

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING
C1	011°23'50"	235.02'	46.75'	23.45'	S 64°59'52" W
C2	011°23'50"	271.03'	53.91'	27.05'	N 64°59'52" E
C3	007°49'15"	644.43'	87.97'	44.05'	N 15°56'49" W
C4	011°13'33"	644.43'	126.26'	63.33'	N 3°57'54" W

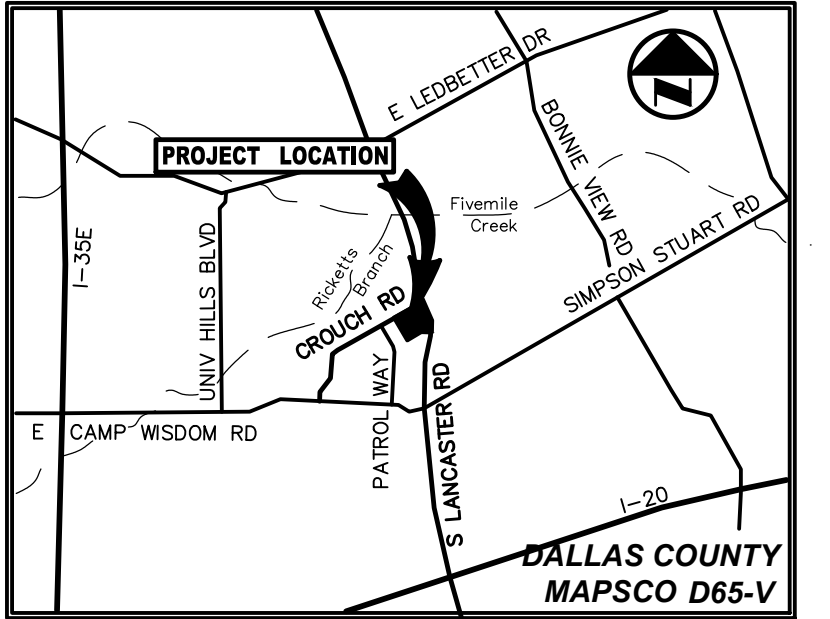
DHFC THE RIDGE AT LANCASTER
LANDOWNER, LLC
(INST. NO. 202100209787)
(O.P.R.D.C.T.)

CROUCH ROAD

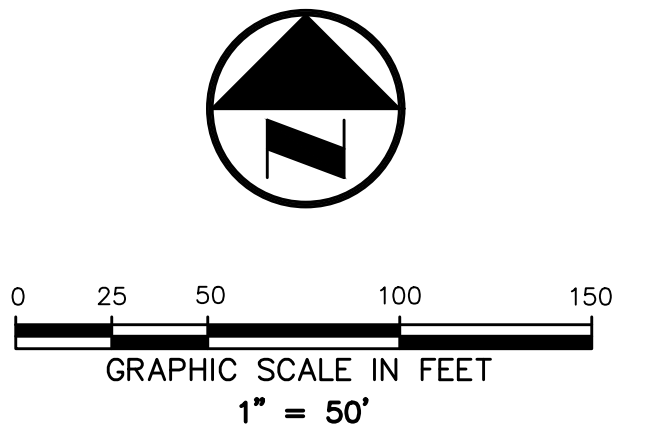
(56' WIDE RIGHT-OF-WAY)

CDCTLX HOLDING
(INST. NO. 202200033042)
(O.P.R.D.C.T.)

BLOCK 6891
BLOCK 1-A
O.K. BUCKHOLT
SUBDIVISION REVISED
(VOL. 72250, PG. 1701)



VICINITY MAP
(NOT TO SCALE)



LEGEND

- BOLLARD
- ELECTRIC BOX
- FIRE HYDRANT
- UG GAS MARKER
- GAS MANHOLE
- GAS TEST STATION
- IRRIGATION CONTROL VALVE
- LIGHT STANDARD
- MANHOLE (TYPE UNKNOWN)
- MAILBOX
- POWER POLE
- PP W/ LIGHT
- PP W/ GUY ANCHOR
- TELEPHONE SAC BOX
- TRAFFIC SIGN
- SAN. SEWER MANHOLE
- TELEPHONE BOX
- VAULT (TYPE UNKNOWN)
- WATER VALVE
- PAIN MARK YELLOW
- CONTROLLING MONUMENT
- PROPERTY LINE
- EASEMENT LINE
- PAINT STRIP LINE (LANE)
- FENCE
- OVERHEAD UTILITY LINE
- UNDERGROUND GAS LINE
- STORM DRAIN LINE
- 6" W
- WATER LINE
- 6" SS
- SANITARY SEWER LINE
- 613
- EXIST CONTOUR

GENERAL NOTES

- Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the TxDOT Dallas County surface adjustment factor of 1.000136506.
- Lot-to-lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section approval.
- The purpose of this plat is to plat 2 unplatted lots to create 202 lots, 9 common areas and 1 amenity area.
- Coordinates shown hereon are based on the State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 2011), Texas North Central Zone 4202, on Grid values, no Scale and no Projection.

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.
RELEASED 4/10/25.

PRELIMINARY PLAT

RESIDENTIAL ADDITION CITY BLOCK 6896

CITY BLOCK A/261
LOUIS HORST SURVEY, ABSTRACT NO. 556
DALLAS COUNTY, TEXAS

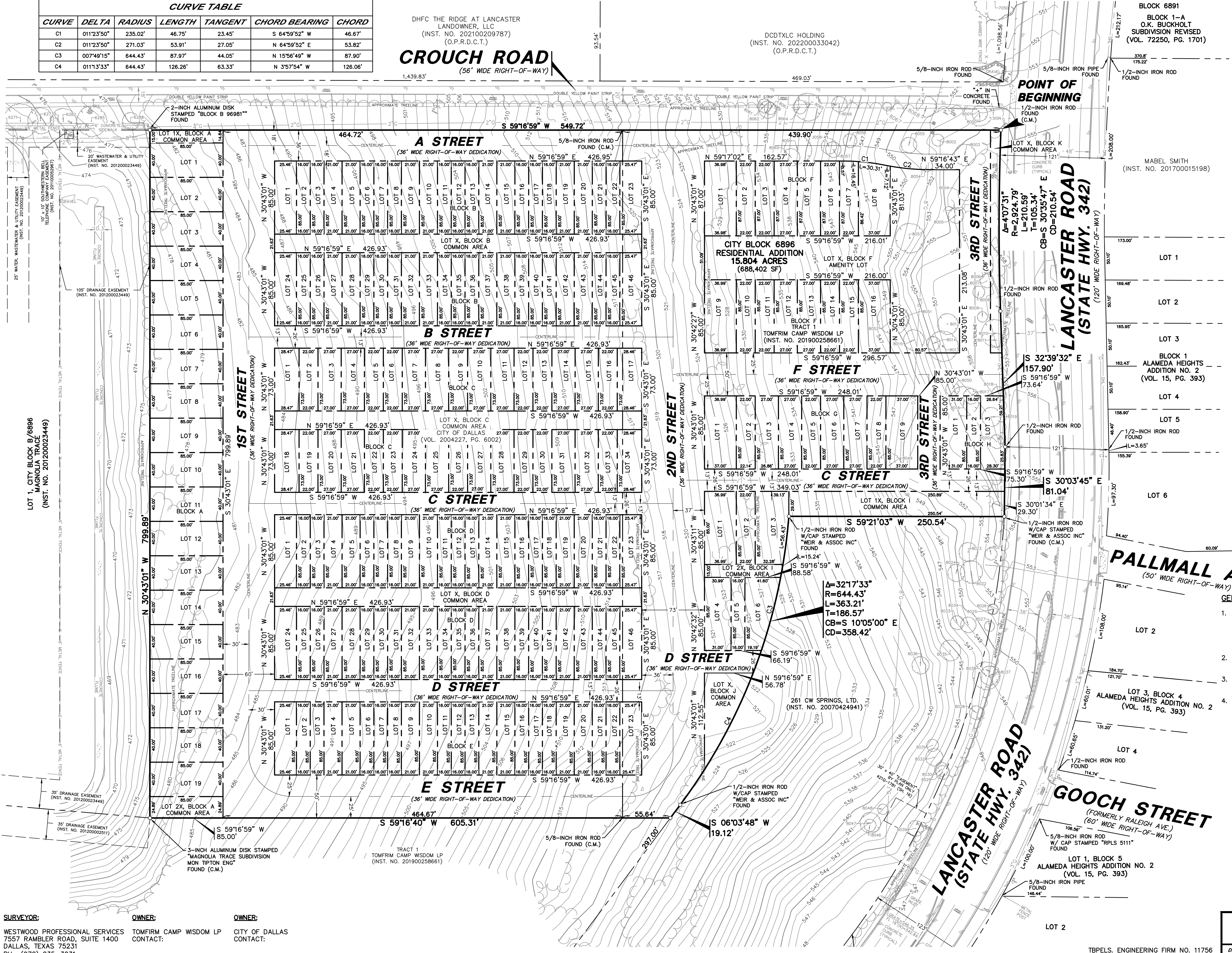
CITY PLAN FILE NUMBER S245-148
ENGINEERING PLAN NUMBER DP

SHEET 1 OF 3

Westwood
Westwood Professional Services, Inc.

7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231
972.235.3031
westwoodps.com

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
DC	KGH	1"=50'	APRIL 2025	R0039079.01



SURVEYOR:	OWNER:	OWNER:
WESTWOOD PROFESSIONAL SERVICES 7557 RAMBLER ROAD, SUITE 1400 DALLAS, TEXAS 75231 PH: (972) 235-3031 CONTACT: KLYE C. HARRIS	TOMFIRM CAMP WISDOM LP CONTACT:	CITY OF DALLAS CONTACT:

SEE SHEET 2 FOR TREE TABLE AND AREA TABLE

TBPCLS. ENGINEERING FIRM NO. 11756
TBPCLS SURVEYING FIRM NO. 10074301

PRELIMINARY PLAT - RESIDENTIAL ADDITION

AREA TABLE (BLOCK A)		
LOT	SF	ACRES
LOT 1	3,400	0.078
LOT 2	3,400	0.078
LOT 3	3,400	0.078
LOT 4	3,400	0.078
LOT 5	3,400	0.078
LOT 6	3,400	0.078
LOT 7	3,400	0.078
LOT 8	3,400	0.078
LOT 9	3,400	0.078
LOT 10	3,400	0.078
LOT 11	3,400	0.078
LOT 12	3,400	0.078
LOT 13	3,400	0.078
LOT 14	3,400	0.078
LOT 15	3,400	0.078
LOT 16	3,400	0.078
LOT 17	3,400	0.078
LOT 18	3,400	0.078
LOT 19	3,400	0.078

AREA TABLE (BLOCK B)								
LOT	SF	ACRES	LOT	SF	ACRES	LOT	SF	ACRES
LOT 1	2,164	0.050	LOT 21	1,360	0.031	LOT 41	1,360	0.031
LOT 2	1,360	0.031	LOT 22	1,360	0.031	LOT 42	1,785	0.041
LOT 3	1,360	0.031	LOT 23	2,165	0.050	LOT 43	1,785	0.041
LOT 4	1,785	0.041	LOT 24	2,164	0.050	LOT 44	1,360	0.031
LOT 5	1,785	0.041	LOT 25	1,360	0.031	LOT 45	1,360	0.031
LOT 6	1,360	0.031	LOT 26	1,360	0.031	LOT 46	2,165	0.050
LOT 7	1,360	0.031	LOT 27	1,785	0.041			
LOT 8	1,360	0.031	LOT 28	1,785	0.041			
LOT 9	1,785	0.041	LOT 29	1,360	0.031			
LOT 10	1,785	0.041	LOT 30	1,360	0.031			
LOT 11	1,360	0.031	LOT 31	1,360	0.031			
LOT 12	1,360	0.031	LOT 32	1,785	0.041			
LOT 13	1,360	0.031	LOT 33	1,785	0.041			
LOT 14	1,785	0.041	LOT 34	1,360	0.031			
LOT 15	1,785	0.041	LOT 35	1,360	0.031			
LOT 16	1,360	0.031	LOT 36	1,360	0.031			
LOT 17	1,360	0.031	LOT 37	1,785	0.041			
LOT 18	1,360	0.031	LOT 38	1,785	0.041			
LOT 19	1,785	0.041	LOT 39	1,360	0.031			
LOT 20	1,785	0.041	LOT 40	1,360	0.031			

AREA TABLE (BLOCK C)					
LOT	SF	ACRES	LOT	SF	ACRES
LOT 1	2,078	0.048	LOT 21	1,971	0.045
LOT 2	1,606	0.037	LOT 22	1,606	0.037
LOT 3	1,971	0.045	LOT 23	1,606	0.037
LOT 4	1,971	0.045	LOT 24	1,971	0.045
LOT 5	1,606	0.037	LOT 25	1,971	0.045
LOT 6	1,606	0.037	LOT 26	1,606	0.037
LOT 7	1,971	0.045	LOT 27	1,971	0.045
LOT 8	1,971	0.045	LOT 28	1,971	0.045
LOT 9	1,606	0.037	LOT 29	1,606	0.037
LOT 10	1,971	0.045	LOT 30	1,606	0.037
LOT 11	1,971	0.045	LOT 31	1,971	0.045
LOT 12	1,606	0.037	LOT 32	1,971	0.045
LOT 13	1,606	0.037	LOT 33	1,606	0.037
LOT 14	1,971	0.045	LOT 34	2,078	0.048
LOT 15	1,971	0.045			
LOT 16	1,606	0.037			
LOT 17	2,078	0.048			
LOT 18	2,078	0.048			
LOT 19	1,606	0.037			
LOT 20	1,971	0.045			

AREA TABLE (BLOCK D)								
LOT	SF	ACRES	LOT	SF	ACRES	LOT	SF	ACRES
LOT 1	2,164	0.050	LOT 21	1,360	0.031	LOT 41	1,360	0.031
LOT 2	1,360	0.031	LOT 22	1,360	0.031	LOT 42	1,785	0.041
LOT 3	1,360	0.031	LOT 23	2,165	0.050	LOT 43	1,785	0.041
LOT 4	1,785	0.041	LOT 24	2,164	0.050	LOT 44	1,360	0.031
LOT 5	1,785	0.041	LOT 25	1,360	0.031	LOT 45	1,360	0.031
LOT 6	1,360	0.031	LOT 26	1,360	0.031	LOT 46	2,165	0.050
LOT 7	1,360	0.031	LOT 27	1,785	0.041			
LOT 8	1,360	0.031	LOT 28	1,785	0.041			
LOT 9	1,785	0.041	LOT 29	1,360	0.031			
LOT 10	1,785	0.041	LOT 30	1,360	0.031			
LOT 11	1,360	0.031	LOT 31	1,360	0.031			
LOT 12	1,360	0.031	LOT 32	1,785	0.041			
LOT 13	1,360	0.031	LOT 33	1,785	0.041			
LOT 14	1,785	0.041	LOT 34	1,360	0.031			
LOT 15	1,785	0.041	LOT 35	1,360	0.031			
LOT 16	1,360	0.031	LOT 36	1,360	0.031			
LOT 17	1,360	0.031	LOT 37	1,785	0.041			
LOT 18	1,360	0.031	LOT 38	1,785	0.041			
LOT 19	1,785	0.041	LOT 39	1,360	0.031			
LOT 20	1,785	0.041	LOT 40	1,360	0.031			

AREA TABLE (BLOCK E)					
LOT	SF	ACRES	LOT	SF	ACRES
LOT 1	2,164	0.050	LOT 21	1,360	0.031
LOT 2	1,360	0.031	LOT 22	1,360	0.031
LOT 3	1,360	0.031	LOT 23	2,165	0.050
LOT 4	1,785	0.041			
LOT 5	1,785	0.041			
LOT 6	1,360	0.031			
LOT 7	1,360	0.031			
LOT 8	1,360	0.031			
LOT 9	1,785	0.041			
LOT 10	1,785	0.041			
LOT 11	1,360	0.031			
LOT 12	1,360	0.031			
LOT 13	1,360	0.031			
LOT 14	1,785	0.041			
LOT 15	1,785	0.041			
LOT 16	1,360	0.031			
LOT 17	1,360	0.031			
LOT 18	1,360	0.031			
LOT 19	1,785	0.041			
LOT 20	1,785	0.041			

AREA TABLE (BLOCK F)		
LOT	SF	ACRES
LOT 1	3,219	0.074
LOT 2	1,914	0.044
LOT 3	1,914	0.044
LOT 4	2,349	0.054
LOT 5	2,349	0.054
LOT 6	1,914	0.044
LOT 7	1,911	0.044
LOT 8	3,113	0.071
LOT 9	3,144	0.072
LOT 10	1,870	0.043
LOT 11	1,870	0.043
LOT 12	2,295	0.053
LOT 13	2,295	0.053
LOT 14	1,870	0.043
LOT 15	1,870	0.043
LOT 16	3,145	0.072

AREA TABLE (BLOCK G)		
LOT	SF	ACRES
LOT 1	3,145	0.072
LOT 2	1,870	0.043
LOT 3	2,295	0.053
LOT 4	2,295	0.053
LOT 5	1,870	0.043
LOT 6	2,295	0.053
LOT 7	2,295	0.053
LOT 8	1,870	0.043
LOT 9	3,145	0.072

AREA TABLE (BLOCK H)		
LOT	SF	ACRES
LOT 1	2,635	0.060
LOT 2	1,360	0.031
LOT 3	2,373	0.054

AREA TABLE (BLOCK I)		
LOT	SF	ACRES
LOT 1	3,145	0.072
LOT 2	1,870	0.043
LOT 3	3,157	0.072
LOT 4	2,634	0.060
LOT 5	1,360	0.031
LOT 6	2,669	0.061

AREA TABLE (COMMON AREA)		
LOT	SF	ACRES
COMMON AREA A LOT 1X	1,275	0.029
COMMON AREA A LOT 2X	2,115	0.049
COMMON AREA B	9,235	0.212
COMMON AREA C	9,235	0.212
COMMON AREA D	9,235	0.212
COMMON AREA F	28,265	0.649
COMMON AREA I, LOT 1X	7,308	0.168
COMMON AREA I, LOT 2X	1,349	0.031
COMMON AREA J	3,453	0.079
COMMON AREA K	2,847	0.065

AREA TABLE (RIGHT-OF-WAY DEDICATION)		
LOT	SF	ACRES
RIGHT-OF-WAY DEDICATION	226,386	5.197

AREA TABLE (AMENIRTY)		
LOT	SF	ACRES
COMMON AREA F	28,265	0.649

PRELIMINARY PLAT
RESIDENTIAL ADDITION
CITY BLOCK 6896

CITY BLOCK A/261
LOUIS HORST SURVEY, ABSTRACT NO. 556
DALLAS COUNTY, TEXAS

CITY PLAN FILE NUMBER S245-148
ENGINEERING PLAN NUMBER DP__-__

SHEET 2 OF 3

Westwood			7557 RAMBLER ROAD SUITE 1400 DALLAS, TX 75231 972.235.3031	
Westwood Professional Services, Inc.			westwoodps.com	
DRAWN BY DC	CHECKED BY KCH	SCALE NONE	DATE APRIL 2025	JOB NUMBER R0039079.01

TBPELS. ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

SURVEYOR:

WESTWOOD PROFESSIONAL SERVICES
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: (972) 235-3031
CONTACT: KLYE C HARRIS

OWNER:

TOMFIRM CAMP WISDOM LP
CONTACT:

OWNER:

CITY OF DALLAS
CONTACT:

PRELIMINARY PLAT - RESIDENTIAL ADDITION

LAIERNANDEZI 1:00 PM
N:\0039079.01\06 CAD DWG\SURVEY_CAD\R0039079.01_PP.DWG

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, Tomfrim Camp Wisdom LP and City of Dallas are the owners of 15.804 acres tract of land situated in Louis Horst Survey, Abstract No. 556, Dallas County, Texas; said tract being part of a certain tract of land described in Special Warranty Deed to Tomfrim Camp Wisdom LP recorded in Instrument number 201900258661 of the Official Public Records of Dallas County, Texas and also said trat being all of a certain tract of land described in Warranty Deed to the City of Dallas recorded in Volume 2004227, Page 6002 of the said Official Public Records; said tract being 15.804 acre tract (688,402 square foot) tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod found at the intersection of the south right-of-way line of Couch Road (a 56-foot right-of-way) and the west right-of-way line of South Lancaster Road(State Highway 342) (a 120-foot right-of-way), Said point being the beginning of a curve to the left;

THENCE, Along said curve, having a central angle of 04 degrees, 07 minutes, 31 seconds , a radius of 2924.79 feet, a chord bearing and distance of South 30 degrees, 35 minutes, 47 seconds East, 210.54 feet, an arc distance of 210.59 feet to a point at the end of said curve;

THENCE, South 32 degrees, 39 minutes, 32 seconds East, a distance of 157.90 feet to a point for corner;

THENCE, South 30 degrees, 03 minutes, 45 seconds East, a distance of 81.04 feet to a point for corner;

THENCE, South 59 degrees, 21 minutes, 03 seconds West, a distance of 250.54 feet to a point for corner; said point being the beginning of a non-tangent curve to the right;

THENCE, Along said curve, having a central angle of 32 degrees, 17 minutes, 33 seconds , a radius of 644.43 feet, a chord bearing and distance of South 10 degrees, 05 minutes, 00 seconds East, 358.42 feet, an arc distance of 363.21 feet to a point at the end of said curve;

THENCE, South 06 degrees, 03 minutes, 48 seconds West, a distance of 19.12 feet to a point for corner;

THENCE, South 59 degrees, 16 minutes, 40 seconds West, a distance of 605.31 feet to a point for corner;

THENCE, North 30 degrees, 43 minutes, 01 seconds West, a distance of 799.89 feet to a point for corner;

THENCE, North 59 degrees, 16 minutes, 59 seconds East, a distance of 549.72 feet to a point for corner;

THENCE, North 59 degrees, 16 minutes, 59 seconds East, a distance of 439.90 feet to the POINT OF BEGINNING;

CONTAINING: 688,402 square feet or 15.804 acres of land, more or less.

SURVEYOR'S STATEMENT

THAT I, Kyle C. Harris, 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 Preliminary Plat.

Dated this the ____ day of _____, 2025

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.
RELEASED 4/10/25.

Kyle C. Harris
Registered Professional Land Surveyor,
No. 6266
kyle.harris@westwoodps.com

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 Kyle C. Harris, 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 _____, 2025.

Notary Public in and for the State of Texas

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Tomfrim Camp Wisdom LP and City of Dallas, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein above described property as **RESIDENTIAL ADDITION**, an addition to the City of Dallas, Dallas County, Texas, and does 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 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, Texas.

WITNESS my hand at Dallas, Texas, this the ____ day of _____, 2025.

Tomfrim Camp Wisdom LP

By: _____
Name
Title

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 _____, 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 _____, 2025.

Notary Public in and for the State of Texas

City of Dallas

By: _____
Name
Title

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 _____, 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 _____, 2025.

Notary Public in and for the State of Texas

PLACE COUNTY
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL
I, Tony Shidid, Chairperson or Brent Rubin, 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

RESIDENTIAL ADDITION
CITY BLOCK 6896

CITY BLOCK A/261
LOUIS HORST SURVEY, ABSTRACT NO. 556
DALLAS COUNTY, TEXAS

CITY PLAN FILE NUMBER S245-148
ENGINEERING PLAN NUMBER DP____-

SHEET 3 OF 3

Westwood Westwood Professional Services, Inc.		7557 RAMBLER ROAD SUITE 1400 DALLAS, TX 75231 972.235.3031 westwoodps.com	
DRAWN BY DC	CHECKED BY KCH	SCALE NONE	DATE APRIL 2025
		JOB NUMBER R0039079.01	

TBPELS. ENGINEERING FIRM NO. 11756
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SURVEYOR:

WESTWOOD PROFESSIONAL SERVICES
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: (972) 235-3031
CONTACT: KLYE C HARRIS

OWNER:

TOMFRIM CAMP WISDOM LP
CONTACT:

OWNER:

CITY OF DALLAS
CONTACT:

PRELIMINARY PLAT - RESIDENTIAL ADDITION

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