



TREE LEGEND:	
COMMON NAME	SCIENTIFIC NAME
CEDAR	CEDRUS
BOIS D'ARC	MACLURA POMIFERA

- NOTES:**
1. Basis of bearing, elevation, and coordinates for this survey is the Texas State Plane Coordinate System, NAD83, Texas North Central Zone, 4202, based upon GPS measurements, according to the SmartNet GPS Reference Network, all distances shown hereon are grid distances. No scale and no projection.
 2. No lot to lot drainage allowed without Engineering Division approval.
 3. The purpose of this plat is to create one lot out of two lots.
 4. All coordinates shown are on the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection.
 5. There are no existing structures on site.

TRACT 1
CALLED 110.6 ACRE TRACT
CAMP WISDOM INC.
INST. NO. 201200288075
O.P.R.D.C.T.

LEGEND	
VOL. ~ VOLUME	
PG. ~ PAGE	
T.B.M. ~ TEMPORARY BENCHMARK	
C.M. ~ CONTROLLING MONUMENT	
FIP ~ FOUND IRON PIPE	
FIR ~ FOUND IRON ROD	
P.O.C. ~ POINT OF COMMENCING	
P.O.B. ~ POINT OF BEGINNING	
PL ~ PROPERTY LINE	
C ~ CENTER LINE	
S ~ SURVEY LINE	
SIR ~ SET IRON ROD	
D.R.D.C.T. DENOTES DEED RECORDS OF DALLAS COUNTY, TEXAS	
M.R.D.C.T. DENOTES MAP RECORDS OF DALLAS COUNTY, TEXAS	
O.P.R.D.C.T. DENOTES OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS	
KSC-4125 ~ KEETON SURVEYING COMPANY, TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4125	

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **Aubrey Pearson and Carmelita Pearson, husband and wife**, do hereby adopt this plat, designating the herein described property as **Red Bird Addition, Unit No. 7**, 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 _____, 20____.

"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"

By: **Aubrey Pearson** Owner
By: **Carmelita Pearson** Owner

OWNER'S CERTIFICATE:

State of Texas:
County of Dallas:

WHEREAS, **Aubrey Pearson and Carmelita Pearson, husband and wife**, are the sole owners of a 0.566 acre tract of land situated in the E. Sharrock Jr. Survey, Abstract No. 1315, in the City of Dallas and being a part of Lots 3 and 4, Block 1/8711, of Red Bird Addition, Unit No. 7, an addition to the City of Dallas, Dallas County, Texas according to the Map or Plat thereof, Recorded in Volume 20, Page 201, of the Map Records of Dallas County, Texas (here after referred to as M.R./D.C.T.), and being described in the General Warranty Deed in Instrument No. 202200325948, of the Official Public Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a 5/8 inch iron rod in concrete found at the northwest corner of said Lot 4, and the northeast corner of Lot 5, of said Block 1/8711 (Vol. 20, Pg. 201, M.R./D.C.T.), said point also being in the south line of Lot 19A, Block 1/8711, of Red Bird Addition, Unit No. 7, an addition to the City of Dallas, Dallas County, Texas according to the Map or Plat thereof, Recorded in Volume 97052, Page 2039, of the Deed Records of Dallas County, Texas;

THENCE N. 88°49'27" E., with the north line of said Lots 3 and 4 and the south line of said Lot 19A and Lot 21 of said Block 1/8711 (Vol. 20, Pg. 201, M.R./D.C.T.), for a distance of 169.59 feet to a 5/8 inch iron rod found for the northeast corner of said Lot 3 and the northwest corner of Lot 2 of said Block 1/8711 (Vol. 20, Pg. 201, M.R./D.C.T.);

THENCE S. 00°48'08" E., with the common line of said Lots 3 and 2, a distance of 145.15 feet to a 5/8 inch iron rod with 3-1/4 inch aluminum cap monument stamped "Block 1/8711 Lot 3-R Red Bird Unit No. 7, "KSC 4125" for corner in the north line of a tract of land described in deed to County of Dallas recorded in Volume 4145, Page 367, of the Deed Records of Dallas County, Texas, same being the north line of W. Red Bird Lane (a 80' wide right-of-way);

THENCE S. 88°48'30" W., with the north line of said County of Dallas tract same being the north line of said W. Red Bird Lane, a distance of 170.01 feet to a 5/8 inch iron rod in concrete found for corner;

THENCE N. 00°38'16" W., with the common line of said Lots 4 and 5, a distance of 145.19 feet to the **POINT OF BEGINNING** and **CONTAINING** 24,648 square feet or 0.566 acres of land, more or less.

SURVEYORS STATEMENT:

I, **Kurtis R. Webb**, 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 _____, 2024.

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Kurtis R. Webb
Texas Registered Professional Land Surveyor No. 4125

OWNERS ACKNOWLEDGMENT:

State of Texas
County of Dallas:
Before me the undersigned authority, a Notary Public, on this day personally appeared **Aubrey Pearson**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office on the _____ Day of _____, 2024.

"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"

Notary Public

OWNERS ACKNOWLEDGMENT:

State of Texas
County of Dallas:
Before me the undersigned authority, a Notary Public, on this day personally appeared **Carmelita Pearson**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office on the _____ Day of _____, 2024.

"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"

Notary Public

CERTIFICATE OF APPROVAL

I, **Tony Shidid**, 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.

Attest: _____
Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas

Secretary

SURVEYORS ACKNOWLEDGMENT:

State of Texas
County of Dallas:
Before me the undersigned authority, a Notary Public, on this day personally appeared **Kurtis R. Webb**, 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 and in the capacity therein stated.

Given under my hand and seal of office on the _____ day of _____, 2024.

"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"

Notary Public

OWNER:
AUBREY PEARSON AND CARMELITA PEARSON
6707 OLD SETTLERS WAY
DALLAS, TEXAS 75236
PH# (972) 559-4732
EMAIL: AUBREY.PEARSON@KW.COM

PREPARED BY:
KEETON SURVEYING COMPANY
H.B. KEETON M.S. KEETON
2037 DALWORTH STREET
GRAND PRAIRIE, TEXAS 75050
REGISTERED PROFESSIONAL LAND SURVEYORS
PHONE: (972) 641-0843 TBPELS FIRM NO. 10090500
E-MAIL: ksc4019@sbglobal.net

PRELIMINARY PLAT
RED BIRD ADDITION, UNIT NO. 7
LOT 3-R, BLOCK 1/8711
BEING A REPLAT OF A PART OF LOT 3 AND 4, BLOCK 1/8711
RED BIRD ADDITION, UNIT NO. 7
IN THE E. SHARROCK JR. SURVEY, ABSTRACT NO. 1315
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S234-105
24,648 SQ. FT. OR 0.566 ACRES
DATE: MARCH 26, 2024

RECORDED IN INSTRUMENT NO. _____, O.P.R.D.C.T.