

STATE OF TEXAS

OWNER'S CERTIFICATE

COUNTY OF DALLAS

WHEREAS GRH Development Services LLC and Wright Farms Home Owner's Association, are the owners of a tract of land situated in the City of Dallas, Dallas County, Texas in the Robert Kleberg Survey, Abstract No. 716, and being in City Block Number 8826 and being a part of a 53,960-acre tract of land as described in a deed to Cross Creek Land and Cattle Company Ltd., recorded in Volume 2003106, Page 22094 of the Deed Records of Dallas County, Texas, and being more fully described as follows:

BEGINNING at a 1/2-inch iron rod found at the most northerly west corner of Wright Farms Phase 1, an addition to the City of Dallas according to the plat thereof recorded in Volume 2005094, Page 0015, Deed Records Dallas County Texas (DRDCT), said iron rod also being in the southeast line of a 21.188-acre tract of land described in deed to the City of Dallas, Texas, recorded in Volume 97066, Page 4375, Deed Records of Dallas County, Texas;

THENCE South 29 degrees 31 minutes 31 seconds West, leaving said southeast line, a distance of 107.78 feet to a 1/2 inch iron rod found for a corner in the northerly right-of-way line of Temper Lane (53' R.O.W.) as dedicated in said Wright Farms Phase 1;

THENCE South 23 degrees 15 minutes 30 seconds West, a distance of 53.32 feet to a 1/2 inch iron rod found for a corner in the southerly right-of-way line of said Temper Lane;

THENCE South 60 degrees 28 minutes 29 seconds East, along the southerly right-of-way line of said Temper Lane, a distance of 68.85 feet to a 1/2 inch iron rod found for a corner;

THENCE South 29 degrees 31 minutes 31 seconds West, leaving the southerly line of said Temper Lane, a distance of 460.61 feet to a 1/2 inch iron rod found with a 2-inch aluminum cap for a corner;

THENCE North 60 degrees 28 minutes 29 seconds West, a distance of 55.01 feet to a concrete floodway monument found for a corner;

THENCE South 40 degrees 15 minutes 41 seconds West, a distance of 59.65 feet to a concrete floodway monument set for a corner at the beginning of a curve to the right having delta angle of 53 degrees 54 minutes 13 seconds, a radius of 50.00 feet and a chord bearing and distance of South 36 degrees 30 minutes 37 seconds West, 45.32 feet;

THENCE in a southwesterly direction with the said curve to right an arc length of 47.04 feet to a concrete floodway monument for a corner at the end of the said curve;

THENCE South 72 degrees 45 minutes 06 seconds East, a distance of 48.06 feet to a concrete floodway monument set for a corner at the beginning of a curve to the right having delta angle of 7 degrees 42 minutes 01 seconds, a radius of 185.67 feet and a chord bearing and distance of South 68 degrees 56 minutes 21 seconds East, 24.94 feet;

THENCE in a southeasterly direction with the said curve to left an arc length of 24.95 feet to a concrete floodway monument found for a corner at the end of the said curve;

THENCE South 29 degrees 31 minutes 31 seconds West, a distance of 34.84 feet to a concrete floodway monument found for a corner;

THENCE South 49 degrees 35 minutes 16 seconds West, a distance of 110.28 feet to a concrete floodway monument found for a corner;

THENCE North 72 degrees 44 minutes 36 seconds West, a distance of 122.42 feet to a concrete floodway monument found for a corner;

THENCE North 79 degrees 31 minutes 45 seconds West, a distance of 50.35 feet to a concrete floodway monument set for a corner at the beginning of a curve to the right having delta angle of 67 degrees 52 minutes 33 seconds, a radius of 164.48 feet and a chord bearing and distance of North 51 degrees 17 minutes 18 seconds West, 183.66 feet;

THENCE in a northwesterly direction with the said curve to right an arc length of 194.85 feet a concrete floodway monument found for a corner at the end of the said curve;

THENCE South 45 degrees 34 minutes 53 seconds West, a distance of 243.66 feet to concrete floodway monument found for a corner in the southwest line of a 53,960 acre tract of land as described in a deed to Cross Creek Land and Cattle Company Ltd., recorded in Volume 2003106, Page 22094, of the D.R.D.C.T. and also being in the northeast line of the Oak Farms Addition, an addition to the City of Dallas, Dallas County, Texas, recorded in Volume 6, Page 353 of the Map Records of Dallas County, Texas;

THENCE North 44 degrees 21 minutes 27 seconds West, with the south line of the said 53,960 and north line of said Oak Farms Addition, at a distance of 1085.39 feet passing the northwest corner of said Oak Farms Addition and a total distance of 1112.54 feet to a 1/2 inch iron rod found in the apparent easterly right-of-way line of Beauford Road (60' R.O.W.);

THENCE North 45 degrees 10 minutes 39 seconds East, with the said easterly line of said Beauford Road a distance of 1566.27 feet to a 1/2" iron found;

THENCE South 39 degrees 19 minutes 11 seconds East, leaving the easterly line of said Beauford Road, a distance of 26.16 feet to a 1/2 iron rod found at the most northerly west corner of said 21.118 tract and the most southerly west corner of a tract conveyed to the Trustee of Faith Center Church as recorded in Volume 86115, Page 2646, D.R.D.C.T.;

THENCE South 45 degrees 18 minutes 00 seconds West, with the said westerly line of said 21.118-acre tract a distance of 598.89 feet to a 1/2" iron found with a "Half" cap;

THENCE South 44 degrees 46 minutes 01 seconds East, with the southerly line of said 21.118-acre tract a distance of 497.17 feet to a 1/2" iron found with a "Half" cap;

THENCE South 60 degrees 29 minutes 10 seconds East, with the southerly line of said 21.118-acre tract a distance of 685.13 feet to the POINT OF BEGINNING and containing 1,359,871 square feet or 31.22 acres of land, more or less.

NOTES:

- Bearing system for this survey based on a bearing of North 44 Degrees, 21 Minutes, 00 Seconds East for the northwest right-of-way line of Edd Road according to the General Warranty Deed to the City of Dallas, recorded in Volume 97066, page 4375 of the Deed Records of Dallas County, Texas;
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, Map No. 48113C0540K, dated July 7, 2014, All of the subject property appears to be located in "Zone X" on said map. Relevant zones are defined on said map as follows:

"Zone X" - Areas determined to be outside 500-year floodplain

- No Lot to Lot Drainage.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That GRH DEVELOPMENT SERVICES LLC, acting by and through its duly authorized agent, Tom Gaubert here does hereby adopt this plat, designating the herein described property as WRIGHT FARMS PHASES 2 and 3, 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 conservation easement 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 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 _____, 2018.

By: _____
Thomas Gaubert, President

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day Thomas Gaubert personally appeared, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2018.

Notary Public in and for the State of Texas
My commission expires _____

SURVEYOR'S STATEMENT:

I, Wendell R. Day, 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 _____, 2018

Wendell R. Day
Texas Registered Professional Land Surveyor No. 4369

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 Wendell R. Day, 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: _____

**PRELIMINARY PLAT
WRIGHT FARMS-PHASE 2 & 3**
Another environmentally sensitive
single-family development by
Wildwood Development
*136 Lots located on 31.22 Acres of Land out
of the Robert Kleberg Survey, Abstract 716
City of Dallas, Dallas County, Texas
December, 2017*

*PROPOSED LAND USE:
CUD: COMMUNITY UNIT DEVELOPMENT
OF R-7.5 ZONING*

File No. S178-066

<p style="text-align: center;">OWNER</p> <p>GRH Development Services LLC ATTN: Tom Gaubert 1130 N. Westmoreland Road DeSoto, Texas 75115 (972) 274-0001</p>	<p style="text-align: center;">DEVELOPER:</p> <p>Wildwood Development ATTN: Tom Gaubert P.O. Box 689 DeSoto, Texas 75123-0689 (972) 274-0001</p>	<p style="text-align: center;">ENGINEER/SURVEYOR:</p> <p>Dietz Engineering 205 S. Alma Street Allen, Texas 75013 (972) 889-9977</p>
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