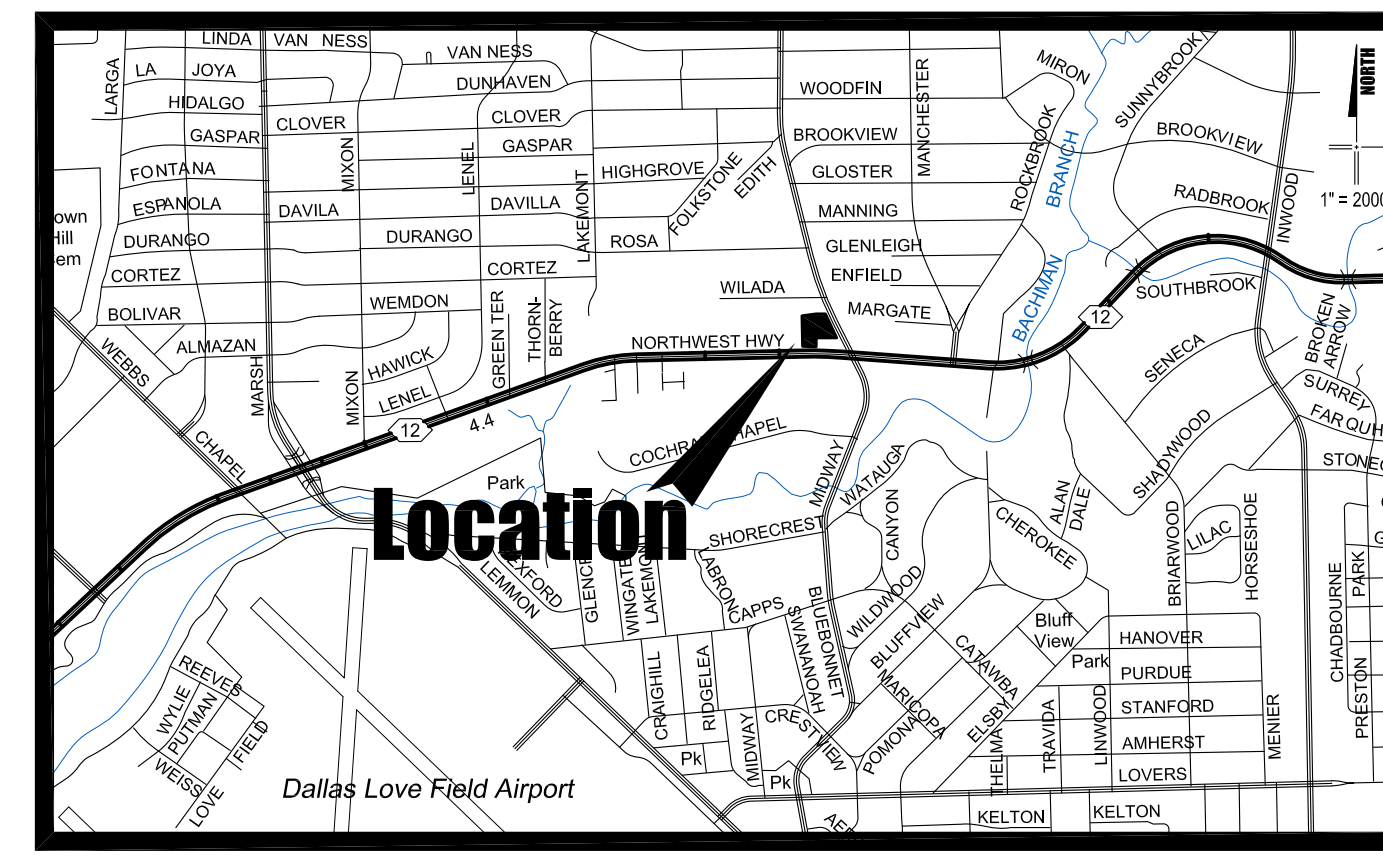


**WILADA DRIVE**  
(A 50 foot public right-of-way)



STATE OF TEXAS:  
COUNTY OF DALLAS:

Whereas Constance Midway, Ltd. is the sole owner of a tract of land out of the Wilson Baker Survey, Abstract No. 54 and situated in the City of Dallas, Dallas County, Texas, and surveyed by Miller Surveying, Inc. of Hurst, Texas in July of 2016, said tract including Lot 8, Block 5082, Midwest Addition, an addition to the City of Dallas, Texas according to the plat thereof recorded in Volume 91020, Page 1814 in the Map Records of Dallas County, Texas, being the same tract of land described in the deed to NW Midway Land Holdings, LLC recorded in Volume 99070, Page 4143 of the Deed Records of said County, and also including the same tract of land described in the deed to Constance Midway, Ltd. recorded as Instrument No. 201000209765 of the Official Public Records of said County, and being more particularly described by metes and bounds as follows:

Beginning at 1/2 inch "MILLER 5665" capped steel rod set for the southwest corner of said Lot 8, said rod being in the northerly right-of-way line of W Northwest Highway (Texas Loop 12);

Thence North 01 degrees 20 minutes 35 seconds West with the westerly boundary line of said Lot 8, passing at 3.50 feet a 3 inch aluminum monument stamped "MIDWAY RPLS 5665" set and continuing a total distance of 243.11 feet to a point in a brick fence column for the northwest corner of said Lot 8 from which a 3 inch aluminum monument stamped "MIDWAY RPLS 5665" set bears North 82 degrees 14 minutes 25 seconds East at 5.00 feet;

Thence North 82 degrees 14 minutes 25 seconds East with the northerly boundary line of said Lot 8 a distance of 113.82 feet to a 3 inch aluminum monument stamped "MIDWAY RPLS 5665" set for the northeast corner thereof, said rod being the northwest corner of said Constance tract;

Thence North 89 degrees 55 minutes 38 seconds East with the northerly boundary line of said Constance tract a distance of 74.55 feet to a nail with 3 inch washer stamped "MIDWAY RPLS 5665" set for the northeast corner thereof, said cross being in the westerly right-of-way line of Midway Road;

Thence South 25 degrees 06 minutes 22 seconds East with the easterly boundary line of said Constance tract and with said westerly right-of-way line a distance of 210.79 feet to a cross in concrete found for the southeast corner of said Constance tract;

Thence South 89 degrees 53 minutes 38 seconds West with the southerly boundary line of said Constance tract a distance of 163.63 feet to a cross in concrete found for the southwest corner of said Constance tract, said cross being in the easterly boundary line of said Lot 8;

Thence South 00 degrees 06 minutes 22 seconds East with the easterly boundary line of said Lot 8 a distance of 71.68 feet to a 1/2 inch steel rod found for the southeast corner thereof, said rod being in said northerly right-of-way line and also being the beginning of a non-tangent curve to the left with a radius of 1482.40 feet and whose chord bears North 87 degrees 40 minutes 51 seconds West at 107.66 feet;

Thence westerly with the southerly boundary line of said Lot 8 and said northerly right-of-way line and with said curve through a central angle of 08 degrees 09 minutes 43 seconds and along an arc length of 107.68 feet to the point of beginning and containing 50,562 square feet, or 1.161 acres of land, more or less;

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Constance Midway, Ltd., acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **MIDWEST ADDITION**, an addition to the City of Dallas, Dallas County, Texas and does hereby dedicate, in fee simple, to the public use forever the streets and alleys shown thereon. The easement 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 hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use the same. All, and any public utility shall have the right to remove and keep removed all parts of any buildings, 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 and upon 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 or 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, Texas. Sidewalks shall be constructed by the builder as required by City Council Resolution No. 68-1038 and in accordance with the requirements of the Director of Public Works and Transportation.

WITNESS my hand this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

CONSTANCE MIDWAY, LTD., a Texas limited partnership

By: GP Eldorado CFP, Inc.,  
a Texas corporation,  
its General Partner

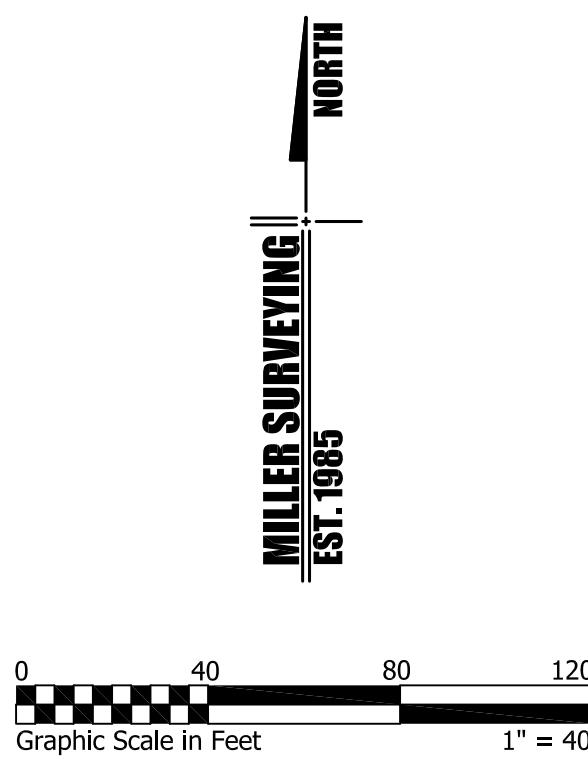
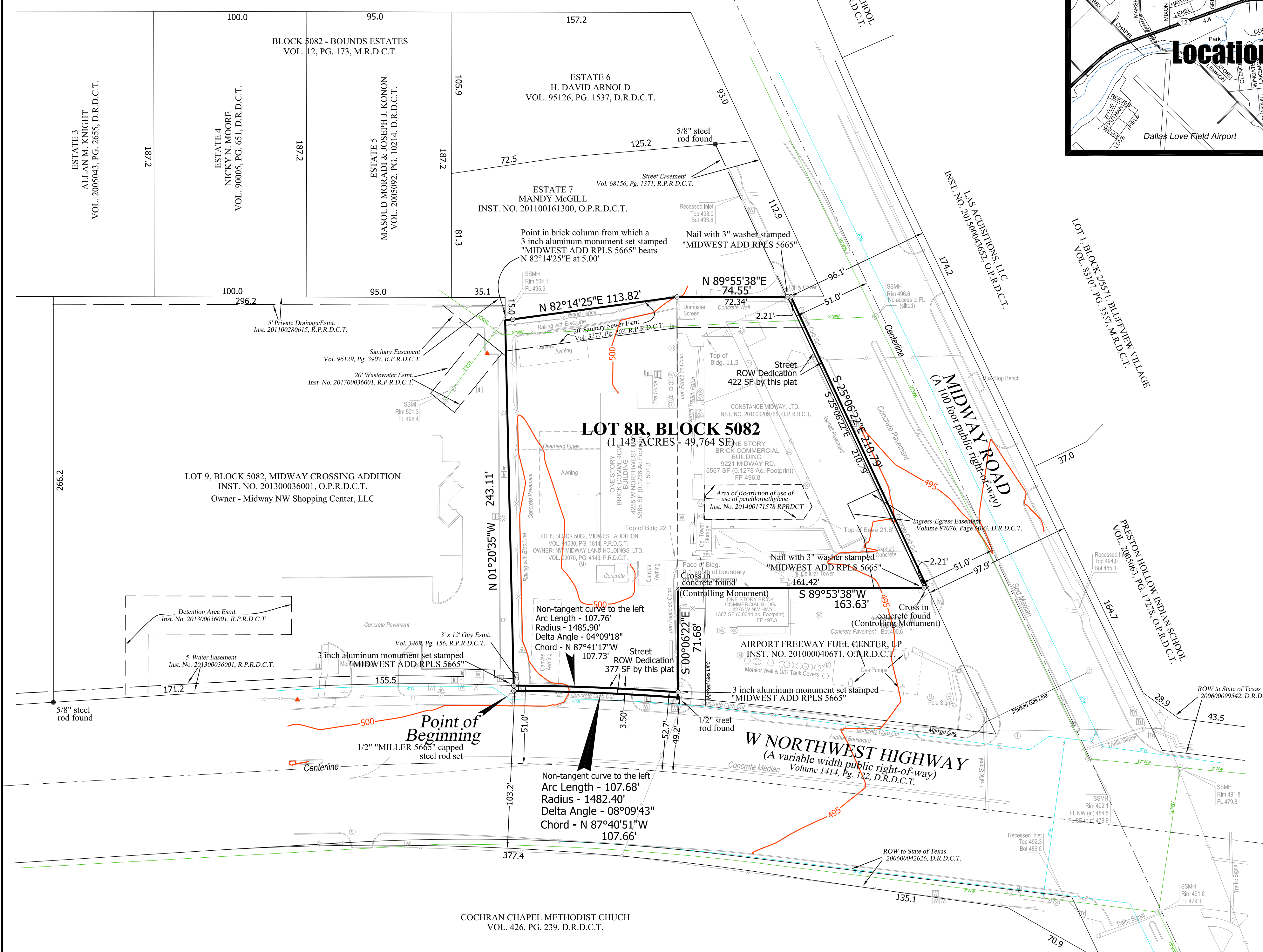
By: \_\_\_\_\_  
Constance F. Pearcy, President

STATE OF TEXAS:  
COUNTY OF DALLAS:

Before me, the undersigned, a Notary Public in and for said County and State on this date appeared Constance F. Pearcy, President of GP Eldorado CFP, Inc., general partner of Constance Midway, Ltd., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

Notary Public, State of Texas



Symbol Legend

Water Meter
Telecom Manhole
Traffic Control Access Cover/Cabinet
Telecom Riser/Marker
Grate Inlet
Irrigation Control Valve
Light Pole/Post
Gas Manhole
Electric Service
Fire Hydrant
Water Valve
Cleanout
Sanitary Manhole
Monitor Well / UG Tank Cover
Traffic / Parking Sign

LIST OF ABBREVIATIONS:  
O.P.R.D.C.T. = Official Public Records of Dallas County, Texas  
R.P.R.D.C.T. = Real Property Records of Dallas County, Texas  
D.R.D.C.T. = Deed Records of Dallas County, Texas  
M.R.D.C.T. = Map Records of Dallas County, Texas  
SF = Square Feet  
ROW = Right-of-Way  
Inst. = Instrument  
Esmt. = Easement

- GENERAL NOTES:
1. THE PURPOSE OF THIS PLAT IS TO CREATE A SINGLE PLATTED LOT FROM A CURRENTLY PLATTED LOT AND AN UNPLATTED TRACT.
  2. BASIS OF BEARINGS IS STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.
  3. LOT-TO-LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
  4. ADJOINING PARCELS DIMENSIONS ARE BASED ON RECORD DATA.

**FLOOD STATEMENT:** Based on scaling the surveyed lot shown hereon onto the FEMA Flood Insurance Rate Map No. 48113C0330J (Rev. 8-23-2001), said lot lies within FEMA Zone X and does not lie within the FEMA designated 100-year flood plain. Miller Surveying, Inc. makes no statement as to the likelihood of the actual flooding of said surveyed lot.

SURVEYOR'S STATEMENT:  
I, Jason B. Rawlings, 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 from 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) and (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.  
Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2014.  
**PRELIMINARY - THIS DOCUMENT NOT TO BE RECORDED FOR ANY PURPOSE**  
Jason B. Rawlings  
Texas Registered Professional Land Surveyor No. 5665



STATE OF TEXAS:  
COUNTY OF TARRANT:  
Before me, the undersigned, a Notary Public in and for said County and State on this date appeared Jason B. Rawlings, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.  
Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2014.  
Notary Public, State of Texas

**MILLER**  
**Surveying, Inc.**  
Commercial • Residential • Municipal  
430 Mid Cities Blvd. Hurst, Texas 76054  
817-577-1052  
MillerSurvey.net

OWNER:  
CONSTANCE MIDWAY, LTD.  
7979 Inwood Road, Suite 225  
Dallas, TX 75209  
214-420-5574 (Office)  
Contact: Constance Pearcy

SURVEYOR:  
MILLER SURVEYING, INC.  
430 MID CITIES BLVD.  
HURST, TEXAS 76054  
817-577-1052  
FAX - 817-577-0972

DEVELOPER/APPLICANT:  
ORANGE DEVELOPMENT, INC.  
1200 CORPORATE DRIVE  
SUITE G-50  
BIRMINGHAM, AL 35242  
205-408-3443  
CONTACT: GREGORY GRIFFITH



PRELIMINARY PLAT  
**MIDWEST ADDITION**  
Lot 8R, Block 5082  
Being a replat of Lot 8, Block 5082, Midwest Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 91030, Page 1814, Map Records, Dallas County, Texas  
WILSON BAKER SURVEY, ABSTRACT NO. 54  
City of Dallas, Dallas County, Texas  
City Plan File - S156-245