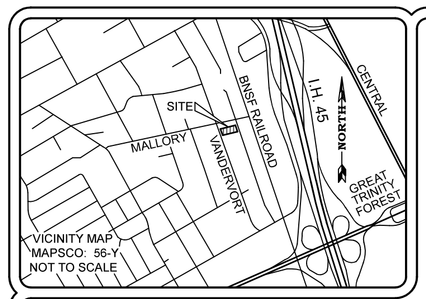
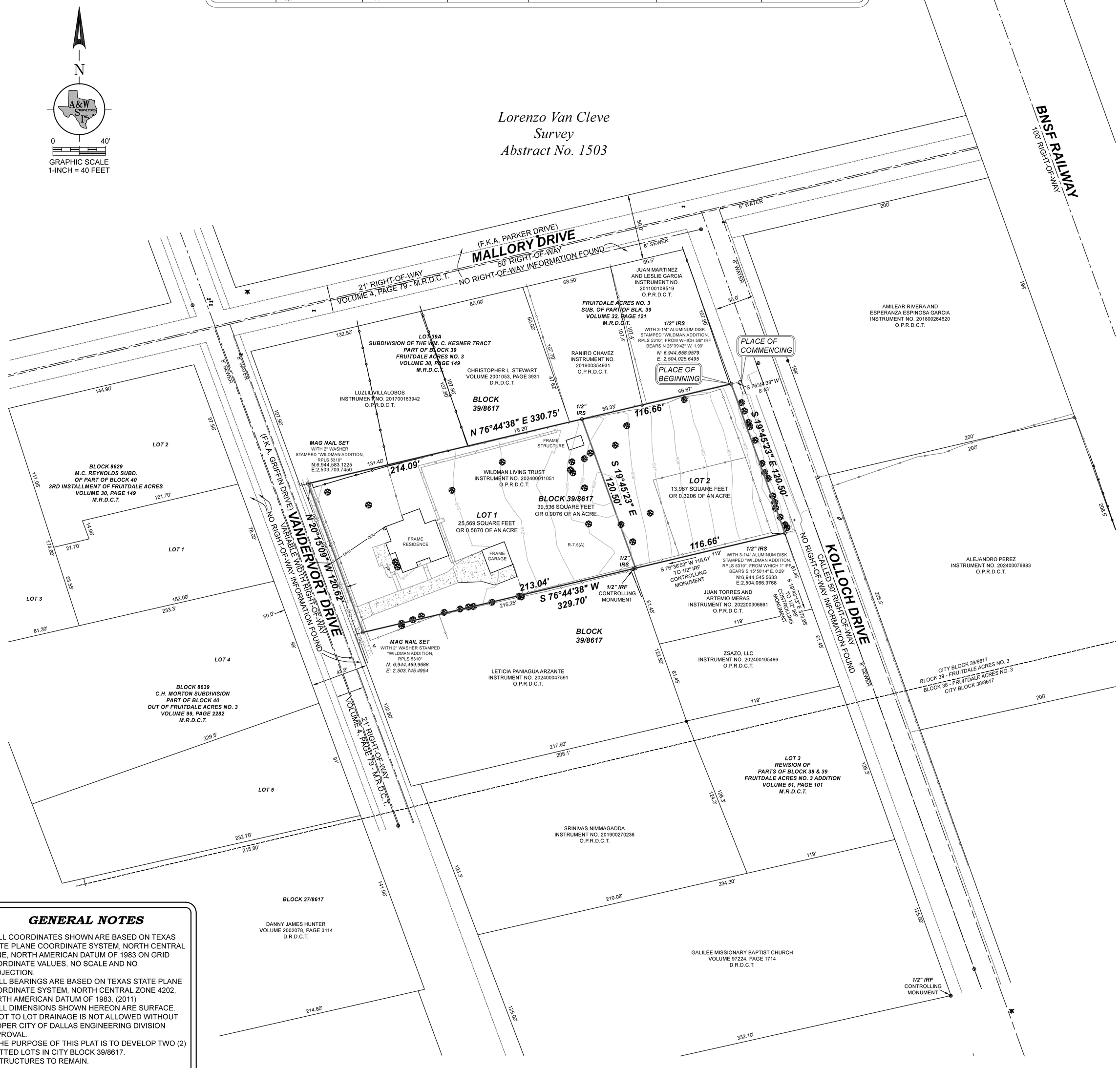


LEGEND

1/2" IR FOUND	X-FOUND	TELE. BOX	UTILITY POLE	OHU — OVERHEAD UTILITY LINE	BRICK RET. WALL	CONCRETE
1/2" IR SET	X-SET	CABLE BOX	WATER METER	GUY WIRE ANCHOR	STONE RET. WALL	GRAVEL
5/8" IR FOUND	SAN. SEW. MH.	ELECTRIC BOX	GAS METER	BARBED WIRE FENCE	BUILDING LINE	BRICK
3/8" IR FOUND	IRRIGATION VALVE	BRICK COLUMN	A.C. PAD	IRON FENCE	EASEMENT	STONE
60-D NAIL FOUND	WATER VALVE	STONE COLUMN	TRANS. BOX	CHAINLINK FENCE	BOUNDARY	WOOD DECK
PK NAIL SET	FIRE HYDRANT	STORM DRAIN MH.		WOOD FENCE	HIGH BANK LINE	BUILDING WALL
1/2" IP FOUND	LIGHT POLE	SAN. SEW. CO.	P. E. POOL EQUIP.	ASPHALT	FEMA FLOOD LINE	TILE



GENERAL NOTES

1. ALL COORDINATES SHOWN ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
2. ALL BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. (2011)
3. ALL DIMENSIONS SHOWN HEREON ARE SURFACE.
4. LOT TO LOT DRAINAGE IS NOT ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DIVISION APPROVAL.
5. THE PURPOSE OF THIS PLAT IS TO DEVELOP TWO (2) PLATTED LOTS IN CITY BLOCK 39/8617.
6. STRUCTURES TO REMAIN.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS John Wildman, Trustee, or his successors in interest, under the Wildman Living Trust is the sole owner of a tract of land located in the LORENZO VAN CLEVE SURVEY, Abstract No. 1503, City of Dallas, Dallas County, Texas, and part of Block 39/8617, of Fruitdale Acres 3rd Installment, an Addition in the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 4, Page 79, Map Records, Dallas County, Texas, and being the same tract of land described in deed to John Wildman, Trustee, or his successors in interest, under the Wildman Living Trust, recorded in Instrument No. 202400011051, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a Point for Corner in Kolloch Drive, a called 50' wide public right-of-way, at the East corner of Fruitdale Acres No. 3, Sub. of part of Block 39, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 32, Page 121, Map Records, Dallas County, Texas;

THENCE S 76°44'38" W, a distance of 8.13' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped "Wildman Addition, RPLS 5310" set in the Southwest lline of said Kolloch Drive at the East corner of said Fruitdale Acres No. 3 Sub. and PLACE OF BEGINNING of the herein described tract of land;

THENCE South 19°45'23" East, along said Southwest line of Kolloch Drive, a distance of 120.50' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped "Wildman Addition, RPLS 5310" set at the North corner of that part of said Block 39 described in deed to Juan Torres and Artemio Meras, recorded in Instrument No. 202200306816, Official Public Records, Dallas County, Texas;

THENCE South 76°44'38" West, passing through said Block 39, a distance of 329.70' to a Mag Nail with a 2" washer stamped "Wildman Addition, RPLS 5310" set in a Northeast line of Vandervort Drive, a variable width public right-of-way, in the Northeast lline of a part of said Block 39 described in deed to Leticia Paniagua Arzante, recorded in Instrument No. 202400047591, Official Public Records, Dallas County, Texas;

THENCE North 20°15'09" West, along sid Northeast lline, a distance of 120.62' to a Mag Nail with a 2" washer stamped "Wildman Addition, RPLS 5310" set in the Southeast line of Lot 39A, Subdivision of the WM. C. Kesner Tract, Part of Block 39, Fruitdale Acres No. 3, recorded in Volume 30, Page 149, Map Records, Dallas County, Texas;

THENCE North 76°44'38" East, a distance of 330.75' to the PLACE OF BEGINNING and containing 39,536 square feet or .9076 of an acre of land.

SURVEYOR'S STATEMENT

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 _____, 20___.

RELEASED 01-17-2025 FOR REVIEW ONLY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

_____
John S. Turner
Texas Registered Professional Land Surveyor No. 5310

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 John S. Turner, 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 _____ 20___.

_____
Notary Public in and for the State of Texas:

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That John Wildman, Trustee, or his successors in interest, under the Wildman Living Trust, acting by and through their duly appointed agent, do hereby adopt this plat, designating the herein described property as ***WILDMAN 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_____, 20__.

By: John Wildman, Trustee, or his successors in interest, under the Wildman Living Trust

_____
Wildman Living Trust
John Wildman (Trustee)

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, John Wildman (Trustee), 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 and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
this the _____ day of _____, 20__.

_____
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

A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

~ PROPERTY ADDRESS: 4508 Vandervort Drive ~

Owner: Wildman Living Trust
~ 19571 Roderick Lane, Huntington Beach, California 92646 ~
~ 323-363-2736 ~

Job No. 24-0672	Drawn by: AR	Date:01-17-25	Revised:

"A professional company operating in your best interest"

PRELIMINARY PLAT
WILDMAN ADDITION
LOT 1 AND 2, BLOCK 39/8617

BEING 0.9076 ACRES OF LAND
OUT OF BLOCK 39/8617 OF FRUITDALE ACRES NO. 3

LORENZO VAN CLEVE SURVEY, ABSTRACT NO. 1503
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S245-078
ENGINEERING NO. DP___-___