

LEGEND

P.O.B. = POINT OF BEGINNING
IRFC = IRON ROD W/ CAP FOUND
IRF = IRON ROD FOUND
INST. NO. = INSTRUMENT NUMBER
VOL. PG. = VOLUME, PAGE
SQ. FT. = SQUARE FEET
D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

- GENERAL NOTES:
- The purpose of this plat is to create one lot from a previous unplatted tract of land.
 - The basis of bearings is based on State Plane Coordinate System, Texas North Central Zone 4202, North American datum of 1983 (Adjustment Realization - 2011).
 - Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering section approval.
 - There are no buildings observed on the surveyed property.
 - All points are set with an Aluminum Disk, unless otherwise noted.
 - The grid coordinates shown are based upon the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983, U.S. Survey Feet (sFT), on grid coordinate values, no scale and no projection.

LINE TYPE LEGEND

| | |
|---------|----------------------------|
| --- | BOUNDARY LINE |
| - - - - | EASEMENT LINE |
| ---- | BUILDING LINE |
| W | WATER LINE |
| SS | SEWAGE LINE |
| SS | STORM SEWER LINE |
| --- | UNDERGROUND GAS LINE |
| --- | OVERHEAD UTILITY LINE |
| --- | UNDERGROUND ELECTRIC LINE |
| --- | UNDERGROUND TELEPHONE LINE |
| --- | FENCE |
| --- | CONCRETE PAVEMENT |
| --- | ASPHALT PAVEMENT |

PRELIMINARY PLAT
CAMP WISDOM ADDITION
LOT 1, BLOCK A/8598
13.3642 ACRES
CITY BLOCK 8598
JAMES SHARROCK SURVEY, ABSTRACT NO. 1308
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY FILE NO. S245-138
CITY WASTEWATER NO. _____
PAVING AND DRAINAGE NO. _____

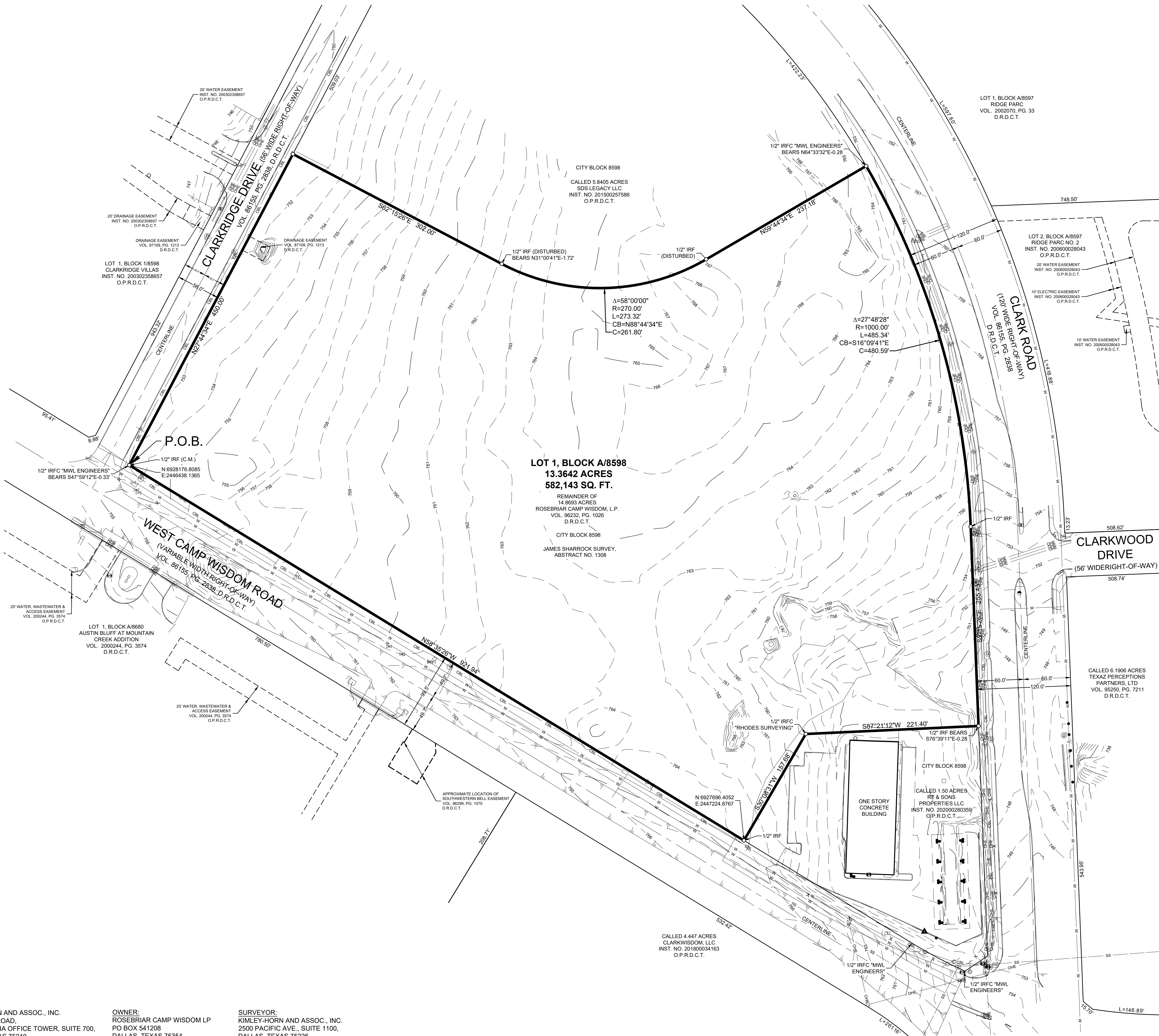
Kimley»Horn

| | | |
|--|--------------------------|-------------------------|
| 2500 Pacific Avenue, Suite 1100 Dallas, Texas 75226 | FIRM # 10115500 | Tel. No. (469) 718-8849 |
| Scale 1" = 60' | Drawn by ECB | Checked by JAD |
| Date Mar. 2025 | Project No. 068682819 | Sheet No. 1 OF 2 |

ENGINEER:
KIMLEY-HORN AND ASSOC., INC.
13455 NOEL ROAD,
TWO GALLERIA OFFICE TOWER, SUITE 700,
DALLAS, TEXAS 75240
CONTACT: ALEX RATHBURN, P.E.
PHONE: (972) 770-1345
EMAIL: alex.rathburn@kimley-horn.com

OWNER:
ROSEBRIAR CAMP WISDOM LP
PO BOX 541208
DALLAS, TEXAS 75354
CONTACT: KYLE KATTNER
PHONE: (469) 379-2575
EMAIL: kkattner@mrpgroup.com

SURVEYOR:
KIMLEY-HORN AND ASSOC., INC.
2500 PACIFIC AVE., SUITE 1100,
DALLAS, TEXAS 75226
CONTACT: J. ANDY DOBBS, R.P.L.S.
PHONE: (469) 718-8849
EMAIL: andy.dobbs@kimley-horn.com



OWNER'S CERTIFICATE:

WHEREAS ROSEBRIAR CAMP WISDOM, L.P. is the owner of a tract of land situated in the James Sharrock Survey, Abstract No. 1308, City of Dallas, Dallas County, Texas, being part of City Block No. 8598 and being a portion of the remainder of a called 14.8693 acre tract of land described in Special Warranty Deed to Rosebriar Camp Wisdom, L.P. recorded in Volume 96232, Page 1026, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found at the intersection of the northeast right-of-way line of West Camp Wisdom Road (a variable width right-of-way) and the southeast right-of-way line of Clarkridge Drive (a 56' wide right-of-way), from said point, a 1/2" iron rod with plastic cap stamped "MWL ENGINEERS" found bears South 47°59'12" East, a distance of 0.33 feet;

THENCE with the said southeast right-of-way line of Clarkridge Drive, North 27°44'34" East, a distance of 450.00 feet to a an aluminum disk set for the northwest corner of said 14.8693 acre tract, and the southwest corner of a called 5.8405 acre tract of land described in Special Warranty Deed to SDS Legacy LLC, recorded in Instrument No. 201500257586, Official Public Records, Dallas County, Texas, in said southeast right-of-way line Clarkridge Drive;

THENCE departing the said southeast right-of-way line of Clarkridge Drive, and with the south line of said 5.8405 acre tract, the following courses and distances:

South 62°15'26" East, a distance of 302.00 feet to an aluminum disk set for the beginning of a curve to the left, having a central angle of 58°00'00", a radius of 270.00 feet, a chord bearing and distance of North 88°44'34" East, 261.80 feet, from which a 1/2" iron rod found bears North 31°00'41" East, a distance of 1.72 feet;
In a northeasterly direction, with said curve to the left, an arc distance of 273.32 feet to a 1/2" iron rod found (disturbed) for corner;
North 59°44'34" East, a distance of 237.18 feet to an aluminum disk set for the northeast corner of said 14.8693 acre tract, and the southeast corner of said 5.8405 acre tract, in the southwest right-of-way line of Clark Road (a 120' wide right-of-way), said point being the beginning of a non-tangent curve to the right, having a central angle of 27°48'28", a radius of 1000.00 feet, a chord bearing and distance of South 16°09'41" East, 480.59 feet, from said point a 1/2" iron rod with plastic "MWL ENGINEERS" cap found, bears North 64°33'32" East, 0.28'

THENCE with the said southwest right-of-way line of Clark Road, the following courses and distances:

In a southeasterly direction, with said non-tangent curve to the right, an arc distance of 485.34 feet to a 1/2" iron rod found for corner;
South 2°15'26" East, a distance of 255.43 feet to a point for the southeast corner of said 14.8693 acre tract and the northeast corner of a called 1.50 acre tract of land described in Special Warranty Deed to RF & Sons Properties, LLC recorded in Instrument No. 202000280359, of said Official Public Records, in the west right-of-way line of Clark Road, from said point a 1/2" iron rod found bears South 76°39'11" East, 0.28 feet;

THENCE departing the said west right-of-way line of Clark Road and with the north line of said called 1.50 acre tract, the following courses and distances:

South 87°21'12" West, a distance of 221.40 feet to a 1/2" iron rod with plastic "RHODES SURVEYING" cap found for corner;
South 30°08'31" West, a distance of 157.68 feet to a 1/2" iron rod found for corner in the said northeast right-of-way line of West, Camp Wisdom Road;

THENCE with the said northeast right-of-way line of West Camp Wisdom Road, North 58°35'26" West, a distance of 921.94 feet to the POINT OF BEGINNING and containing 13.3642 acre or 582,143 square feet of land.

Bearing system based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983. (2011)

GENERAL NOTES:

- The purpose of this plat is to create one lot from a previous unplatted tract of land.
- The basis of bearings is based on State Plane Coordinate System, Texas North Central Zone 4202, North American datum of 1983 (Adjustment Realization - 2011).
- Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering section approval.
- There are no buildings observed on the surveyed property.
- All points are set with an Aluminum Disk, unless otherwise noted.
- The grid coordinates shown are based upon the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983, U.S. Survey Feet (sFT), on grid coordinate values, no scale and no projection.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That ROSEBRIAR CAMP WISDOM, L.P. does hereby adopt this plat, designating the herein described property as **CAMP WISDOM 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 _____, 2025.

By: _____

Name: _____

Title: _____

STATE OF _____ \$
COUNTY OF _____ \$

BEFORE ME, the undersigned authority, on this day 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 on behalf of said limited liability companies and limited partnership, for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2025.

Notary Public in and for the State of _____

SURVEYOR'S STATEMENT:

I, J. ANDY DOBBS, 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 Engineers and Land Surveyors, 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 _____, 2025.

J. ANDY DOBBS
Registered Professional Land Surveyor No. 6196
KIMLEY-HORN AND ASSOC., INC.
2500 Pacific Ave., Suite 1100
Dallas, Texas 75226
469-718-8849
andy.dobbs@kimley-horn.com

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 J. ANDY DOBBS 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 _____, 2025.

Notary Public in and for the State of Texas

PLACE COUNTY
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, Tony Shidd, Chairperson or Brent Ruben, Vice Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the _____ day of _____ A.D. 20____ and same was duly approved on the _____ day of _____ A.D. 20____ by said Commission.

Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas

Attest:

Secretary

PRELIMINARY PLAT
CAMP WISDOM ADDITION
LOT 1, BLOCK A/8598
13.3642 ACRES
CITY BLOCK 8598
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CITY FILE NO. S245-138
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PAVING AND DRAINAGE NO. _____

Kimley»Horn

2500 Pacific Avenue, Suite 1100
Dallas, Texas 75226

FIRM # 10115500

Tel. No. (469) 718-8849

| Scale | Drawn by | Checked by | Date | Project No. | Sheet No. |
|-------|----------|------------|-----------|-------------|-----------|
| N/A | ECB | JAD | Mar. 2025 | 068682819 | 2 OF 2 |

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