

LOT TABLE

2 LOTS
LOT 4A - 3.23 ACRE (140,908 SQUARE FEET)
LOT 4B 0.46 ACRE (19,863 SQUARE FEET)
TOTAL ACREAGE 3.69 ACRES (160,792 SQUARE FEET)

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	1807.63	172.05	S 65°50'29" W	172.89	5°12'47"

LINE	BEARING	DISTANCE
L1	S 88°34'07" W	12.72
L2	S 81°05'57" E	17.34

A TRACT OF LAND DESCRIBED IN A DEED TO THE ST. MATTHEW BAPTIST CHURCH, INC. VOL. 2046948, PG. 812 D.R.D.C.T.

OWNER'S ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, 3777 WEST CAMP WISDOM, LTD., acting by and through the undersigned, its duly authorized agent, is the sole owner of a 3.69 acre tract of land situated in the George Alvey Survey, Abstract Number 10, Dallas County, Texas, said tract being all of Lot 4, Block G/6045 of Redbird Toys "R" Us Addition, an addition to the City of Dallas according to the plat thereof recorded in Volume 81158, Page 1585 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a mag nail found for the most southerly southeast corner of Lot 6, Block G-6045 of Mervyns Addition, an addition to the City of Dallas according to the plat thereof recorded in Volume 82248, Page 884 of the Deed Records of Dallas County, Texas, and being the southwest corner of Lot 8 of said addition, said point lies in the north right-of-way line of Camp Wisdom Road (100' R.O.W.);

Thence along the arc of a curve to the right for an arc distance of 172.05 feet and having a radius of 1807.63 feet, chord bearing an distance of South 85°50'29" West, 172.89 feet, to a point for corner;

Thence South 88°34'07" West for a distance of 12.72 feet to the POINT OF BEGINNING;

BEGINNING at a 3" aluminum monument stamped "Moreland-Wisdom Addition, Eagle Surveying" set for corner, being the Southeast corner of Lot 4, Block G/6045 of said Toys "R" Us Addition and being the Southwest corner of Lot 5 of said Mervyns Addition, said point lies in the north right-of-way line of Camp Wisdom Road;

Thence South 81°05'57" West with the north right-of-way line of said Camp Wisdom Road for a distance of 416.33 feet to a 3" aluminum monument stamped "Moreland-Wisdom Addition, Eagle Surveying" set for the southwest corner of said Lot 4, said point lies at the northeast intersection of Camp Wisdom Road & Westmoreland Road (100' R.O.W.);

Thence North 01°04'57" West with the east right-of-way line of said Westmoreland Road for a distance of 588.88 feet to a 3" aluminum monument stamped "Moreland-Wisdom Addition, Eagle Surveying" set for the northeast corner of said Lot 4, said point lies at the southwest corner of a tract of land described to The St. Matthew Baptist Church, Inc., according to the deed thereof recorded in Volume 2005083, Page 812 of the Deed Records of Dallas County, Texas, said point lies in the east right-of-way of said road;

Thence North 88°11'22" East with the common line of said Lot 4 and St. Matthew tract for a distance of 261.88 feet to a 3" aluminum monument stamped "Moreland-Wisdom Addition, Eagle Surveying" set for the northeast corner of said Lot 4, and being the northwest corner of an aforementioned Lot 5 of Mervyns Addition;

Thence along the common line of said Lot 4 of Toys "R" Us Addition and Lot 5 of Mervyns Addition the following calls to wit:

South 01°04'57" East for a distance of 282.89 feet to a 3" aluminum monument stamped "Moreland-Wisdom Addition, Eagle Surveying" set for corner;

North 88°37'52" East for a distance of 105.00 feet to a 3" aluminum monument stamped "Moreland-Wisdom Addition, Eagle Surveying" set for corner;

South 01°04'57" East for a distance of 48.00 feet to the POINT OF BEGINNING and there terminating, enclosing 3.69 acres of land or 160,792 square feet, more or less;

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT 3777 WEST CAMP WISDOM, LTD., acting by and through its duly authorized agent does hereby adopt this plat, designating the herein described property as MORELAND-WISDOM ADDITION, LOTS 4A & 4B, BLOCK G/6045, an addition to the City of Dallas, Dallas County, Texas and do hereby dedicate, in fee simple, to the public use forever any streets and alleys shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire line 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 line 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 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 and egress to private property for the purpose of reading meters and any maintenance or service required or ordered 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 service 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 _____ day of _____, 2018.

OWNER: 3777 WEST CAMP WISDOM, LTD.

BY: Herbert D. Weitzman Date _____

STATE OF _____
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared HERBERT D. WEITZMAN, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

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

Notary Public in and for the State of _____

SURVEYOR'S STATEMENT

STATE OF TEXAS
COUNTY OF DALLAS

I, ERNEST WOORSTER, 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 State of Texas Board of Professional Land Surveying, the City of Dallas Development Code (Ordinance No. 10455, as amended), and Texas Local Government Code, Chapter 212. I further affirm that the monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51a-6.017 (a)(b)(c)(d) & (e); and that the digital drawing accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the _____ day of _____, 2018.

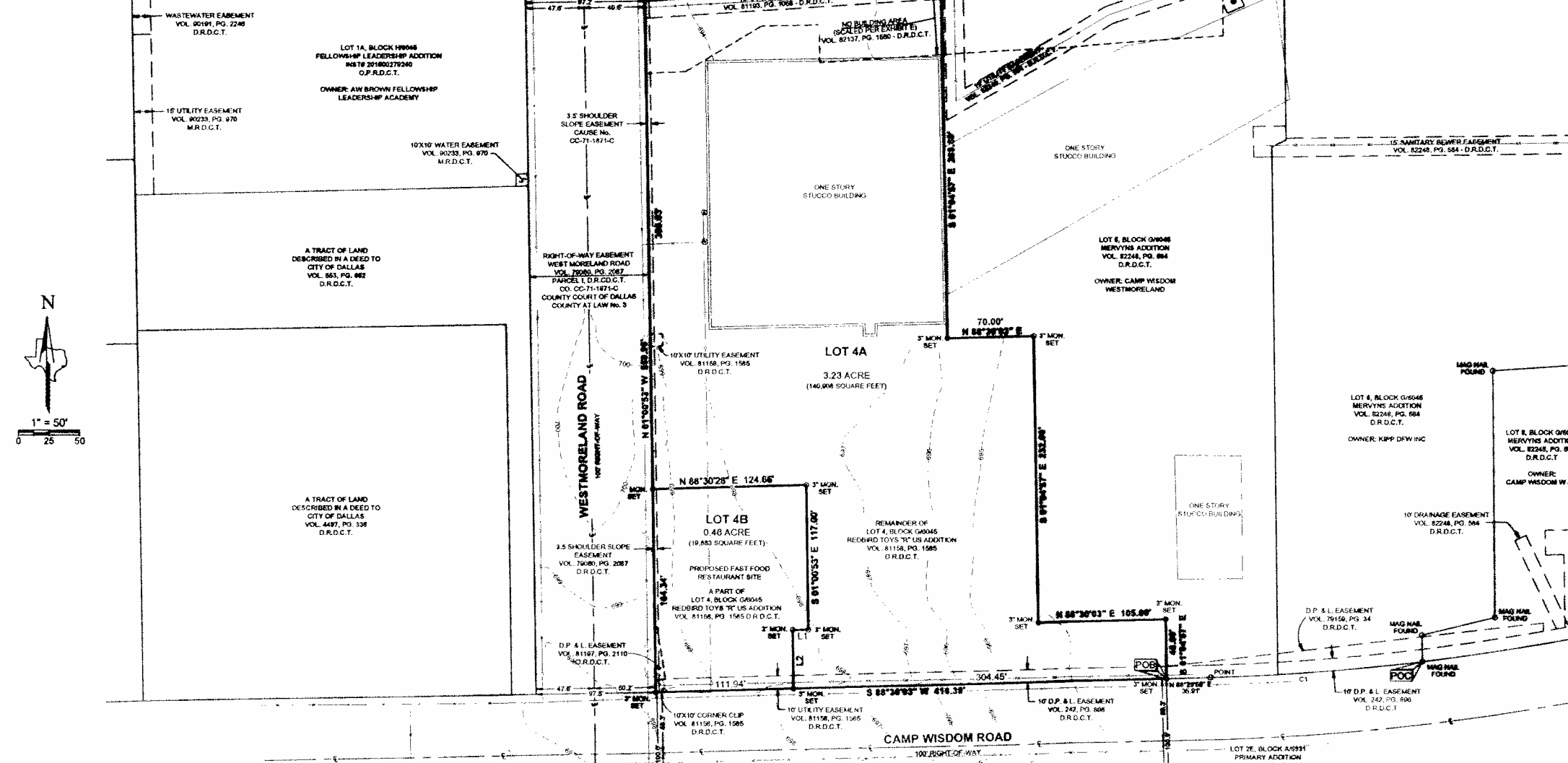
PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority, a notary public in and for the state of Texas, on this day personally appeared ERNEST WOORSTER, 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 THE OFFICE this _____ day of _____, 2018.

John Cox, Notary Public in and for the State of Texas



- GENERAL PLAT NOTES**
- The purpose of this plat is to create two lots from 1 existing lot of record.
 - The bearings shown on this survey were derived from Western Data Systems RTK Network and are referenced to the Texas Coordinate System of 1983, North Central Zone (4202) and are based on the American Datum of 1983, 2011 Adjustment.
 - There are no trees on the subject parcel.
 - Existing structure on 4A to remain. Building to be added to proposed Lot 4B.
 - Lot-to-lot drainage is not permitted without Engineering Section approval.
 - Reciprocal Ingress & Egress Easements and Surface Water Drainage Easements are included in the "Grant of Reciprocal Easements and Declaration of Covenants Running With Land between Mervyn's and Camp Wisdom/Westmoreland Joint Venture and Toys "R" Us, Inc." dated June 3, 1982, Recorded at Dallas County Courthouse, June 7, 1983, Volume 82110, Page 3240.

LEGEND

POB = POINT OF BEGINNING	⊙ = GREASE TRAP	— = CENTERLINE OF ROAD
POC = POINT OF COMMENCEMENT	⊕ = GAS METER	— = OVERHEAD UTILITIES
VOL = VOLUME	⊖ = WATER METER	— = GAS LINE
PG = PAGE	⊗ = WATER VALVE	— = STORM DRAIN LINE
INST# = INSTRUMENT NUMBER	⊘ = LIGHT POST	— = SANITARY SEWER LINE
D.R.D.C.T. = DEED RECORDS DALLAS COUNTY, TEXAS	⊙ = POWER POLE	— = WATER LINE
M.R.D.C.T. = MAP RECORDS DALLAS COUNTY, TEXAS	⊙ = TRAFFIC SIGNAL POLE	▭ = CONCRETE
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TX		

SURVEYOR	ENGINEER	OWNER
EAGLE SURVEYING, LLC 210 SOUTH ELM STREET SUITE: 104 DENTON, TX 76201 940.222.3009	KJE ENVIRONMENTAL CRAIG BOND, P.E. 500 MOSSELE ROAD CROSS ROADS, TX 76227 940.387.0905	3777 WEST CAMP WISDOM, LTD. 3102 MAPLE AVENUE SUITE: 500 DALLAS, TX 75201 940.222.3009

EAGLE SURVEYING

3777 WEST CAMP WISDOM, LTD.
3102 MAPLE AVENUE
SUITE: 500
DALLAS, TX 75201
940.222.3009

JOB #: 17-05-42 PP
DATE: 4-23-2018
DRAWN BY: JDO/CF

EAGLE SURVEYING, LLC
210 SOUTH ELM STREET
SUITE: 104
DENTON, TX 76201
940.222.3009
TX FIRM # 10194177

**PRELIMINARY PLAT
MORELAND-WISDOM ADDITION
LOT 4A & 4B, BLOCK G/6045**

CITY PLAN FILE NO. S187-000

BEING A REPLAT LOT 4, BLOCK G/6045
REDBIRD TOYS "R" US ADDITION,
VOLUME 81158, PAGE 1585, D.R.D.C.T.,
3.69 ACRES IN THE GEORGE ALVEY SURVEY,
ABSTRACT NO. 10, CITY OF DALLAS,
DALLAS COUNTY, TEXAS

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