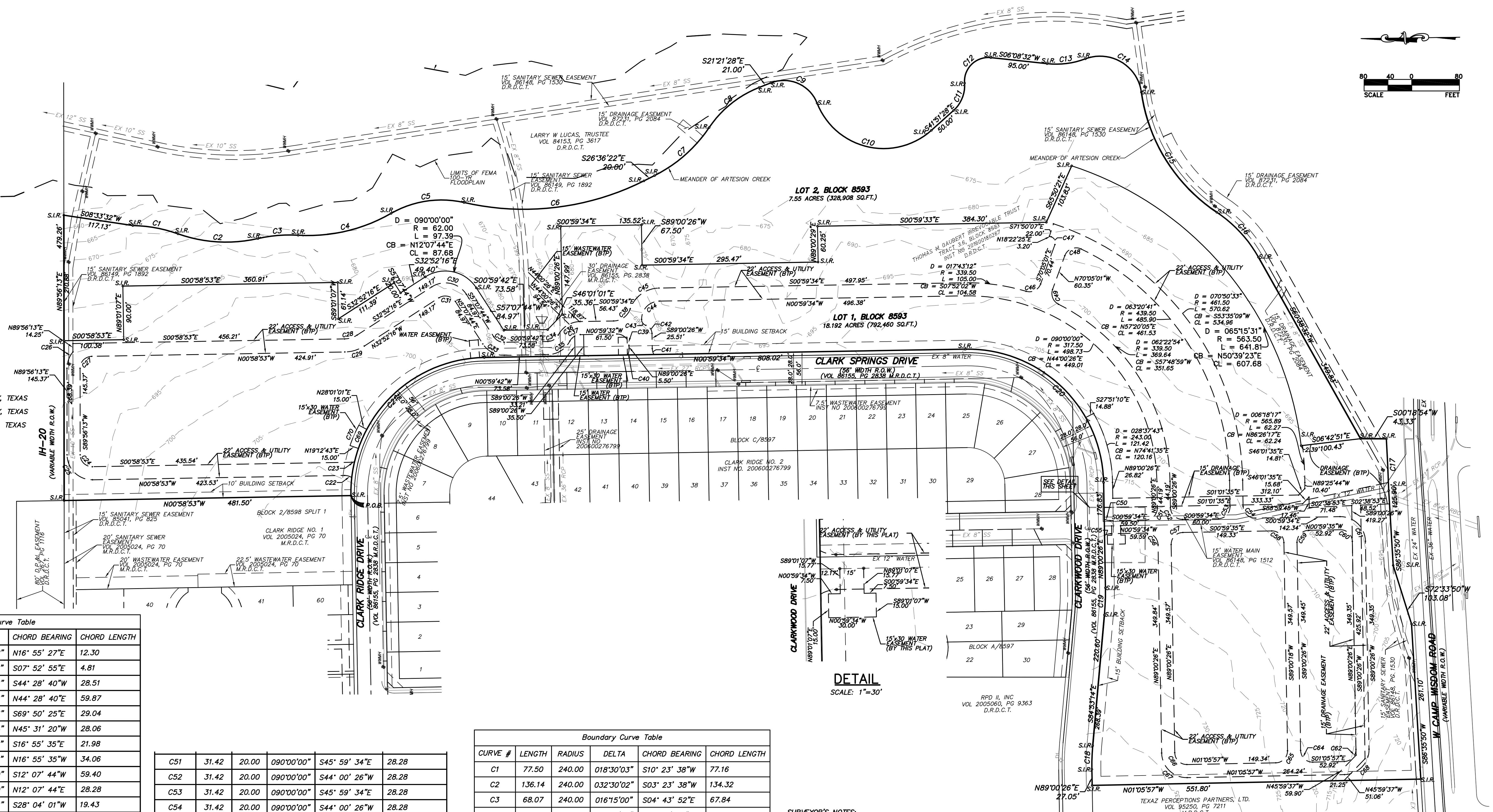


- LEGEND:**
- SS SANITARY SEWER PIPE
 - WMMH SANITARY SEWER MANHOLE
 - FH FIRE HYDRANT
 - F.I.R. FOUND IRON ROD
 - S.I.R. SET YELLOW CAPPED IRON ROD INSCRIBED "RPLS 3752"
 - P.R.D.C.T. PLAT RECORDS, DALLAS COUNTY, TEXAS
 - D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
 - M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
 - VOL. VOLUME
 - PG. PAGE
 - BTP BY THIS PLAT



Easement Curve Table

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C22	12.50	20.00	035°48'38"	N16° 55' 27"E	12.30
C23	4.82	20.00	013°48'06"	S07° 52' 55"E	4.81
C24	31.74	20.00	090°55'06"	S44° 28' 40"W	28.51
C25	66.65	42.00	090°55'06"	N44° 28' 40"E	59.87
C26	29.85	42.00	040°26'45"	S69° 50' 25"E	29.04
C27	31.10	20.00	089°04'54"	N45° 31' 20"W	28.06
C28	22.26	40.00	031°53'24"	S16° 55' 35"E	21.98
C29	34.51	62.00	031°53'24"	N16° 55' 35"W	34.06
C30	65.97	42.00	090°00'00"	S12° 07' 44"W	59.40
C31	31.42	20.00	090°00'00"	N12° 07' 44"E	28.28
C32	20.29	20.00	058°07'26"	S28° 04' 01"W	19.43
C33	42.61	42.00	058°07'26"	N28° 04' 01"E	40.80
C34	21.50	20.00	061°35'18"	S31° 47' 21"E	20.48
C35	45.15	42.00	061°35'26"	N31° 47' 25"W	43.01
C36	45.15	42.00	061°35'26"	S31° 47' 17"E	43.01
C37	21.50	20.00	061°35'36"	N31° 47' 20"W	20.48
C38	36.67	30.00	070°01'57"	S36° 00' 32"E	34.43
C39	31.42	20.00	089°59'58"	N44° 00' 27"E	28.28
C40	10.47	20.00	030°00'00"	S75° 59' 34"E	10.35
C41	10.47	20.00	030°00'00"	S74° 00' 26"W	10.35
C42	18.27	14.50	072°10'27"	S52° 55' 12"W	17.08
C43	12.60	10.00	072°10'27"	S52° 55' 12"W	11.78
C44	47.12	30.00	090°00'00"	N45° 59' 34"W	42.43
C45	63.56	52.00	070°01'57"	S36° 00' 32"E	59.68
C46	30.30	20.00	086°48'39"	S26° 40' 41"E	27.49
C47	15.96	9.96	091°45'06"	N64° 14' 58"E	14.31
C48	33.42	20.00	095°44'46"	N22° 12' 38"W	29.67
C49	29.07	20.00	083°17'27"	S68° 16' 16"W	26.58
C50	10.47	20.00	030°00'00"	S14° 00' 26"W	10.35

Boundary Curve Table

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C51	31.42	20.00	090°00'00"	S45° 59' 34"E	28.28
C52	31.42	20.00	090°00'00"	S44° 00' 26"W	28.28
C53	31.42	20.00	090°00'00"	S45° 59' 34"E	28.28
C54	31.42	20.00	090°00'00"	S44° 00' 26"W	28.28
C55	10.47	20.00	030°00'00"	N15° 59' 34"W	10.35
C56	31.42	20.00	090°00'01"	N44° 00' 26"E	28.28
C57	31.42	20.00	089°59'59"	S45° 59' 34"E	28.28
C58	31.41	20.00	089°59'23"	S44° 00' 07"W	28.28
C59	31.42	20.00	089°59'59"	N45° 59' 34"W	28.28
C60	31.42	20.00	090°00'01"	N44° 00' 26"E	28.28
C61	65.97	42.00	090°00'00"	S44° 00' 26"W	59.40
C62	31.38	20.00	089°53'37"	S46° 02' 45"E	28.26
C64	31.45	20.00	090°06'23"	S43° 57' 15"W	28.31
C65	31.38	20.00	089°53'37"	N46° 02' 45"W	28.26
C66	31.72	20.00	090°50'59"	N44° 19' 45"E	28.50
C67	66.05	42.00	090°06'23"	N43° 57' 15"E	59.45
C68	65.90	42.00	089°53'37"	N46° 02' 45"W	59.34
C69	35.00	227.75	008°48'18"	S66° 23' 08"E	34.97
C70	37.31	242.75	008°48'18"	S66° 23' 08"E	37.27
C71	15.00	227.75	003°46'27"	N04° 48' 00"W	15.00
C72	15.00	257.75	003°20'05"	N04° 48' 00"W	15.00

Boundary Curve Table

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

- SURVEYOR'S NOTES:**
- ALL PORTIONS OF THIS PROPERTY ARE LOCATED WITHIN ZONE "X" AS PER FEMA MAP NO. 4813C0465K, PANEL NO. 465 OF 725, AND FEMA MAP NO. 4813C0470K, PANEL NO. 470 OF 725, AND AS SUCH THIS PROPERTY IS NOT SUBJECT TO THE 100 YEAR FLOODPLAIN.
 - THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS FROM A 25.74 ACRES TRACT OF LAND.
 - NO STRUCTURES EXIST WITHIN THE SITE.
 - LOT 2 WILL HAVE A BLANKET DRAINAGE EASEMENT OVER THE PROPERTY.

OWNER:
 GAUBERT THOMAS M IRREVOCABLE TRUST
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 DESOTO, TEXAS 75026
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 tgaubert@wildwoodonline.com

DEVELOPER:
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 tgaubert@wildwoodonline.com

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
 THESE DOCUMENTS SHALL NOT BE RECORDED FOR ANY PURPOSE.

PRELIMINARY PLAT
 CLARK RIDGE CANYON ADDITION
 LOTS 1 AND 2, BLOCK 8593
 25.74 ACRES
 OUT OF THE
 ANDREW J. WILSON SURVEY, ABSTRACT NO. 1534 &
 F JONES SURVEY, ABSTRACT NO. 673
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY FILE NO: S167-193
 MAY 25, 2017

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, THOMAS M. GAUBERT, TRUSTEE OF THE THOMAS M. GAUBERT IRREVOCABLE TRUST IS THE OWNER OF ALL OF TRACT OF LAND SITUATED IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS OUT OF THE A.J. WILSON SURVEY, ABSTRACT NO. 1534 AND THE F. JONES SURVEY, ABSTRACT NO. 673 AND BEING A PART OF CITY OF DALLAS BLOCK NUMBERS 8593, 8594, 8595 AND 8597 AND BEING THAT TRACT OF LAND CONVEYED BY GENERAL WARRANTY DEED TO THOMAS M. GAUBERT, TRUSTEE OF THE THOMAS M. GAUBERT IRREVOCABLE TRUST U/T/A DATED OCTOBER 25, 2013 AS RECORDED IN INSTRUMENT NO. 201600180267, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET YELLOW CAPPED IRON ROD INSCRIPTED "RPLS 3752" AT THE SOUTHEAST CORNER OF THE CLARK RIDGE NO.1 ADDITION TO THE CITY OF DALLAS, A PLATTED ADDITION AS RECORDED IN VOLUME 2005024, PAGE 0070, MAP RECORDS, DALLAS COUNTY, TEXAS, SAID CORNER BEING IN THE NORTH RIGHT-OF-WAY LINE OF CLARK RIDGE DRIVE (56' ROW);

THENCE N00°58'53" W, A DISTANCE OF 481.50' TRAVERSING THE EAST LINE OF SAID CLARK RIDGE NO. 1 ADDITION TO A SET YELLOW CAPPED IRON ROD INSCRIPTED "RPLS 3752" FOR CORNER, SAID CORNER BEING AT THE NORTHEAST CORNER OF SAID CLARK RIDGE NO.1 ADDITION AND ALSO BEING AT THE SOUTHEAST CORNER OF AN 80' WIDE DALLAS POWER AND LIGHT COMPANY EASEMENT AS RECORDED IN VOLUME 267, PAGE 1116, DEED RECORDS, DALLAS COUNTY, TEXAS AND BEING IN THE SOUTH LINE OF INTERSTATE HIGHWAY 20 (VARIABLE WIDTH ROW);

THENCE N89°56'13"E, A DISTANCE OF 479.26' TRAVERSING SAID SOUTH LINE OF INTERSTATE HIGHWAY 20 (VARIABLE WIDTH ROW) TO A SET YELLOW CAPPED IRON ROD INSCRIPTED "RPLS 3752" FOR CORNER, SAID CORNER BEING IN THE WESTERLY LINE OF ARTESION CREEK;

THENCE ALONG THE SOUTHERLY MEANDER OF SAID ARTESION CREEK, WITH THE FOLLOWING COURSE AND DISTANCE:

S08°33'32"W 117.13'
CURVE RIGHT L=77.50, R=240.00', CA=18°30'03", CB=S10°23'38"W, CL=77.16'
CURVE LEFT L=136.14, R=240.00', CA=32°30'02", CB=S03°23'38"W, CL=134.32'
CURVE RIGHT L=68.07, R=240.00', CA=16°15'00", CB=S04°43'52"E, CL=67.84'
CURVE LEFT L=162.49, R=280.00', CA=33°15'00", CB=S13°13'52"E, CL=160.22'
CURVE RIGHT L=126.84, R=170.00', CA=42°45'00", CB=S08°28'52"E, CL=123.92'
CURVE LEFT L=310.24, R=450.00', CA=39°30'02", CB=S06°51'22"E, CL=304.13'
CURVE LEFT L=23.57, R=240.00', CA=29°30'01", CB=S41°21'23"E, CL=122.21'
CURVE RIGHT L=109.17, R=179.99', CA=34°45'02", CB=S38°43'52"E, CL=107.50'
S21°21'28"E 21.00'
CURVE RIGHT L=94.25, R=60.00', CA=90°00'00", CB=S23°38'32"W, CL=84.85'
CURVE LEFT L=231.43, R=120.00', CA=110°30'00", CB=S13°23'32"W, CL=197.20'
S41°51'28"E 50.00'
CURVE LEFT L=51.31, R=56.00', CA=52°30'00", CB=S68°06'28"E, CL=49.54'
CURVE RIGHT L=70.16, R=40.00', CA=100°30'00", CB=S44°06'28"E, CL=6.51'
S06°08'32"W 95.00'
CURVE LEFT L=65.36, R=140.00', CA=26°45'00", CB=S07°13'58"E, CL=64.77'
CURVE RIGHT L=125.53, R=70.00', CA=102°45'00", CB=S30°46'02"W, CL=109.37'

THENCE ALONG THE WESTERLY MEANDER OF SAID ARTESION CREEK, WITH THE FOLLOWING COURSE AND DISTANCE:

CURVE LEFT L=245.48, R=290.00', CA=48°30'00", CB=S57°53'32"W, CL=238.22'
CURVE RIGHT L=103.67, R=220.00', CA=27°00'00", CB=S47°08'32"W, CL=102.72'

THENCE S60°38'32"W, ENDING SAID WESTERLY MEANDER LINE OF SAID ARTESION CREEK, A DISTANCE OF 349.83' TO A SET YELLOW CAPPED IRON ROD INSCRIPTED "RPLS 3752" FOR CORNER;

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

THENCE 87.01' ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 01°41'45", SAID CURVE HAVING A RADIUS OF 2939.93' AND A LONG CHORD LENGTH OF 87.01' WHICH BEARS S87°25'25"W ALONG SAID NORTHERLY LINE OF W CAMP WISDOM ROAD (VARIABLE WIDTH ROW) TO A SET YELLOW CAPPED IRON ROD INSCRIPTED "RPLS 3752" FOR CORNER;

THENCE S86°35'50"W, A DISTANCE OF 125.90' CONTINUING ALONG SAID NORTHERLY LINE OF W CAMP WISDOM ROAD (VARIABLE WIDTH ROW) TO A SET YELLOW CAPPED IRON ROD INSCRIPTED "RPLS 3752" FOR CORNER;

THENCE S72°33'50"W, A DISTANCE OF 103.08' CONTINUING ALONG SAID NORTHERLY LINE OF W CAMP WISDOM ROAD (VARIABLE WIDTH ROW) TO A SET YELLOW CAPPED IRON ROD INSCRIPTED "RPLS 3752" FOR CORNER;

THENCE S86°35'50"W, A DISTANCE OF 261.10 CONTINUING ALONG SAID NORTHERLY LINE OF W CAMP WISDOM ROAD (VARIABLE WIDTH ROW) TO A SET YELLOW CAPPED IRON ROD INSCRIPTED "RPLS 3752" FOR CORNER, SAID CORNER BEING AT THE SOUTHEAST CORNER OF TRACT 2.2, A 6.19 ACRES TRACT OF LAND CONVEYED TO TEXAZ PERCEPTIONS PARTNERS, LTD. BY A LIMITED WARRANTY DEED, AS RECORDED IN VOLUME 95250 ON PAGE 7211, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE N01°05'57"W, A DISTANCE OF 551.80' TRAVERSING THE EASTERLY LINE OF SAID TRACT 2.2 TO A SET YELLOW CAPPED IRON ROD INSCRIPTED "RPLS 3752" FOR CORNER, SAID CORNER BEING AT THE NORTHEAST CORNER OF SAID TRACT 2.2 AND BEING IN THE SOUTHERLY LINE OF CLARKWOOD DRIVE (56' ROW);

THENCE N89°00'26"E, A DISTANCE OF 27.05' TRAVERSING SAID SOUTHERLY LINE OF CLARKWOOD DRIVE (56' ROW) TO A SET YELLOW CAPPED IRON ROD INSCRIPTED "RPLS 3752" FOR CORNER, SAID CORNER BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE 39.64' ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 06°06'20", SAID CURVE HAVING A RADIUS OF 372.00' AND A LONG CHORD LENGTH OF 39.62' WHICH BEARS S87°56'24"E CONTINUING WITH SAID SOUTHERLY LINE OF CLARKWOOD DRIVE (56' ROW) TO A SET YELLOW CAPPED IRON ROD INSCRIPTED "RPLS 3752" FOR CORNER;

THENCE S84°53'14"E, A DISTANCE OF 220.60' CONTINUING WITH SAID SOUTHERLY LINE OF CLARKWOOD DRIVE (56' ROW) TO A SET YELLOW CAPPED IRON ROD INSCRIPTED "RPLS 3752" FOR CORNER, SAID CORNER BEING THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE 45.61' ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 06°06'20", SAID CURVE HAVING A RADIUS OF 428.00' AND A LONG CHORD LENGTH OF 45.59' WHICH BEARS S87°56'24"E CONTINUING WITH SAID SOUTHERLY LINE OF CLARKWOOD DRIVE (56' ROW) TO A SET YELLOW CAPPED IRON ROD INSCRIPTED "RPLS 3752" FOR CORNER;

THENCE N89°00'26"E, A DISTANCE OF 176.83' CONTINUING WITH SAID SOUTHERLY LINE OF CLARKWOOD DRIVE (56' ROW) TO A SET YELLOW CAPPED IRON ROD INSCRIPTED "RPLS 3752" FOR CORNER, SAID CORNER BEING THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE 358.14' ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", SAID CURVE HAVING A RADIUS OF 228.00' AND A LONG CHORD LENGTH OF 322.44 WHICH BEARS N44°00'26"E AND COMMENCING A TRAVERSE OF THE EASTERLY LINE OF CLARK SPRINGS DRIVE (56' ROW) TO A SET YELLOW CAPPED IRON ROD INSCRIPTED "RPLS 3752" FOR CORNER;

THENCE N00°59'34"W, A DISTANCE OF 808.02' CONTINUING WITH SAID EASTERLY LINE OF CLARK SPRINGS DRIVE (56' ROW) TO A SET YELLOW CAPPED IRON ROD INSCRIPTED "RPLS 3752" FOR CORNER, SAID CORNER BEING THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE 358.20' ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°06'42", SAID CURVE HAVING A RADIUS OF 227.75' AND A LONG CHORD LENGTH OF 322.41 WHICH BEARS N46°01'23"W BACK TO THE PLACE OF BEGINNING AND CONTAINING 25.74 ACRES (1,121,374 SQ.FT.) OF LAND;

OWNER'S DEDICATION

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT, GAUBERT THOMAS M IRREVOCABLE TRUST, ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS CLARK RIDGE CANYON ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND DO HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER ANY STREETS, ALLEYS, AND FLOODWAY MANAGEMENT AREA SHOWN THEREON. THE EASEMENTS SHOWN THEREON ARE HEREBY RESERVED FOR THE PURPOSE INDICATED. THE UTILITY AND FIRE LANE EASEMENTS SHALL BE OPEN TO THE PUBLIC, FIRE AND POLICE UNITS, GARBAGE AND RUBBISH COLLECTION AGENCIES, AND ALL PUBLIC AND PRIVATE UTILITIES FOR EACH PARTICULAR USE. THE MAINTENANCE OF PAVING ON THE UTILITY AND FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. NO BUILDING, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED, RECONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE EASEMENTS AS SHOWN. SAID EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING OR DESIRING TO USE SAME. ALL, AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDING, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY MAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON THE EASEMENTS, AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THE SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. (ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS AND ANY MAINTENANCE OR SERVICE REQUIRED OR ORDINARILY PERFORMED BY THAT UTILITY.)

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 _____, 2017.

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 MEHRAD MOAYEDI, 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 _____, 2017.

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 (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 _____, 2017



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 _____, 2017

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

OWNER:
GAUBERT THOMAS M IRREVOCABLE TRUST
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DESOTO, TEXAS 75026
(972) 274-0001
tgaubert@wildwoodonline.com

DEVELOPER:
WILDWOOD DEVELOPMENT
1130 NORTH WESTMORELAND ROAD
DESOTO, TEXAS 75026
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tgaubert@wildwoodonline.com

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

PRELIMINARY PLAT
CLARK RIDGE CANYON ADDITION
LOTS 1 AND 2, BLOCK 8593
25.74 ACRES
OUT OF THE
ANDREW J. WILSON SURVEY, ABSTRACT NO. 1534 &
F JONES SURVEY, ABSTRACT NO. 673
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY FILE NO: S167-193
MAY 25, 2017