

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, THOMAS M GAUBERT, TRUSTEE OF THE THOMAS M GAUBERT IRREVOCABLE TRUST U/T/A DATED OCTOBER 25, 2013 IS THE OWNER OF TRACT 2 OF THAT TRACT OF LAND CONVEYED BY GERALD J. BAUER AND HEIDI A. BAUER TO THOMAS M. GAUBERT, TRUSTEE OF THE THOMAS M. GAUBERT IRREVOCABLE TRUST IN A GENERAL WARRANTY DEED WITH VENDORS LIEN AS RECORDED IN COUNTY CLERK FILE NO. 201600180267, DEED RECORDS, DALLAS COUNTY, TEXAS AND BEING OUT OF THE ANDREW J. WILSON SURVEY, ABSTRACT NO. 1534, DALLAS, DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A SET 60 D NAIL AT THE SOUTHWEST CORNER OF CLEAR RIDGE, SECTION 1 ADDITION, A PLATTED ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS AS RECORDED IN VOLUME 86003 ON PAGE 6158, PLAT RECORDS, DALLAS COUNTY, TEXAS SAID CORNER BEING IN THE NORTH LINE OF WEST CAMP WISDOM ROAD (VARIABLE WIDTH R.O.W.);

THENCE NORTH 90° 00' 00" WEST, A DISTANCE OF 46.15' TRAVERSING SAID NORTHERLY LINE OF WEST CAMP WISDOM ROAD TO A SET 60 D NAIL FOR CORNER;

THENCE NORTH 88° 42' 31" WEST, A DISTANCE OF 41.67' CONTINUING WITH THE NORTH LINE OF WEST CAMP WISDOM ROAD TO A FOUND CAPPED IRON ROD FOR CORNER;

THENCE SOUTH 76° 01' 13" WEST, A DISTANCE OF 206.10' CONTINUING WITH THE NORTH LINE OF WEST CAMP WISDOM ROAD TO A FOUND CAPPED IRON ROD FOR CORNER;

THENCE SOUTH 89° 54' 46" WEST, A DISTANCE OF 397.48' CONTINUING WITH THE NORTH LINE OF WEST CAMP WISDOM ROAD TO A FOUND X CUT IN CONCRETE FOR CORNER, SAID CORNER BEING THE BEGINNING OF A CURVE TO THE LEFT;

THENCE 62.67' ALONG THE ARC OF SAID CURVE TO THE LEFT AND CONTINUING WITH THE NORTH LINE OF WEST CAMP WISDOM ROAD THROUGH A CENTRAL ANGLE OF 01° 13' 55" SAID CURVE HAVING A RADIUS OF 2914.93', AND A LONG CHORD LENGTH OF 62.67' WHICH BEARS SOUTH 89° 37' 39" WEST TO A FOUND X CUT IN CONCRETE FOR CORNER, SAID CORNER BEING IN THE SOUTHERLY LINE OF THE LARRY W. LUCAS TRACT, A TRACT OF LAND RECORDED IN VOLUME 84153 ON PAGE 3617, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE NORTH 59° 28' 18" EAST, A DISTANCE OF 362.94' DEPARTING THE NORTH LINE OF WEST CAMP WISDOM ROAD AND TRAVERSING THE SOUTHERLY LINE OF SAID LUCAS TRACT TO A FOUND CAPPED IRON ROD FOR CORNER, SAID CORNER BEING THE BEGINNING OF A CURVE TO THE LEFT;

THENCE 137.05' ALONG THE ARC OF SAID CURVE TO THE LEFT AND CONTINUING WITH THE SOUTHERLY LINE OF THE LUCAS TRACT THROUGH A CENTRAL ANGLE OF 27° 00' 01" SAID CURVE HAVING A RADIUS OF 290.82', AND A LONG CHORD LENGTH OF 135.78' WHICH BEARS NORTH 46° 01' 49" EAST TO A FOUND CAPPED IRON ROD FOR CORNER, SAID CORNER BEING THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE 161.19' ALONG THE ARC OF SAID CURVE TO THE RIGHT AND CONTINUING WITH THE SOUTHERLY LINE OF THE LUCAS TRACT THROUGH A CENTRAL ANGLE OF 48° 36' 28" SAID CURVE HAVING A RADIUS OF 190.00', AND A LONG CHORD LENGTH OF 156.40' WHICH BEARS NORTH 58° 50' 29" EAST TO A FOUND CAPPED IRON ROD FOR CORNER;

THENCE NORTH 81° 08' 04" EAST, A DISTANCE OF 48.00' CONTINUING WITH THE SOUTHERLY LINE OF THE LUCAS TRACT TO A FOUND CAPPED IRON ROD FOR CORNER; SAID CORNER BEING THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE 69.15' ALONG THE ARC OF SAID CURVE TO THE RIGHT AND CONTINUING WITH THE SOUTHERLY LINE OF THE LUCAS TRACT THROUGH A CENTRAL ANGLE OF 99° 03' 25" SAID CURVE HAVING A RADIUS OF 40.00', AND A LONG CHORD LENGTH OF 60.86' WHICH BEARS SOUTH 48° 54' 54" EAST TO A FOUND CAPPED IRON ROD FOR CORNER;

THENCE SOUTH 00° 50' 32" WEST, A DISTANCE OF 51.42' CONTINUING WITH THE WESTERLY LINE OF THE LUCAS TRACT TO A FOUND CAPPED IRON ROD FOR CORNER; SAID CORNER BEING THE BEGINNING OF A CURVE TO THE LEFT;

THENCE 223.72' ALONG THE ARC OF SAID CURVE TO THE LEFT AND CONTINUING WITH THE WESTERLY LINE OF THE LUCAS TRACT THROUGH A CENTRAL ANGLE OF 32° 52' 03" SAID CURVE HAVING A RADIUS OF 390.00', AND A LONG CHORD LENGTH OF 220.67' WHICH BEARS SOUTH 15° 10' 28" EAST TO A FOUND 60 D NAIL FOR CORNER;

THENCE SOUTH 31° 30' 21" EAST, A DISTANCE OF 20.30' BACK TO THE PLACE OF BEGINNING AND CONTAINING 2.966 ACRES (129,217 SQ. FT.) OF LAND.

OWNER'S DEDICATION

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT, THOMAS M GAUBERT, TRUSTEE OF THE THOMAS M GAUBERT IRREVOCABLE TRUST U/T/A DATED OCTOBER 25, 2013, ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS **CLARK RIDGE, PHASE II**, 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 _____, 2018.

THOMAS M. GAUBERT, CEO
WILDWOOD GROUP OF COMPANIES

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.

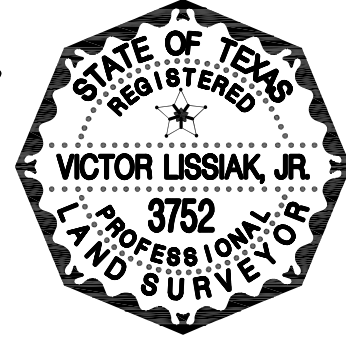
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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 (g)(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 _____, 2018



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 _____, 2018

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

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.

OWNER:
GAUBERT THOMAS M IRREVOCABLE TRUST
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DEVELOPER:
WILDWOOD DEVELOPMENT
1130 NORTH WESTMORELAND ROAD
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SURVEYOR:
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4205 BELTWAY DRIVE
ADDISON, TEXAS 75001
PHONE: (972) 661-8187
FAX: (972) 661-8172
CONTACT: VICTOR LISSIAK, JR.
EMAIL: v@vtinc.net

PRELIMINARY PLAT
CLARK RIDGE, PHASE II
LOT 1, BLOCK A/8596
2.967 ACRES
OUT OF THE
ANDREW J. WILSON SURVEY, ABSTRACT NO. 1534
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO: _____
ENGINEERING NO. _____

APRIL 12, 2018