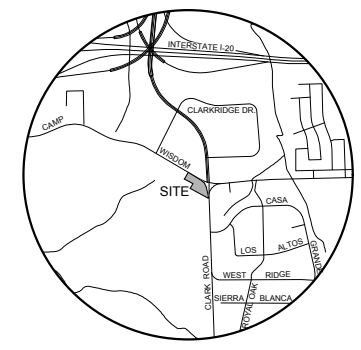
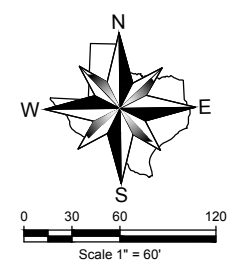


FLOOD NOTE

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48113C0335K, dated July 07, 2014, this property is within Flood Zone X.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.



VICINITY MAP
NOT TO SCALE

ABBREVIATION LEGEND

ABBR.	DEFINITION
IPF	IRON PIPE FOUND
IRF	IRON ROD SET
CIRS	IRON ROD SET w/RED CAP STAMPED "W.A.I. 5714"
CIRF	IRON ROD FOUND w/CAP
MAG	MAG-NAIL SET w/WASHER STAMPED "W.A.I. R.P.L.S. 5714"
BMON	BRASS MONUMENT FOUND
MON	STANDARD CITY OF DALLAS 3-1/4" ALUMINUM MONUMENT STAMPED "WINKELMANN & ASSOCIATES CLARKWISDOM ADDITION RPLS 5714" SET
XCF	"X" CUT IN CONCRETE FOUND
PKS	PK NAIL SET
PKF	PK NAIL FOUND
PP	POWER POLE
GW	GUY WIRE
MH	MANHOLE
WMH	WATER MANHOLE
WTR	WATER
WV	WATER VALVE
TP	TELEPHONE PEDESTAL
WM	WATER METER
FH	FIRE HYDRANT
ICV	IRRIGATION CONTROL VALVE
CO	CLEANOUT
AC	AIR CONDITIONER
SB	SIGNAL BOX
SN	SIGNAL POLE
SN	SIGN
SS	SANITARY SEWER
SW	STORM SEWER
TPAD	TRANSFORMER PAD
GM	GAS METER
GMK	GAS MARKER
TMK	TELEPHONE MARKER
TSN	TRAFFIC SIGN
UGB	UNDERGROUND CABLE MARKER
EB	ELECTRIC BOX
EM	ELECTRIC METER
INST. NO.	INSTRUMENT NUMBER
CM	CONTROLLING MONUMENT
GI	GRATE INLET
IN	INLET
HC	HANDICAPPED
MP	METAL POST
MB	MAIL BOX
BILLB	BILLBOARD
FL	FLOW LINE
GL	GROUND LIGHT
LP	LIGHT POLE
ASH	ASH TREE
CED	CEDAR TREE
ELM	ELM TREE
HAK	HACKBERRY TREE
OAK	OAK TREE
SQ. FT.	SQUARE FEET
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS

- GENERAL NOTES:**
- LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
 - THE PURPOSE OF THIS PLAT IS TO PLAT AN EXISTING TRACT INTO THREE (3) LOTS FOR DEVELOPMENT.
 - COORDINATES LABELED HEREON UTILIZE THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
 - BEARINGS CITED HEREIN ARE BASED ON GLOBAL POSITIONING SYSTEM (TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE [420], NORTH AMERICAN DATUM OF 1983 [2011]).
 - EXISTING BUILDING AND STRUCTURES TO BE REMOVED. (NO BUILDINGS OBSERVED ON SITE)

The underground utilities shown have been located from field information and existing drawings. The surveyor makes no guarantee that the underground utilities shown compromise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are exact in the location indicated. The surveyor has not physically located the underground utilities.

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS & SURVEYORS
6750 HILLCREST PLAZA, SUITE 325
LEWISVILLE, TEXAS 75056
PH: 214-343-9400
FAX: 214-343-7090
Professional Engineer Registration No. 98-0000000000
Professional Surveyor Registration No. 98-0000000000
CDP#198127 © 2018, Winkelmann & Associates, Inc.

NO.	DATE	REVISION	APPROVAL

JAMES SHARROCK SURVEY, ABSTRACT NO. 1308 AND THE ARTHUR LEDBETTER SURVEY, ABSTRACT NO. 772
CITY OF DALLAS, DALLAS COUNTY, TEXAS

**PRELIMINARY PLAT
CLARKWISDOM ADDITION
LOT 1, 2 AND 3, BLOCK 8680**

CLARKWISDOM, LLC
806 KING BAN DRIVE
LEWISVILLE, TEXAS 75056

Date: 11.26.18	Scale: 1" = 60'	File: 59248.0C-PPLT	Project No.: 59248.0C
SHEET			
1			
2			

**PRELIMINARY PLAT
CLARKWISDOM ADDITION**
LOTS 1, 2 AND 3, BLOCK 8680
BEING ALL OF CLARKWISDOM TRACT, RECORDED IN INSTRUMENT NO. 201800034163, O.P.R.D.C.T.
4.447 ACRES OUT OF THE JAMES SHARROCK SURVEY, ABSTRACT NO. 1308 AND THE ARTHUR LEDBETTER SURVEY, ABSTRACT NO. 772
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S189-147

OWNER:
Clarkwisdom, LLC
806 King Ban Drive
Lewisville, Texas 75056
ph# 214-343-9400

SURVEYOR:
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive
Suite 325
Dallas, Texas 75230
ph# 214-490-7090

PROPERTY DESCRIPTION

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, We, CLARKWISDOM, LLC, is the sole owner of a tract of land situated in the JAMES SHARROCK SURVEY, ABSTRACT NO. 1308 and the ARTHUR LEDBETTER SURVEY, ABSTRACT NO. 772, in the City of Dallas, Dallas County, Texas County, Texas, and being all of the same tract of land as described in Special Warranty Deed to Clarkwisdom, LLC, recorded in Instrument No. 201800034163, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found for corner, said iron rod being the most northerly corner of Lot 1A, Block X/8721, Clark Road Commercial No. 2, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Instrument No. 200900042267, O.P.R.D.C.T., and being situated in the southeast line of Lot 1, Block A/8680, Austin Bluff At Mountain Creek Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 2000244, Page 3574, Deed Records, Dallas County, Texas;

THENCE North 31 deg 15 min 39 sec East, departing the southeasterly line of said Lot 1, Block A/8680 and the northeasterly line of said Lot 1A, Block X/8721 and along a northwest line of said Clarkwisdom, LLC tract, a distance of 208.71 feet to a 1/2 inch iron rod found for corner, said iron rod being situated in the southwest right-of-way line of W. Camp Wisdom Road (100 foot right-of-way, at this point);

THENCE South 58 deg 45 min 28 sec East, departing said northwest line and along the northeast line of said Clarkwisdom, LLC tract and said southwest right-of-way line, a distance of 532.42 feet to a 1/2 inch iron rod found for corner and the beginning of a curve to the right having a radius of 359.38 feet, a central angle of 41 deg 38 min 12 sec, a chord bearing of South 37 deg 56 min 23 sec East and a chord length of 255.45 feet;

THENCE along said curve to the right, an arc distance of 261.16 feet to a point for corner from which a 1/2 inch iron rod found bears South 75 deg 05 min 28 sec West, a distance of 0.24 feet, said point being situated in the westerly right-of-way line of Clark Road (120' right-of-way) and being the beginning of a non-tangent curve to the right having a radius of 1,640.00 feet, a central angle of 04 deg 22 min 11 sec, a chord bearing of South 01 deg 59 min 15 sec West and a chord length of 125.05 feet;

THENCE along said westerly right-of-way line and said non-tangent curve to the right, an arc distance of 125.08 feet to a point for corner from which a 1/2 inch iron rod found bears South 35 deg 35 min 30 sec West, a distance of 0.21 feet;

THENCE South 04 deg 10 min 21 sec West, continuing along said westerly right-of-way line, a distance of 93.47 feet to a point for corner from which a 5/8-inch iron rod found bears South 40 deg 32 min 17 sec West, a distance of 0.25 feet, said point being the northeast corner of said Lot 1A, Block X/8721;

THENCE departing the westerly right-of-way line of said Clark Road and long the northeast line of said Lot1A, Block X/8721, the following:

North 61 deg 47 min 14 sec West, a distance of 431.83 feet to a 1/2 inch iron rod with red plastic cap stamped "W.A.I." found for corner;

North 31 deg 15 min 39 sec East, a distance of 97.23 feet to a 1/2 inch iron rod with red plastic cap stamped "W.A.I." found for corner;

North 58 deg 45 min 28 sec West, a distance of 443.71 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 4.447 acres or 193,729 square feet of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 29th day of November, 2017, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values from the City of Duncanville GPS Monument No. 11 and Monument No. 4.

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Clarkwisdom, LLC, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as CLARKWISDOM 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 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 _____, 2019.

CLARKWISDOM, LLC

By: _____
Signatory for owner

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Nurali Jalal, 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 and considerations therein expressed.

Given under my hand and seal of office, this ____ day of _____, 2019.

Notary Public in and for the State of Texas

My Commission Expires On: _____

SURVEYOR'S STATEMENT

I, Leonard J. Lueker, 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.

Leonard J. Lueker
Registered Professional Land Surveyor
Texas Registration # 5714
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 325
Dallas, Texas 75230
(972) 490-7090

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Leonard J. Lueker, 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 and considerations therein expressed.

Given under my hand and seal of office, this ____ day of _____, 2019.

Notary Public in and for the State of Texas

My Commission Expires On: _____

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OWNER:
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Lewisville, Texas 75056
ph# 214-343-9400
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6750 Hillcrest Plaza Drive
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Dallas, Texas 75230
ph# 214-490-7090

Table with columns: No., DATE, REVISION, APPROVAL. Includes logo for Winkelmann & Associates, Inc. and contact information.

JAMES SHARROCK SURVEY, ABSTRACT NO. 1308 AND THE ARTHUR LEDBETTER SURVEY, ABSTRACT NO. 772
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CLARKWISDOM, LLC
806 KING BARN DRIVE
LEWISVILLE, TEXAS 75056

PRELIMINARY PLAT
CLARKWISDOM ADDITION
LOT 1, 2 AND 3, BLOCK 8680

Table with columns: Date, Scale, File, Project No. Values: 11.26.18, N/A, 59248.0C-PPLT, 59248.0C

SHEET
2 of 2