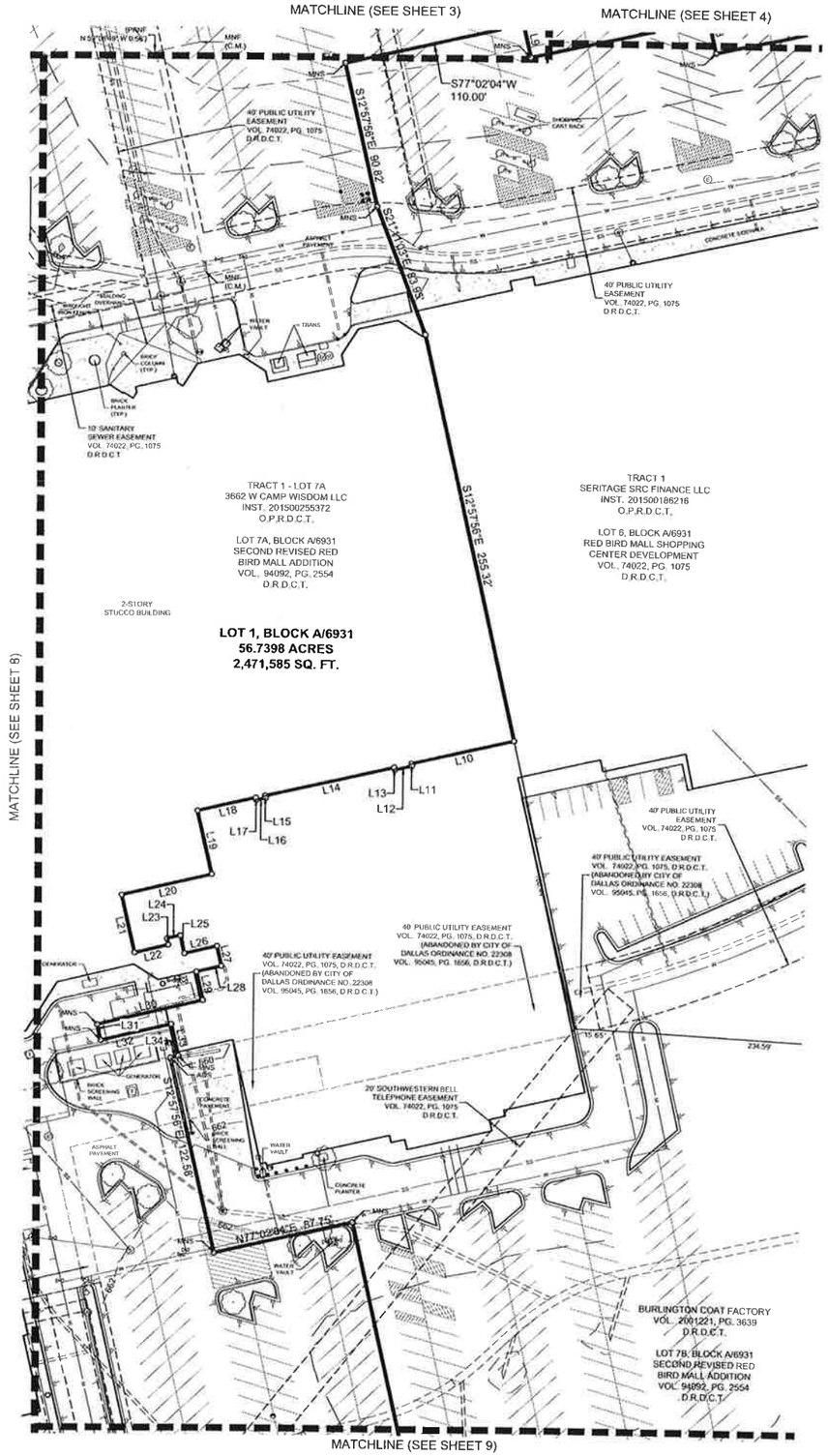
CITY PLAN FILE NO. S181-102
ENGINEERING NO. 311T-___

Kimley»Horn
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240
FIRM # 10115500
Tel. No. (972) 770-1300
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	JBH	JAO	FEB. 2019	064508500	6 OF 10

DWG NAME: K:\DAL_SURVEY\064508500\RED BIRD\DWG\RED BIRD_PP.DWG PLOTTED BY: CODE MITCHELL 4/19/2019 9:46 AM LAST SAVED: 4/19/2019 9:24 AM

S 189-192



LINE TABLE		
NO.	BEARING	LENGTH
L1	S60°23'32"E	40.56'
L2	N81°27'06"E	35.63'
L3	N39°03'07"E	39.12'
L4	N48°01'20"W	28.71'
L5	S43°55'40"E	39.71'
L6	N88°02'04"E	42.15'
L7	S43°02'04"W	58.81'
L8	N12°57'56"W	20.86'
L9	N12°57'56"W	20.86'
L10	S77°02'04"W	64.12'
L11	S12°57'56"E	1.54'
L12	S77°02'04"W	10.92'
L13	N12°57'56"W	1.54'
L14	S77°02'04"W	60.75'
L15	S12°57'56"E	1.54'
L16	S77°02'04"W	5.92'
L17	N12°57'56"W	1.54'
L18	S77°02'04"W	35.46'
L19	S12°57'56"E	40.00'
L20	S77°02'04"W	58.80'
L21	S12°57'56"E	36.42'
L22	N77°02'04"E	21.50'
L23	N12°57'56"W	4.00'
L24	N77°02'04"E	8.50'
L25	S12°57'56"E	11.25'
L26	N77°02'04"E	20.48'
L27	S12°57'56"E	12.50'
L28	S77°02'04"W	15.75'
L29	S12°57'56"E	18.00'
L30	S77°00'04"W	67.00'
L31	S12°57'56"E	10.00'
L32	N77°00'04"E	45.00'
L33	S12°57'56"E	20.00'
L34	S77°00'04"W	5.00'
L35	S53°57'04"W	30.00'
L36	N72°33'32"W	35.50'
L37	S18°40'47"W	49.00'
L38	N23°53'52"W	12.16'
L39	N26°22'29"E	53.13'
L40	N20°39'03"W	41.07'
L41	N28°18'04"E	60.00'
L42	N73°11'57"E	41.00'
L43	N01°00'56"W	13.63'
L44	S22°17'02"W	39.68'
L45	N57°57'52"W	39.70'
L46	S42°57'56"E	25.34'
L47	S77°02'04"W	22.28'
L48	S34°00'34"W	41.04'

NORTH

GRAPHIC SCALE IN FEET
1" = 40' @ 24X36

LEGEND

P.O.B. = POINT OF BEGINNING
SQ. FT. = SQUARE FEET
VOL. = VOLUME
PG. = PAGE
INST. NO. = INSTRUMENT NUMBER
XF = "X" CUT IN CONCRETE FOUND
MNF = MAG NAIL FOUND
PKNF = PK NAIL FOUND
IRF = IRON ROD FOUND
IRFC = IRON ROD WITH CAP FOUND
CMF = CONCRETE MONUMENT FOUND
MNS = MAG NAIL WITH WASHER STAMPED "REIMAGE REDBIRD ADD, KHA" SET
ADS = 3" ALUMINUM DISK STAMPED "REIMAGE REDBIRD ADD, KHA" SET
D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
M.R.D.C.T. = MAP RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS

NOTES:

1. The purpose of this plat is to create 6 lots from 8 platted lots.
2. Lot to lot drainage will not be allowed without City of Dallas Paving and Drainage Engineering section approval.
3. The basis of bearings is based on grid north of the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 (2011).
4. All corners marked 5/8" iron rod with plastic cap stamped "KHA" were set per boundary surveys dated April 10, 2017 and March 8, 2019.
5. See sheet 7 for line table.
6. All structures are to remain on property.

OWNER/APPLICANT:
(LOTS 1,2A, PART OF 2E, 10-A AND 12B)
CWRD PROPERTIES LLC
3963 MAPLE AVENUE, SUITE 450
DALLAS, TEXAS 75219
CONTACT: PETER BRODSKY
PHONE: 972-296-1967

OWNER/APPLICANT:
(LOT 7A)
3662 W CAMP WISDOM LLC
3963 MAPLE AVENUE, SUITE 450
DALLAS, TEXAS 75219
CONTACT: PETER BRODSKY
PHONE: 972-296-1967

OWNER/APPLICANT:
(PART OF LOT 2E)
OMRB II LLC
3963 MAPLE AVENUE, SUITE 450
DALLAS, TEXAS 75219
CONTACT: PETER BRODSKY
PHONE: 972-296-1967

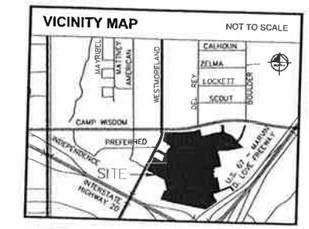
OWNER/APPLICANT:
(PART OF LOT 2E)
OMRB LLC
3963 MAPLE AVENUE, SUITE 450
DALLAS, TEXAS 75219
CONTACT: PETER BRODSKY
PHONE: 972-296-1967

OWNER/APPLICANT:
(PART OF LOT 2E)
3550 W CAMP WISDOM LLC
3662 WEST CAMP WISDOM ROAD, SUITE 1084
DALLAS, TEXAS 75237
CONTACT: PETER BRODSKY
PHONE: 972-296-1967

OWNER/APPLICANT:
(LOTS 8A AND 11)
WCWAP LLC
3662 WEST CAMP WISDOM ROAD, SUITE 1084
DALLAS, TEXAS 75237
CONTACT: PETER BRODSKY
PHONE: 972-296-1967

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
CONTACT: JAMIE PLOETZNER, P.E.
PHONE: 972-770-1300

VICINITY MAP
NOT TO SCALE



LEGEND

ROOF DRAIN	MAIL BOX
CABLE TV BOX	SANITARY SEWER CLEAN OUT
CABLE TV HANDHOLE	SANITARY SEWER MANHOLE
CABLE TV MANHOLE	SANITARY SEWER MARKER FLAG
CABLE TV MARKER FLAG	SANITARY SEWER MARKER SIGN
CABLE TV MARKER SIGN	SANITARY SEWER SEPTIC TANK
CABLE TV VAULT	SANITARY SEWER VAULT
COMMUNICATIONS BOX	STORM SEWER BOX
COMMUNICATIONS HANDHOLE	STORM SEWER DRUM
COMMUNICATIONS MANHOLE	STORM SEWER MANHOLE
COMMUNICATIONS MARKER FLAG	STORM SEWER VAULT
COMMUNICATIONS MARKER SIGN	TRAFFIC BARRIER
COMMUNICATIONS VAULT	FIGHT SIGNAL
ELEVATION BENCHMARK	TRAFFIC BOX
FIBER OPTIC BOX	CROSS WALK SIGNAL
FIBER OPTIC HANDHOLE	TRAFFIC HANDHOLE
FIBER OPTIC MANHOLE	TRAFFIC MANHOLE
FIBER OPTIC MARKER FLAG	TRAFFIC MARKER FLAG
FIBER OPTIC MARKER SIGN	TRAFFIC MARKER SIGN
FIBER OPTIC VAULT	TRAFFIC SIGNAL
MONITORING WELL	TRAFFIC VAULT
GAS HANDHOLE	UNIDENTIFIED BOX
GAS METER	UNIDENTIFIED HANDHOLE
GAS MANHOLE	UNIDENTIFIED METER
GAS MARKER FLAG	UNIDENTIFIED MANHOLE
GAS SIGN	UNIDENTIFIED MARKER FLAG
GAS TANK	UNIDENTIFIED MARKER SIGN
GAS VAULT	UNIDENTIFIED POLE
GAS VALVE	UNIDENTIFIED TANK
TELEPHONE BOX	UNIDENTIFIED VAULT
TELEPHONE HANDHOLE	UNIDENTIFIED VALVE
TELEPHONE MANHOLE	TREE
TELEPHONE MARKER FLAG	WATER BOX
TELEPHONE MARKER SIGN	FIRE DEPT. CONNECTION
TELEPHONE VAULT	WATER HANDHOLE
PIPELINE MARKER SIGN	FIRE HYDRANT
ELECTRIC BOX	WATER METER
FLOOD LIGHT	WATER MANHOLE
GUY ANCHOR	WATER MARKER FLAG
GUY ANCHOR POLE	WATER MARKER SIGN
ELECTRIC HANDHOLE	WATER VAULT
LIGHT STANDARD	WATER VALVE
ELECTRIC METER	AIR RELEASE VALVE
ELECTRIC MANHOLE	WATER WELL
ELECTRIC MARKER FLAG	IRFC 5/8" IRON ROD W/ "KHA" CAP SET
ELECTRIC MARKER SIGN	IRFC IRON ROD WITH CAP FOUND
UTILITY POLE	MNS MAG NAIL SET
ELECTRIC TRANSFORMER	PKF PK NAIL FOUND
ELECTRIC VAULT	IRF IRON ROD FOUND
HANDICAPPED PARKING	IRF IRON PIPE FOUND
SIGN	ACK ALUMINUM DISK FOUND
MARQUEE/BILLBOARD	XS "X" CUT IN CONCRETE SET
BORE LOCATION	XF "X" CUT IN CONCRETE FOUND
FLAG POLE	P.O.B. POINT OF BEGINNING
CREAM TRAP	P.O.C. POINT OF COMMENCING

LINE TYPE LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	BUILDING LINE
W	WATER LINE
SS	SANITARY SEWER LINE
CAS	STORM SEWER LINE
	UNDERGROUND GAS LINE
OHP	OVERHEAD UTILITY LINE
UGE	UNDERGROUND ELECTRIC LINE
UGT	UNDERGROUND TELEPHONE LINE
	FENCE
	CONCRETE PAVEMENT
	ASPHALT PAVEMENT

PRELIMINARY PLAT
REIMAGINE REDBIRD ADDITION
LOTS 1-6, BLOCK A/6931

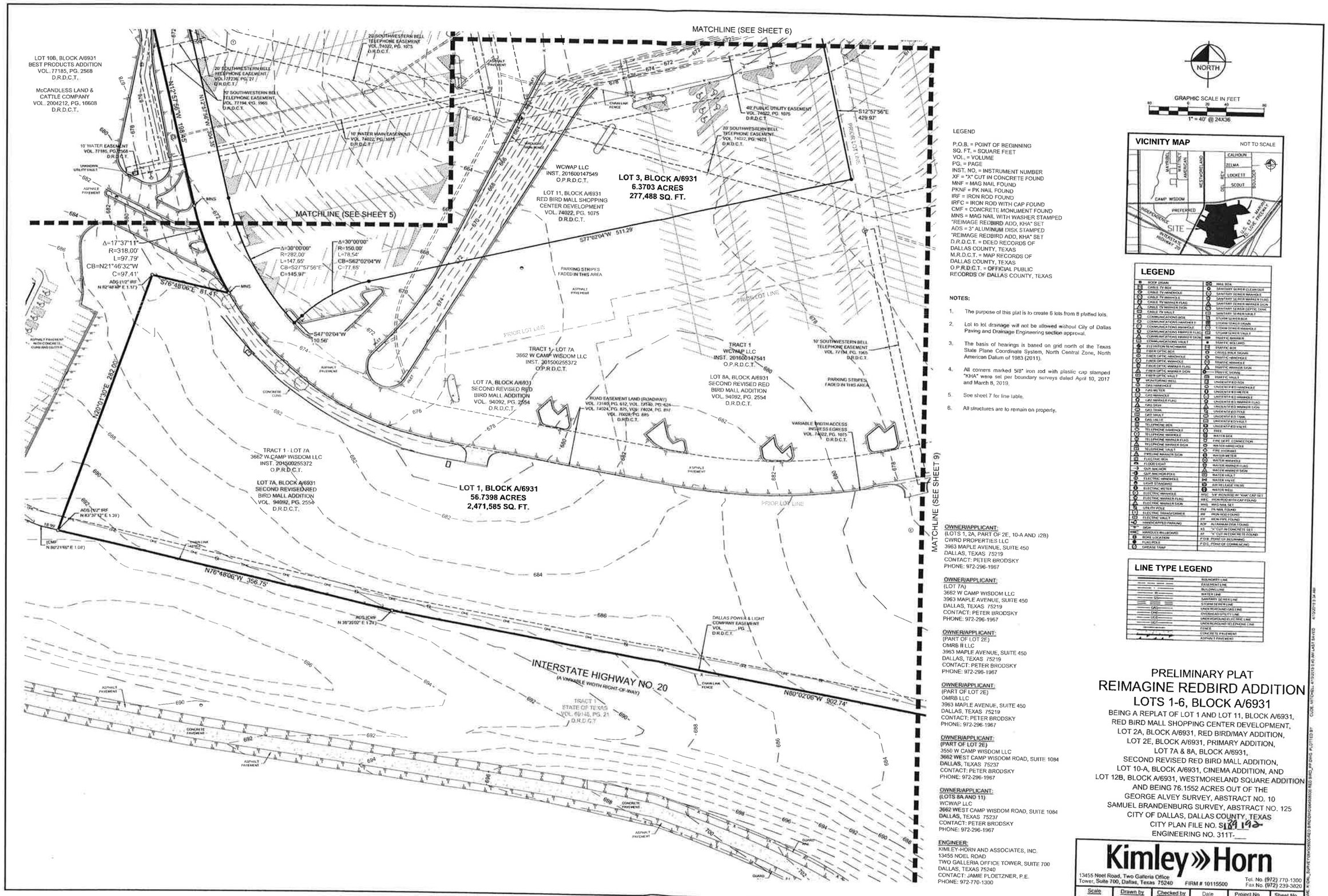
BEING A REPLAT OF LOT 1 AND LOT 11, BLOCK A/6931, RED BIRD MALL SHOPPING CENTER DEVELOPMENT, LOT 2A, BLOCK A/6931, RED BIRD/MAY ADDITION, LOT 2E, BLOCK A/6931, PRIMARY ADDITION, LOT 7A & 8A, BLOCK A/6931, SECOND REVISED RED BIRD MALL ADDITION, LOT 10-A, BLOCK A/6931, CINEMA ADDITION, AND LOT 12B, BLOCK A/6931, WESTMORELAND SQUARE ADDITION AND BEING 76.1552 ACRES OUT OF THE GEORGE ALVEY SURVEY, ABSTRACT NO. 10 SAMUEL BRANDENBURG SURVEY, ABSTRACT NO. 125 CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S189-192
ENGINEERING NO. 311T-___

Kimley»Horn
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500
Tel. No. (972) 770-1300
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	JBH	JAD	FEB. 2019	064508500	7 OF 10

DWG NAME: K:\DAL_SURVEY\064508500\RED BIRD\PDP\064508500 RED BIRD_PP.DWG PLOTTED BY: CODE, MICHAEL 4/15/2019 9:49 AM LAST SAVED: 4/15/2019 9:34 AM



LEGEND

P.O.B. = POINT OF BEGINNING
SQ. FT. = SQUARE FEET
VOL. = VOLUME
PG. = PAGE
INST. NO. = INSTRUMENT NUMBER
XF = "X" CUT IN CONCRETE FOUND
MNF = MAG NAIL FOUND
PKNF = PK NAIL FOUND
IRF = IRON ROD FOUND
IRFC = IRON ROD WITH CAP FOUND
CMF = CONCRETE MONUMENT FOUND
MNS = MAG NAIL WITH WASHER STAMPED "REIMAGE REDBIRD ADD, KHA" SET
ADS = 3" ALUMINUM DISK STAMPED "REIMAGE REDBIRD ADD, KHA" SET
D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
M.R.D.C.T. = MAP RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS

NOTES:

1. The purpose of this plat is to create 6 lots from 8 platted lots.
2. Lot to lot drainage will not be allowed without City of Dallas Paving and Drainage Engineering section approval.
3. The basis of bearings is based on grid north of the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 (2011).
4. All corners marked 5/8" iron rod with plastic cap stamped "KHA" were set per boundary surveys dated April 10, 2017 and March 8, 2019.
5. See sheet 7 for line table.
6. All structures are to remain on property.

OWNER/APPLICANT:
(LOTS 1, 2A, PART OF 2E, 10-A AND 12B)
CWRD PROPERTIES LLC
3963 MAPLE AVENUE, SUITE 450
DALLAS, TEXAS 75219
CONTACT: PETER BRODSKY
PHONE: 972-296-1967

OWNER/APPLICANT:
(LOT 7A)
3662 W CAMP WISDOM LLC
3963 MAPLE AVENUE, SUITE 450
DALLAS, TEXAS 75219
CONTACT: PETER BRODSKY
PHONE: 972-296-1967

OWNER/APPLICANT:
(PART OF LOT 2E)
OMRB II LLC
3963 MAPLE AVENUE, SUITE 450
DALLAS, TEXAS 75219
CONTACT: PETER BRODSKY
PHONE: 972-296-1967

OWNER/APPLICANT:
(PART OF LOT 2E)
OMRB LLC
3963 MAPLE AVENUE, SUITE 450
DALLAS, TEXAS 75219
CONTACT: PETER BRODSKY
PHONE: 972-296-1967

OWNER/APPLICANT:
(PART OF LOT 2E)
3550 W CAMP WISDOM LLC
3662 WEST CAMP WISDOM ROAD, SUITE 1084
DALLAS, TEXAS 75237
CONTACT: PETER BRODSKY
PHONE: 972-296-1967

OWNER/APPLICANT:
(LOTS 8A AND 11)
WCWAP LLC
3662 WEST CAMP WISDOM ROAD, SUITE 1084
DALLAS, TEXAS 75237
CONTACT: PETER BRODSKY
PHONE: 972-296-1967

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
CONTACT: JAMIE PLOETZNER, P.E.
PHONE: 972-770-1300

VICINITY MAP NOT TO SCALE

LEGEND

ROOF DRAIN	MAIL BOX
CABLE TV BOX	SANITARY SEWER CLEAN OUT
CABLE TV HANDHOLE	SANITARY SEWER MANHOLE
CABLE TV MANHOLE	SANITARY SEWER MARKER FLAG
CABLE TV MARKER FLAG	SANITARY SEWER MARKER SIGN
CABLE TV MARKER SIGN	SANITARY SEWER SEPTIC TANK
CABLE TV VAULT	SANITARY SEWER VAULT
COMMUNICATIONS BOX	STORM SEWER BOX
COMMUNICATIONS HANDHOLE	STORM SEWER DRAIN
COMMUNICATIONS MANHOLE	STORM SEWER MANHOLE
COMMUNICATIONS MARKER FLAG	STORM SEWER VAULT
COMMUNICATIONS MARKER SIGN	TRAFFIC BARRIER
COMMUNICATIONS VAULT	TRAFFIC BOX (LARGE)
ELEVATION BENCHMARK	TRAFFIC BOX
FIBER OPTIC BOX	CROSS WALK SIGNAL
FIBER OPTIC HANDHOLE	TRAFFIC HANDHOLE
FIBER OPTIC MANHOLE	TRAFFIC MANHOLE
FIBER OPTIC MARKER FLAG	TRAFFIC MARKER SIGN
FIBER OPTIC MARKER SIGN	TRAFFIC SIGNAL
FIBER OPTIC VAULT	TRAFFIC VAULT
MONITORING WELL	UNIDENTIFIED BOX
GAS HANDHOLE	UNIDENTIFIED HANDHOLE
GAS METER	UNIDENTIFIED METER
GAS MANHOLE	UNIDENTIFIED MANHOLE
GAS MARKER FLAG	UNIDENTIFIED MARKER FLAG
GAS SIGN	UNIDENTIFIED MARKER SIGN
GAS TANK	UNIDENTIFIED POLE
GAS VALVE	UNIDENTIFIED TANK
GAS VALVE	UNIDENTIFIED VAULT
TELEPHONE BOX	UNIDENTIFIED VALVE
TELEPHONE HANDHOLE	FIRE
TELEPHONE MANHOLE	WATER BOX
TELEPHONE MARKER FLAG	FIRE DEPT. CONNECTION
TELEPHONE MARKER SIGN	WATER HARD HOSE
TELEPHONE VAULT	FIRE HYDRANT
PIPELINE MARKER SIGN	WATER METER
ELECTRIC BOX	WATER MANHOLE
FLOOD LIGHT	WATER MARKER FLAG
GUY ANCHOR	WATER MARKER SIGN
GUY ANCHOR POLE	WATER VAULT
ELECTRIC HANDHOLE	WATER VALVE
LIGHT STANDARD	AIR RELEASE VALVE
ELECTRIC METER	WATER WELL
ELECTRIC MANHOLE	MSC 5/8" IRON ROD W/ "KHA" CAP SET
ELECTRIC MARKER FLAG	IRFC IRON ROD WITH CAP FOUND
ELECTRIC MARKER SIGN	MNS MAG NAIL SET
UTILITY POLE	PNF PK NAIL FOUND
ELECTRIC TRANSFORMER	IRF IRON ROD FOUND
ELECTRIC VAULT	IPF IRON PIPE FOUND
HANDICAPPED PARKING SIGN	ADF ALUMINUM DISK FOUND
MONUMENT/BILLBOARD	XS "X" CUT IN CONCRETE SET
BORE LOCATION	XF "X" CUT IN CONCRETE FOUND
FLAGPOLE	P.O.B. POINT OF BEGINNING
GREASE TRAP	P.O.C. POINT OF COMMENCING

LINE TYPE LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	BUILDING LINE
W	WATER LINE
SS	SANITARY SEWER LINE
SD	STORM SEWER LINE
GAS	UNDERGROUND GAS LINE
OHE	OVERHEAD UTILITY LINE
UGE	UNDERGROUND ELECTRIC LINE
UGT	UNDERGROUND TELEPHONE LINE
	FENCE
	CONCRETE PAVEMENT
	ASPHALT PAVEMENT

PRELIMINARY PLAT
REIMAGINE REDBIRD ADDITION
LOTS 1-6, BLOCK A/6931

BEING A REPLAT OF LOT 1 AND LOT 11, BLOCK A/6931, RED BIRD MALL SHOPPING CENTER DEVELOPMENT, LOT 2A, BLOCK A/6931, RED BIRD/MAY ADDITION, LOT 2E, BLOCK A/6931, PRIMARY ADDITION, LOT 7A & 8A, BLOCK A/6931, SECOND REVISED RED BIRD MALL ADDITION, LOT 10-A, BLOCK A/6931, CINEMA ADDITION, AND LOT 12B, BLOCK A/6931, WESTMORELAND SQUARE ADDITION AND BEING 76.1552 ACRES OUT OF THE GEORGE ALVEY SURVEY, ABSTRACT NO. 10 SAMUEL BRANDENBURG SURVEY, ABSTRACT NO. 125 CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S189-192

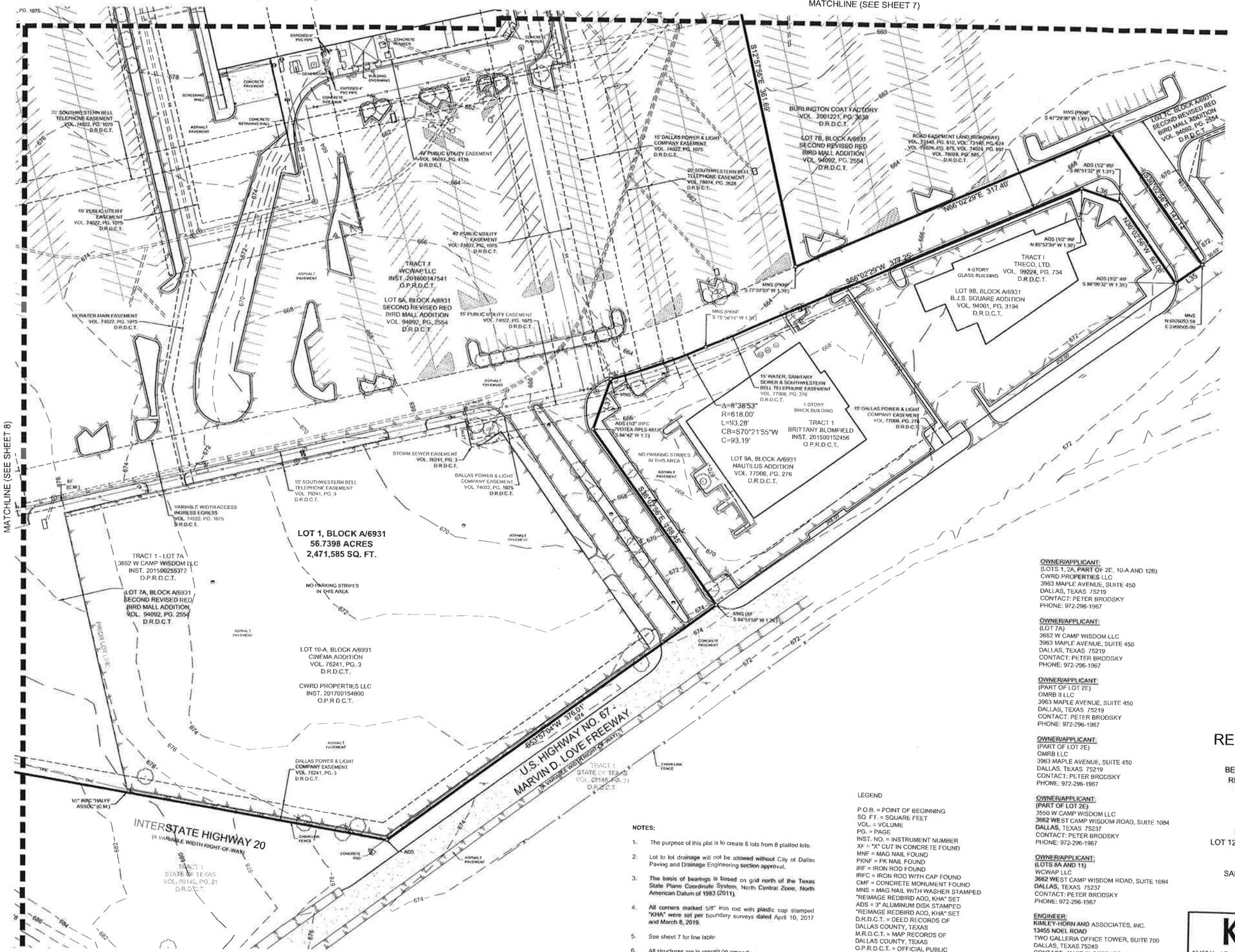
ENGINEERING NO. 311T-____

Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

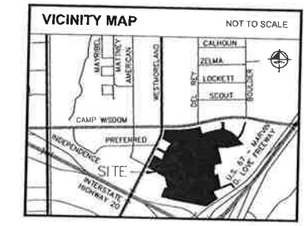
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	JBH	JAD	FEB. 2019	064508500	8 OF 10

DWG NAME: K:\DAL_SUPPORT\064508500\RED BIRD\064508500 RED BIRD_PP.DWG PLOTTED BY CLOE, MITCHELL 4/12/2019 9:40 AM LAST SAVED 4/12/2019 9:34 AM



VICINITY MAP

NOT TO SCALE



LEGEND

HOOK DRAIN	MAIL BOX
CABLE TV BOX	SANITARY SEWER CLEAN OUT
CABLE TV MANHOLE	SANITARY SEWER MANHOLE
CABLE TV MARKER	SANITARY SEWER MARKER FLAG
CABLE TV MARKER FLAG	SANITARY SEWER MARKER SIGN
CABLE TV MARKER SIGN	SANITARY SEWER SEPTIC TANK
CABLE TV VAULT	SANITARY SEWER VAULT
COMMUNICATIONS BOX	STORM SEWER BOX
COMMUNICATIONS MANHOLE	STORM SEWER DRAIN
COMMUNICATIONS MARKER FLAG	STORM SEWER MANHOLE
COMMUNICATIONS MARKER SIGN	STORM SEWER VAULT
COMMUNICATIONS VAULT	TRAFFIC BARRIER
ELEVATION BENCHMARK	TRAFFIC BOX LAND
FIBER OPTIC BOX	TRAFFIC BOX
FIBER OPTIC MANHOLE	CROSS WALK SIGNAL
FIBER OPTIC MARKER	TRAFFIC MANHOLE
FIBER OPTIC MARKER FLAG	TRAFFIC MARKER
FIBER OPTIC MARKER SIGN	TRAFFIC MARKER SIGN
FIBER OPTIC VAULT	TRAFFIC SIGNAL
MONITORING WELL	TRAFFIC VAULT
GAS MANHOLE	UNIDENTIFIED BOX
GAS METER	UNIDENTIFIED MANHOLE
GAS MARKER	UNIDENTIFIED METER
GAS MARKER FLAG	UNIDENTIFIED MARKER
GAS SIGN	UNIDENTIFIED MARKER FLAG
GAS TANK	UNIDENTIFIED MARKER SIGN
GAS VAULT	UNIDENTIFIED POLE
GAS VALVE	UNIDENTIFIED TANK
TELEPHONE BOX	UNIDENTIFIED VAULT
TELEPHONE MANHOLE	UNIDENTIFIED VALVE
TELEPHONE MARKER	FIRE
TELEPHONE MARKER FLAG	WATER BOX
TELEPHONE MARKER SIGN	FIRE DEPT. CONNECTION
TELEPHONE VAULT	WATER HAND HOLD
FIBER LINE MARKER SIGN	FIRE HYDRANT
ELECTRIC BOX	WATER METER
FLOOD LIGHT	WATER MANHOLE
GUY ANCHOR	WATER MARKER FLAG
GUY ANCHOR POLE	WATER MARKER SIGN
ELECTRIC MANHOLE	WATER VAULT
LIGHT STANDARD	WATER VALVE
ELECTRIC METER	AIR RELEASE VALVE
ELECTRIC MARKER	WATER WELL
ELECTRIC MARKER FLAG	5/8" IRON ROD W/ "KHA" CAP SET
ELECTRIC MARKER SIGN	IRON ROD WITH CAP FOUND
UTILITY POLE	MAG NAIL SET
ELECTRIC TRANSFORMER	MAG NAIL FOUND
ELECTRIC VAULT	IRON ROD FOUND
HANDICAPPED PARKING	IRON PIPE FOUND
SIGN	ALUMINUM DISK FOUND
MONUMENT/BILLBOARD	"X" CUT IN CONCRETE SET
SIGNE LOCATION	"X" CUT IN CONCRETE FOUND
FLAG POLE	P.O.B. POINT OF BEGINNING
GREASE TRAP	P.O.C. POINT OF COMMENCING

LINE TYPE LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	BUILDING LINE
W	WATER LINE
SS	SANITARY SEWER LINE
	STORM SEWER LINE
GAS	UNDERGROUND GAS LINE
OHE	OVERHEAD UTILITY LINE
UGE	UNDERGROUND ELECTRIC LINE
UGT	UNDERGROUND TELEPHONE LINE
	FENCE
	CONCRETE PAVEMENT
	ASPHALT PAVEMENT

OWNER/APPLICANT:
(LOTS 1, 2A, PART OF 2E, 10-A AND 12B)
CWRD PROPERTIES LLC
3963 MAPLE AVENUE, SUITE 450
DALLAS, TEXAS 75219
CONTACT: PETER BRODSKY
PHONE: 972-296-1967

OWNER/APPLICANT:
(LOT 7A)
3662 W CAMP WISDOM LLC
3963 MAPLE AVENUE, SUITE 450
DALLAS, TEXAS 75219
CONTACT: PETER BRODSKY
PHONE: 972-296-1967

OWNER/APPLICANT:
(PART OF LOT 2E)
OMRB II LLC
3963 MAPLE AVENUE, SUITE 450
DALLAS, TEXAS 75219
CONTACT: PETER BRODSKY
PHONE: 972-296-1967

OWNER/APPLICANT:
(PART OF LOT 2E)
OMRB I LLC
3963 MAPLE AVENUE, SUITE 450
DALLAS, TEXAS 75219
CONTACT: PETER BRODSKY
PHONE: 972-296-1967

OWNER/APPLICANT:
(PART OF LOT 2E)
3550 W CAMP WISDOM LLC
3662 WEST CAMP WISDOM ROAD, SUITE 1084
DALLAS, TEXAS 75237
CONTACT: PETER BRODSKY
PHONE: 972-296-1967

OWNER/APPLICANT:
(LOTS 8A AND 11)
WCWAP LLC
3662 WEST CAMP WISDOM ROAD, SUITE 1084
DALLAS, TEXAS 75237
CONTACT: PETER BRODSKY
PHONE: 972-296-1967

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
CONTACT: JAMIE PLOETZNER, P.E.
PHONE: 972-770-1300

NOTES:

1. The purpose of this plat is to create 8 lots from 8 platted lots.
2. Lot to lot drainage will not be allowed without City of Dallas Paving and Drainage Engineering section approval.
3. The basis of bearings is based on grid north of the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 (2011).
4. All corners marked 5/8" iron rod with plastic cap stamped "KHA" were set per boundary surveys dated April 10, 2017 and March 8, 2019.
5. See sheet 7 for line table.
6. All structures are to remain on property.

LEGEND

P.O.B. = POINT OF BEGINNING
SQ. FT. = SQUARE FEET
VOL. = VOLUME
PG. = PAGE
INST. NO. = INSTRUMENT NUMBER
XF = "X" CUT IN CONCRETE FOUND
MNF = MAG NAIL FOUND
PKNF = PK NAIL FOUND
IRF = IRON ROD FOUND
IRFC = IRON ROD WITH CAP FOUND
CMF = CONCRETE MONUMENT FOUND
MNS = MAG NAIL WITH WASHER STAMPED "REIMAGE REDBIRD ADD, KHA" SET
ADS = 3" ALUMINUM DISK STAMPED "REIMAGE REDBIRD ADD, KHA" SET
D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
M.R.D.C.T. = MAP RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS

PRELIMINARY PLAT
REIMAGINE REDBIRD ADDITION
LOTS 1-6, BLOCK A/6931

BEING A REPLAT OF LOT 1 AND LOT 11, BLOCK A/6931, RED BIRD MALL SHOPPING CENTER DEVELOPMENT, LOT 2A, BLOCK A/6931, RED BIRD/MAY ADDITION, LOT 2E, BLOCK A/6931, PRIMARY ADDITION, LOT 7A & 8A, BLOCK A/6931, SECOND REVISED RED BIRD MALL ADDITION, LOT 10-A, BLOCK A/6931, CINEMA ADDITION, AND LOT 12B, BLOCK A/6931, WESTMORELAND SQUARE ADDITION AND BEING 76.1552 ACRES OUT OF THE GEORGE ALVEY SURVEY, ABSTRACT NO. 10 SAMUEL BRANDENBURG SURVEY, ABSTRACT NO. 125
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S187-192
ENGINEERING NO. 311T-___

Kimley»Horn
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240
FIRM # 10115500
Tel. No. (972) 770-1300
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	JBH	JAD	FEB. 2019	064508500	9 OF 10

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, 3662 W CAMP WISDOM LLC, 3550 W CAMP WISDOM LLC, OMRB LLC, OMRB II LLC, WCWAP LLC AND CWRD PROPERTIES LLC are the owners of the tracts of land situated in the George Alvey Survey, Abstract No. 125 and Samuel Brandenburg Survey, Abstract No. 125, City of Dallas, Dallas County, Texas, and being all of Lot 1 and Lot 11, Block A/6931, Red Bird Mall Shopping Center Development, an addition to the City of Dallas, Texas according to the plat recorded in Volume 74022, Page 1075, Deed Records of Dallas County, Texas, and being all of Lot 2A, Block A/693, Red Bird/May Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 95163, Page 2154 of said Deed Records, and being all of Lot 2E, Block A/6931, Primary Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 2000141, Page 30 of said Deed Records, and being all of Lot 7A and Lot 8A, Block A/6931, Second Revised Red Bird Mall Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 94092, Page 2554 of said Deed Records, and being all of Lot 10-A, Block A/6931, Cinema Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 76241, Page 3 of said Deed Records, and being all of Lot 12B, Block A/6931, Westmoreland Square Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 83204, Page 5574 of said Deed Records, and being all of a tract of land described as "TRACT 1" in Special Warranty Deed with Vendor's Lien to CWRD Properties LLC recorded in Instrument No. 201700105711, Official Public Records of Dallas County, Texas, and being all of "TRACT 1" described in Special Warranty Deed with Vendor's Lien to CWRD Properties LLC recorded in Instrument No. 201600289936 of said Official Public Records, and being the remainder of a called 13.2879 acre tract of land described in Special Warranty Deed to 3550 W Camp Wisdom LLC recorded in Instrument No. 201700105016 of said Official Public Records, and being all of a remainder of a called 11.5969 acre tract of land described in General Warranty Deed to OMRB LLC recorded in Instrument No. 201700324429 of said Official Public Records, and being all of a called 10.3592 acre tract of land described in Limited General Warranty Deed to OMRB II LLC recorded in Instrument No. 201900084155 of said Official Public Records, and being all of a called 0.4610 acre tract of land described in General Warranty Deed to CWRD Properties LLC recorded in Instrument No. 201700324430 of said Official Public Records, and being all of "TRACT 1 - LOT 7A" described in Special Warranty Deed to 3662 W Camp Wisdom LLC recorded in Instrument No. 201500255372 of said Official Public Records, and being all of "TRACT 1" described in General Warranty Deed to WCWAP LLC recorded in Instrument No. 201600147541 of said Official Public Records, and being all of "TRACT 1" described in Special Warranty Deed to CWRD Properties LLC recorded in Instrument No. 201700154800 of said Official Public Records, and being all of "TRACT I" described in Special Warranty Deed to WCWAP LLC recorded in Instrument No. 201600147549 of said Official Public Records, and being all of "TRACT I" described in Special Warranty Deed with Vendor's Lien to CWRD Properties LLC recorded in Instrument No. 201600289934 of said Official Public Records, and being more particularly described as follows:

BEGINNING at an "X" cut in concrete found at the intersection of the south right-of-way line of Camp Wisdom Road (100-foot wide right-of-way, Volume 2557, Page 30 and Volume 67253, Page 358 of said Deed Records) and the east right-of-way line of Westmoreland Road (100-foot wide right-of-way, Volume 67253, Page 354 of said Deed Records), for the northwest corner of said Lot 1;

THENCE with said south right-of-way line of Camp Wisdom Road, the following courses and distances:

North 88°37'04" East, a distance of 451.78 feet to an "X" cut in concrete found at the beginning of a tangent curve to the left having a central angle of 15°25'12", a radius of 1970.08 feet, a chord bearing and distance of North 80°54'28" East, 528.61 feet;
In a northeasterly direction, with said curve to the left, an arc distance of 530.21 feet to a PK nail found for a north corner of said Lot 2E, and being the northwest corner of Lot 2D, Block A/6931 of said Primary Addition;

THENCE departing said south right-of-way line of Camp Wisdom Road, and with the north line of said Lot 2E, the following courses and distances:

South 15°19'40" East, a distance of 163.05 feet to a 5/8-inch iron rod with plastic cap stamped "KSC 4019" found for corner;
South 60°23'52" East, a distance of 40.56 feet to a PK nail found for corner;
North 72°35'50" East, a distance of 284.28 feet to an "X" cut in concrete found at the beginning of a non-tangent curve to the right having a central angle of 1°56'27", a radius of 898.00 feet, a chord bearing and distance of North 73°33'02" East, 30.42 feet;
In a northeasterly direction, with said curve to the right, an arc distance of 30.42 feet to a 3-inch aluminum disk stamped "REIMAGE REDBIRD ADD, KHA" set for the southeast corner of said Lot 2D, and being the southwest corner of Lot 2C, Block A/6931 of said Red Bird/May Addition, and being the beginning of a compound curve to the right having a central angle of 6°55'50", a radius of 898.00 feet, a chord bearing and distance of North 77°59'11" East, 108.56 feet; from said point a 5/8-inch iron rod found bears South 43°11'04" West, a distance of 0.30 feet;
In a northeasterly direction, with said curve to the right, an arc distance of 108.62 feet to an "X" cut in concrete found for corner;
North 81°27'06" East, a distance of 35.63 feet to an "X" cut in concrete found at the beginning of a tangent curve to the right having a central angle of 6°02'15", a radius of 493.00 feet, a chord bearing and distance of North 84°28'13" East, 51.93 feet;
In a northeasterly direction, with said curve to the right, an arc distance of 51.95 feet to a mag nail with washer slamped "REIMAGE REDBIRD ADD, KHA" set for corner; from said point a PK nail found bears North 57°33'58" West, a distance of 0.28 feet;
North 39°03'07" East, a distance of 39.12 feet to a 1/2-inch iron rod found for corner;
North 3°01'20" West, a distance of 137.02 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;
North 48°01'20" West, a distance of 28.71 feet to a 3-inch aluminum disk stamped "REIMAGE REDBIRD ADD, KHA" set in said south right-of-way line of Camp Wisdom Road, for the northernmost northeast corner of said Lot 2C, and being the beginning of a non-tangent curve to the right having a central angle of 2°29'52", a radius of 1850.08 feet, a chord bearing and distance of North 85°56'07" East, 80.64 feet; from said point a 1/2-inch iron rod found bears North 60°27'46" West, a distance of 0.33 feet;

THENCE in a northeasterly direction, with said south right-of-way line of Camp Wisdom Road and with said curve to the right, an arc distance of 80.65 feet to a 3-inch aluminum disk stamped "REIMAGE REDBIRD ADD, KHA" set for a north corner of said Lot 7A, and being the northwest corner of Lot 3, Block A/6931 of said Red Bird Mall Shopping Center Development;

THENCE departing said south right-of-way line of Camp Wisdom Road and with the north line of said Lot 7A, the following courses and distances:

South 3°01'20" East, a distance of 171.86 feet to a 3-inch aluminum disk stamped "REIMAGE REDBIRD ADD, KHA" set for corner; from said point a 1/2-inch iron rod found bears North 56°30'39" West, a distance of 2.32 feet;
South 43°55'40" East, a distance of 39.71 feet to a 3-inch aluminum disk stamped "REIMAGE REDBIRD ADD, KHA" set at the beginning of a non-tangent curve to the right having a central angle of 32°20'00", a radius of 493.00 feet, a chord bearing and distance of South 63°07'56" East, 274.54 feet; from said point a 1/2-inch iron rod found bears North 51°23'41" West, a distance of 2.51 feet;
In a southeasterly direction, with said curve to the right, an arc distance of 278.21 feet to a 3-inch aluminum disk stamped "REIMAGE REDBIRD ADD, KHA" set for corner; from said point a 1/2-inch iron rod found bears North 58°38'49" West, a distance of 2.39 feet;
South 46°57'56" East, a distance of 100.00 feet to a mag nail with washer stamped "REIMAGE REDBIRD ADD, KHA" set for corner;
North 88°02'04" East, a distance of 42.15 feet to a 3-inch aluminum disk stamped "REIMAGE REDBIRD ADD, KHA" set at the beginning of a non-tangent curve to the left having a central angle of 2°29'14", a radius of 370.00 feet, a chord bearing and distance of North 31°08'58" East, 175.81 feet;
In a northeasterly direction, with said curve to the left, an arc distance of 177.51 feet to a 3-inch aluminum disk stamped "REIMAGE REDBIRD ADD, KHA" set for corner;
North 17°24'21" East, a distance of 270.42 feet to a mag nail with washer stamped "REIMAGE REDBIRD ADD, KHA" set in said south right-of-way line of Camp Wisdom Road, for the northernmost northeast corner of said Lot 7A, and being the northeast corner of said Lot 3, and being the beginning of a non-tangent curve to the right having a central angle of 0°57'40", a radius of 1850.08 feet, a chord bearing and distance of South 87°24'12" East, 31.03 feet; from said point an "X" cut in concrete found bears South 11°25'25" East, a distance of 1.03 feet;

THENCE in a southeasterly direction, with said south right-of-way line of Camp Wisdom Road and with said curve to the right, an arc distance of 31.03 feet to a 3-inch aluminum disk stamped "REIMAGE REDBIRD ADD, KHA" set for the easternmost northeast corner of said Lot 7A, and being the northwest corner of Lot 6, Block A/6931 of said Red Bird Mall Shopping Center Development;

THENCE departing said south right-of-way line of Camp Wisdom Road, with the west line of said Lot 6 and with the east line of said Lot 7A, the following courses and distances:

South 17°24'21" West, a distance of 278.35 feet to a 3-inch aluminum disk stamped "REIMAGE REDBIRD ADD, KHA" set at the beginning of a tangent curve to the right having a central angle of 25°37'43", a radius of 400.00 feet, a chord bearing and distance of South 30°13'12" West, 177.43 feet;
In a southwesterly direction, with said curve to the right, an arc distance of 178.92 feet to a 3-inch aluminum disk stamped "REIMAGE REDBIRD ADD, KHA" set for corner;
South 43°02'04" West, a distance of 59.81 feet to a mag nail with washer stamped "REIMAGE REDBIRD ADD, KHA" set for corner; from said point a PK nail found bears North 1°57'05" East, a distance of 2.89 feet;
South 46°57'56" East, a distance of 114.01 feet to a mag nail with washer stamped "REIMAGE REDBIRD ADD, KHA" set at the beginning of a tangent curve to the right having a central angle of 11°23'12", a radius of 475.00 feet, a chord bearing and distance of South 41°16'20" East, 94.24 feet;
In a southeasterly direction, with said curve to the right, an arc distance of 94.40 feet to a mag nail with washer stamped "REIMAGE REDBIRD ADD, KHA" set for corner;
South 77°02'04" West, a distance of 467.49 feet to a mag nail with washer stamped "REIMAGE REDBIRD ADD, KHA" set for corner;
North 12°57'56" West, a distance of 20.80 feet to a mag nail with washer stamped "REIMAGE REDBIRD ADD, KHA" set for corner;
South 77°02'04" West, a distance of 110.00 feet to a mag nail with washer stamped "REIMAGE REDBIRD ADD, KHA" set for corner;
North 12°57'56" West, a distance of 20.80 feet to a mag nail with washer stamped "REIMAGE REDBIRD ADD, KHA" set for corner;
South 77°02'04" West, a distance of 110.00 feet to a mag nail with washer stamped "REIMAGE REDBIRD ADD, KHA" set for corner;
South 12°57'56" East, a distance of 90.82 feet to a mag nail with washer stamped "REIMAGE REDBIRD ADD, KHA" set for corner;
South 21°11'03" East, a distance of 83.95 feet to a point for corner in building;
South 12°57'56" East, a distance of 255.32 feet to a point for corner in building, and being a southeast corner of said Lot 7A;

THENCE departing said west line of Lot 6 and continuing with said east line of Lot 7A, the following courses and distances:

South 77°02'04" West, a distance of 64.12 feet to a point for corner in building;
South 12°57'56" East, a distance of 1.54 feet to a point for corner in building;
South 77°02'04" West, a distance of 10.92 feet to a point for corner in building;
North 12°57'56" West, a distance of 1.54 feet to a point for corner in building;
South 77°02'04" West, a distance of 80.75 feet to a point for corner in building;
South 12°57'56" East, a distance of 1.54 feet to a point for corner in building;
South 77°02'04" West, a distance of 5.92 feet to a point for corner in building;
North 12°57'56" West, a distance of 1.54 feet to a point for corner in building;
South 77°02'04" West, a distance of 80.75 feet to a point for corner in building;
South 12°57'56" East, a distance of 1.54 feet to a point for corner in building;
South 77°02'04" West, a distance of 5.92 feet to a point for corner in building;
North 12°57'56" West, a distance of 1.54 feet to a point for corner in building;
South 77°02'04" West, a distance of 36.46 feet to a point for corner in building;
South 12°57'56" East, a distance of 40.00 feet to a point for corner in building;
South 77°02'04" West, a distance of 56.80 feet to a point for corner in building;
South 12°57'56" East, a distance of 36.42 feet to a point for corner in building;
North 77°02'04" East, a distance of 21.50 feet to a point for corner in building;
North 12°57'56" West, a distance of 4.00 feet to a point for corner in building;
North 77°02'04" East, a distance of 8.50 feet to a point for corner in building;
South 12°57'56" East, a distance of 11.25 feet to a point for corner in building;
North 77°02'04" East, a distance of 20.48 feet to a point for corner in building;
South 12°57'56" East, a distance of 12.50 feet to a point for corner in building;
South 77°02'04" West, a distance of 15.75 feet to a point for corner in building;
South 12°57'56" East, a distance of 18.00 feet to a point for corner in building;
South 77°00'04" West, a distance of 67.00 feet to a mag nail with washer stamped "REIMAGE REDBIRD ADD, KHA" set for corner;
South 12°57'56" East, a distance of 10.00 feet to a mag nail with washer stamped "REIMAGE REDBIRD ADD, KHA" set for corner;
North 77°00'04" East, a distance of 45.00 feet to a point for corner in building;
South 12°57'56" East, a distance of 20.00 feet to a mag nail with washer stamped "REIMAGE REDBIRD ADD, KHA" set for corner;
South 77°00'04" West, a distance of 5.00 feet to a 3-inch aluminum disk stamped "REIMAGE REDBIRD ADD, KHA" set for corner;
South 12°57'56" East, a distance of 122.58 feet to a mag nail with washer stamped "REIMAGE REDBIRD ADD, KHA" set in the north of said Lot 8A, for a southeast corner of said Lot 7A;

THENCE with east line of said Lot 8A, the following courses and distances:

North 77°02'04" East, a distance of 87.75 feet to a mag nail with washer stamped "REIMAGE REDBIRD ADD, KHA" set for corner;
South 12°57'56" East, a distance of 361.69 feet to a mag nail with washer stamped "REIMAGE REDBIRD ADD, KHA" set for corner; from said point a PK nail found bears South 77°07'03" West, a distance of 1.39 feet;
North 66°02'29" East, a distance of 317.40 feet to a mag nail with washer stamped "REIMAGE REDBIRD ADD, KHA" set for corner; from said point a PK nail found bears South 47°29'36" West, a distance of 1.49 feet;
South 36°02'56" East, a distance of 147.14 feet to a mag nail with washer stamped "REIMAGE REDBIRD ADD, KHA" set northwest right-of-way line of U.S. Highway No. 67 - Marvin D. Love Freeway (a variable width right-of-way), for the easternmost southeast corner of said Lot 8A;

THENCE with said northwest U.S. Highway No. 67 - Marvin D. Love Freeway (a variable width right-of-way), South 53°57'04" West, a distance of 30.00 feet to a 3-inch aluminum disk stamped "REIMAGE REDBIRD ADD, KHA" set for the southernmost southeast corner of said Lot 8A, and being the southeast corner of Lot 9B, Block A/6931;

THENCE departing said northwest U.S. Highway No. 67 - Marvin D. Love Freeway (a variable width right-of-way) and with the south line of said Lot 8A, the following courses and distances:

North 36°02'56" West, a distance of 92.08 feet to a 3-inch aluminum disk stamped "REIMAGE REDBIRD ADD, KHA" set for corner;
North 72°33'32" West, a distance of 36.50 feet to a 3-inch aluminum disk stamped "REIMAGE REDBIRD ADD, KHA" set for corner;
South 66°02'29" West, a distance of 377.25 feet to a mag nail with washer stamped "REIMAGE REDBIRD ADD, KHA" set at the beginning of a tangent curve to the right having a central angle of 8°38'53", a radius of 618.00 feet, a chord bearing and distance of South 70°21'55" West, 93.19 feet;
In a southwesterly direction, with said curve to the right, an arc distance of 93.28 feet to a mag nail with washer stamped "REIMAGE REDBIRD ADD, KHA" set for corner;
South 18°40'47" West, a distance of 49.00 feet to a mag nail with washer stamped "REIMAGE REDBIRD ADD, KHA" set for corner;
South 36°02'56" East, a distance of 198.45 feet to a mag nail with washer stamped "REIMAGE REDBIRD ADD, KHA" set in U.S. Highway No. 67 - Marvin D. Love Freeway (a variable width right-of-way), for a south corner of said Lot 8A;

THENCE with said northwest U.S. Highway No. 67 - Marvin D. Love Freeway (a variable width right-of-way), South 53°57'04" West, a distance of 376.01 feet to a 3-inch aluminum disk stamped "REIMAGE REDBIRD ADD, KHA" set at the intersection of said northwest U.S. Highway No. 67 - Marvin D. Love Freeway (a variable width right-of-way) and the northeast right-of-way line of Interstate Highway No. 20 (a variable width right-of-way), for the south corner of said Lot 10-A;

THENCE with said northeast right-of-way line of Interstate Highway No. 20, the following courses and distances:

North 80°02'06" West, a distance of 902.74 feet to a 3-inch aluminum disk stamped "REIMAGE REDBIRD ADD, KHA" set for corner;
North 76°48'06" West, a distance of 356.75 feet to a 3-inch aluminum disk stamped "REIMAGE REDBIRD ADD, KHA" set for the southernmost southwest corner of said Lot 7A, and being the southernmost southeast corner of Lot 10B, Block A/6931, Best Products Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 77185, Page 2568 of said Deed Records;

THENCE departing said northeast right-of-way line of Interstate Highway No. 20 and with the west line of said Lot 7A, the following courses and distances:

North 20°01'30" East, a distance of 282.00 feet to a 3-inch aluminum disk stamped "REIMAGE REDBIRD ADD, KHA" set for corner;
South 76°48'06" East, a distance of 81.41 feet to a mag nail with washer stamped "REIMAGE REDBIRD ADD, KHA" set at the beginning of a non-tangent curve to the right having a central angle of 17°37'11", a radius of 318.00 feet, a chord bearing and distance of North 21°46'32" West, 97.41 feet;
In a northwesterly direction, with said curve to the right, an arc distance of 97.79 feet to a mag nail with washer stamped "REIMAGE REDBIRD ADD, KHA" set for corner;
North 12°57'56" West, a distance of 198.45 feet to a mag nail with washer stamped "REIMAGE REDBIRD ADD, KHA" set for corner;
North 23°33'52" West, a distance of 12.16 feet to a mag nail with washer stamped "REIMAGE REDBIRD ADD, KHA" set for corner;
North 63°06'56" West, a distance of 543.86 feet to a mag nail with washer stamped "REIMAGE REDBIRD ADD, KHA" set for corner;
Westmoreland Road (100-foot wide right-of-way, Volume 67253, Page 354 of said Deed Records), for the westernmost southwest corner of said Lot 7A, and being the northwest corner of Lot 10C, Block A/6931, Ina Healthplan Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 81054, Page 1215 of said Deed Records;

THENCE with said east right-of-way line of Westmoreland Road, North 26°16'04" East, a distance of 383.99 feet to a mag nail with washer stamped "REIMAGE REDBIRD ADD, KHA" set for the northwest corner of said Lot 12B, and being the southwest corner of Lot 12A, Block A/6931, Split Rail Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 78030, Page 1661 of said Deed Records;

THENCE departing said east right-of-way line of Westmoreland Road and with the south, east and north lines of said Lot 12A, the following courses and distances:

South 63°43'56" East, a distance of 253.53 feet to a mag nail with washer stamped "REIMAGE REDBIRD ADD, KHA" set at the beginning of a non-tangent curve to the right having a central angle of 18°32'50", a radius of 298.00 feet, a chord bearing and distance of North 17°06'04" East, 96.04 feet;
In a northeasterly direction, with said curve to the right, an arc distance of 96.46 feet to a mag nail with washer stamped "REIMAGE REDBIRD ADD, KHA" set for corner;
North 26°22'29" East, a distance of 53.13 feet to a mag nail with washer stamped "REIMAGE REDBIRD ADD, KHA" set for corner;
North 20°39'03" West, a distance of 41.07 feet to a 1/2-inch iron rod found corner;
North 63°43'56" West, a distance of 208.33 feet to a PK nail found in said east right-of-way line of Westmoreland Road, for the northwest corner of said Lot 12B, and being the westernmost northwest corner of said Lot 11;

THENCE with said east right-of-way line of Westmoreland Road, North 26°16'04" East, a distance of 60.00 feet to a mag nail with washer stamped "REIMAGE REDBIRD ADD, KHA" set for the northernmost northwest corner of said Lot 7A, and being the southwest corner of Lot 13, Block A/6931 of said Red Bird Mall Shopping Center Development;

THENCE departing said east right-of-way line of Westmoreland Road and with the south and east lines of said Lot 13, the following courses and distances:

South 63°43'56" East, a distance of 208.55 feet to a point for corner;
North 73°17'57" East, a distance of 41.00 feet to a mag nail with washer stamped "REIMAGE REDBIRD ADD, KHA" set for corner;
North 26°22'29" East, a distance of 91.83 feet to a mag nail with washer stamped "REIMAGE REDBIRD ADD, KHA" set at the beginning of a tangent curve to the right having a central angle of 30°18'01", a radius of 288.00 feet, a chord bearing and distance of North 41°31'29" East, 150.54 feet;
In a northeasterly direction, with said curve to the right, an arc distance of 152.31 feet to a mag nail with washer stamped "REIMAGE REDBIRD ADD, KHA" set in the south line of said Lot 1, for the northeast corner of said Lot 13, and being a north corner of said Lot 7A;

THENCE with said south line of Lot 1, North 63°43'56" West, a distance of 279.71 feet to a 5/8-inch iron rod found in said east right-of-way line of Westmoreland Road, for the southwest corner of said Lot 1, and being the beginning of a non-tangent curve to the left having a central angle of 23°24'37", a radius of 600.00 feet, a chord bearing and distance of North 10°41'22" East, 243.45 feet;

THENCE with said east right-of-way line of Westmoreland Road, the following courses and distances:

In a northeasterly direction, with said curve to the left, an arc distance of 245.15 feet to a 5/8-inch iron rod found for corner;
North 1°00'56" West, a distance of 13.63 feet to the **POINT OF BEGINNING** and containing 76.1552 acres or 3,317,315 square feet of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, **3550 W CAMP WISDOM LLC, 3662 W CAMP WISDOM LLC, WCWAP LLC, OMRB LLC, OMRB II LLC and CWRD PROPERTIES LLC**, acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein described property as **REIMAGE REDBIRD 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, 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 easement's 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 _____ this the ___ day of _____, 2019.

By: **3550 W CAMP WISDOM LLC; 3662 W CAMP WISDOM LLC; WCWAP LLC; OMRB LLC; OMRB II LLC and CWRD PROPERTIES LLC**

By: _____
Name: Peter Brodsky
Title: 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 Peter Brodsky, 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 the ___ day of _____, 2019.

_____
Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

I, J. Andy Dobbs, 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 _____, 2019.

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

_____
J. Andy Dobbs
Registered Professional Land Surveyor No. 6196
Kimley-Horn and Associates, Inc.
13455 Noel Road
Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
Ph. 972-770-1300
andy.dobbs@kimley-horn.com

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

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 J. Andy Dobbs 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 the ___ day of _____, 2019.

_____
Notary Public in and for the State of Texas

PRELIMINARY PLAT
REIMAGINE REDBIRD ADDITION
LOTS 1-6, BLOCK A/6931

BEING A REPLAT OF LOT 1 AND LOT 11, BLOCK A/6931, RED BIRD MALL SHOPPING CENTER DEVELOPMENT, LOT 2A, BLOCK A/6931, RED BIRD/MAY ADDITION, LOT 2E, BLOCK A/6931, PRIMARY ADDITION, LOT 7A & 8A, BLOCK A/6931, SECOND REVISED RED BIRD MALL ADDITION, LOT 10-A, BLOCK A/6931, CINEMA ADDITION, AND LOT 12B, BLOCK A/6931, WESTMORELAND SQUARE ADDITION AND BEING 76.1552 ACRES OUT OF THE GEORGE ALVEY SURVEY, ABSTRACT NO. 10 SAMUEL BRANDENBURG SURVEY, ABSTRACT NO. 125 CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S187-192
ENGINEERING NO. 311T-____

OWNER/APPLICANT:
(LOTS 1, 2A, PART OF 2E, 10-A AND 12B)
CWRD PROPERTIES LLC
3963 MAPLE AVENUE, SUITE 450
DALLAS, TEXAS 75219
CONTACT: PETER BRODSKY
PHONE: 972-296-1967

OWNER/APPLICANT:
(LOT 7A)
3662 W CAMP WISDOM LLC
3963 MAPLE AVENUE, SUITE 450
DALLAS, TEXAS 75219
CONTACT: PETER BRODSKY
PHONE: 972-296-1967

OWNER/APPLICANT:
(PART OF LOT 2E)
OMRB II LLC
3963 MAPLE AVENUE, SUITE 450
DALLAS, TEXAS 75219
CONTACT: PETER BRODSKY
PHONE: 972-296-1967

OWNER/APPLICANT:
(PART OF LOT 2E)
OMRB LLC
3963 MAPLE AVENUE, SUITE 450
DALLAS, TEXAS 75219
CONTACT: PETER BRODSKY
PHONE: 972-296-1967

OWNER/APPLICANT:
(PART OF LOT 2E)
3550 W CAMP WISDOM LLC
3662 WEST CAMP WISDOM ROAD, SUITE 1084
DALLAS, TEXAS 75237
CONTACT: PETER BRODSKY
PHONE: 972-296-1967

OWNER/APPLICANT:
(LOTS 8A AND 11)
WCWAP LLC
3662 WEST CAMP WISDOM ROAD, SUITE 1084
DALLAS, TEXAS 75237
CONTACT: PETER BRODSKY
PHONE: 972-296-1967

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
CONTACT: JAMIE PLOETZNER, P.E.
PHONE: 972-770-1300

Kimley»Horn
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JBH	JAD	FEB. 2019	064508500	10 OF 10

DWG NAME: K:\DAL_SURVEY\064508500-RED BIRD\CIVIL\064508500 RED BIRD_PP.DWG PLOTTED BY: CLOE, MITCHELL 4/19/2019 9:45 AM LAST SAVED: 4/19/2019 9:34 AM