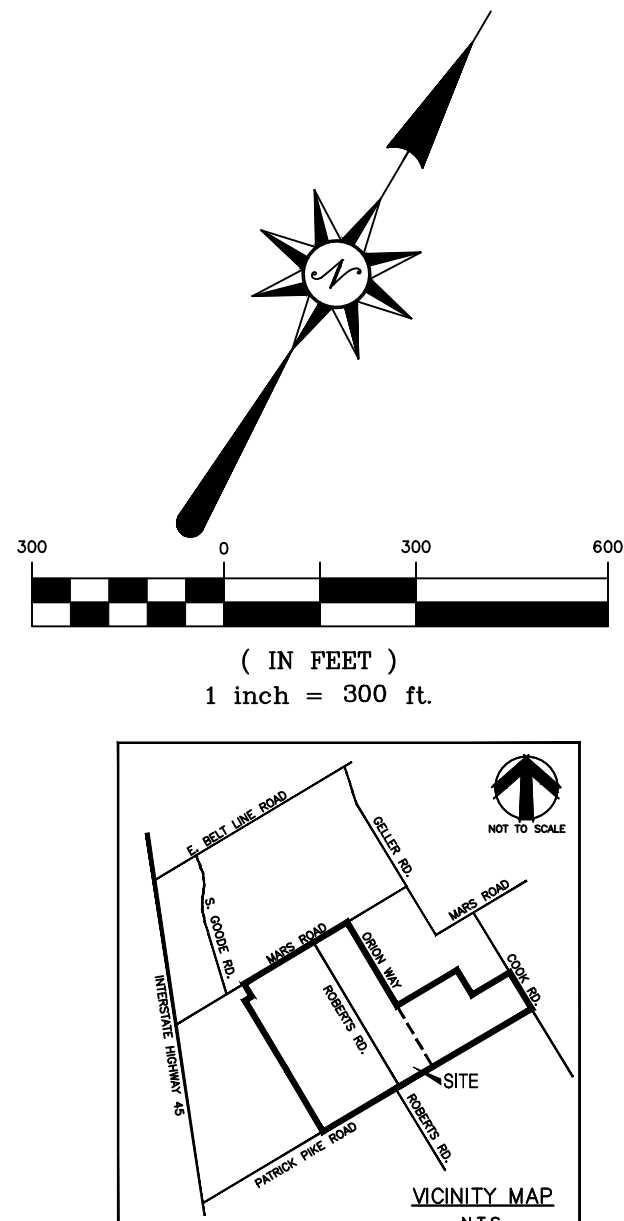


- LEGEND**
- CORNER FOUND AS NOTED
 - 1/2" IRON ROD SET WITH "ATWELL LLC" CAP
 - BOUNDARY
 - ADJOINER LINE
 - VOL. VOLUME
 - PG. PAGE
 - R.O.W. RIGHT-OF-WAY
 - OHE OVER-HEAD ELECTRIC LINE
 - ETJ EXTRA TERRITORIAL JURISDICTION
 - RCP REINFORCED CONCRETE PIPE
 - ⊙ POWER POLE
 - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
 - D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS



**WILMER OLSEN 450
PRELIMINARY PLAT
LOT 1 BLOCK A and
LOT 1 BLOCK B
JOHN LITTLE SURVEY, ABSTRACT 811
CHARLES NEELY SURVEY, ABSTRACT 1083
D.W. WRIGHT SURVEY, ABSTRACT 1532
CITY OF WILMER, DALLAS COUNTY, TEXAS**

PROJECT:	Wilmer Olsen 450 Preliminary Plat
JOB NUMBER:	23002111
DATE:	AUGUST 2023
SCALE:	1" = 300'
SURVEYOR:	ROBERT J. GERTSON, RPLS 6367
TECHNICIAN:	EB/JC

CITY FILE # PP-22-41	
REVISION DATE:	
	11/18/2022
	10/27/2022
08/30/2023	10/21/2022
05/08/2023	08/24/2022
04/25/2023	08/04/2022
03/13/2023	06/30/2022
01/17/2023	05/31/2022

ENGINEER & SURVEYOR:
ATWELL LLC
805 LAS CIMAS PARKWAY,
STE. 310
AUSTIN, TX 78746
512-904-0505

OWNERS:
OLSEN ELLSWORTH/BROWN PROPERTIES, LLC;
THE R. WILLIAM OLSEN TRUST;
R.W. AND K.A. OLSEN REVOCABLE LIVING TRUST;
5235 E. SOUTHERN AVENUE, SUITE D106-176
MESA, AZ 85206
602-430-7002

TOTAL ACREAGE: 443.62 ACRES
TOTAL LOTS: 2
SUBMISSION DATE: 08.24.2023

ATWELL
www.atwell-group.com
805 LAS CIMAS PARKWAY, SUITE 310
AUSTIN, TX 78746
512.904.0505
TBPE LS 10193726

DESCRIPTION:

LOT 1 BLOCK A

A 332.782 ACRE (14,485,970 SQUARE FEET), TRACT OF LAND, LYING WITHIN THE JOHN LITTLE SURVEY, ABSTRACT NO. 811, CHARLES NEELY SURVEY, ABSTRACT 1083, AND D.W. WRIGHT SURVEY, ABSTRACT 1532, DALLAS COUNTY, TEXAS, BEING A PORTION OF A CALLED 211.06 ACRE TRACT AS CONVEYED TO OLSEN ELLSWORTH/BROWN PROPERTIES IN DOCUMENT NO. 201800284041, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS; BEING ALL OF A CALLED 14.95 ACRE TRACT AS CONVEYED TO K. A. OLSEN REVOCABLE LIVING TRUST, IN DOCUMENT NO. 202100303540, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS; BEING ALL OF A CALLED 101.69 ACRE TRACT AS CONVEYED TO OLSEN ELLSWORTH/BROWN PROPERTIES, IN DOCUMENT NO. 201800311365, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS; AND BEING ALL OF A CALLED 122.47 ACRE TRACT CONVEYED TO R WILLIAM OLSEN TRUST, IN DOCUMENT NO. 202100110803, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, IN DESCRIBED AS FOLLOWS:

BEGINNING, AT A 1 INCH IRON PIPE FOUND FOR THE SOUTHERNMOST CORNER OF SAID 101.69 ACRE TRACT, BEING THE EASTERNMOST CORNER OF A CALLED 31.29 ACRE TRACT CONVEYED TO INSURANCE AUCTIONS CORPORATION IN DOCUMENT NO. 201700248705, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, ALSO BEING THE NORTHWEST RIGHT-OF-WAY LINE PATRICK PIKE ROAD (60' R.O.W.), ALSO BEING FOR THE SOUTHERNMOST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, LEAVING SAID NORTHWEST PATRICK PIKE ROAD (60' R.O.W.), WITH THE EASTERN LINE OF SAID 31.29 ACRE TRACT AND THE EASTERN LINE OF A CALLED 17.00 ACRE TRACT CONVEYED TO BARBARA JEAN SMITH, IN VOLUME 2002187, PAGE 3347, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, N30°41'31"W, A DISTANCE OF 1,877.69 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "ATWELL LLC" SET (HEREINAFTER CALLED "IRON ROD SET") ALSO BEING THE SOUTHERN CORNER OF SAID 122.47 ACRE TRACT, A WESTERN CORNER OF SAID 101.69 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE SOUTHWESTERN LINE OF SAID 122.47 ACRE TRACT AND THE NORTHEASTERN LINE OF SAID 17.00 ACRE TRACT, N30°48'46"W, A DISTANCE OF 2,174.82 TO A IRON ROD SET FOR THE SOUTHERN CORNER OF A CALLED 2.00 ACRE TRACT CONVEYED BY DEED TO DANIEL REYES, IN VOLUME 2003070, PAGE 9433, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS;

THENCE, WITH THE SOUTHEASTERN LINE OF SAID 2.00 ACRE TRACT AND THE NORTHWESTERN LINE OF SAID 122.47 ACRE TRACT, N59°13'05"E, A DISTANCE OF 208.40 FEET TO AN IRON ROD SET FOR THE EASTERN CORNER OF SAID 2.00 ACRE TRACT;

THENCE, WITH THE NORTHEAST LINE OF SAID 2.00 ACRE TRACT AND THE SOUTHWESTERN LINE OF SAID 122.47 ACRE TRACT, N30°44'18"W, A DISTANCE OF 393.77 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE NORTHERNMOST NORTHWESTERN CORNER OF SAID 122.47 ACRE TRACT AND THE NORTHEASTERN CORNER OF SAID DANIEL REYES, TRACT 1 AND ALSO BEING ON THE SOUTHEASTERN RIGHT-OF-WAY LINE OF MARS ROAD (90' R.O.W.) AND THE NORTHERNMOST NORTHWESTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE NORTHERN LINE OF SAID 122.47 ACRE TRACT AND THE SOUTHERN RIGHT-OF-WAY LINE OF SAID MARS ROAD, N59°04'13"E, A DISTANCE OF 2,208.81 FEET TO A IRON ROD SET AT THE NORTHERNMOST CORNER OF SAID 122.47 ACRE TRACT AND THE WESTERNMOST CORNER OF SAID 211.06 ACRE TRACT;

THENCE, WITH THE NORTHERN LINE OF SAID 211.06 ACRE TRACT AND THE SOUTHERN RIGHT-OF-WAY LINE OF SAID MARS ROAD, N59°05'53"E, A DISTANCE OF 859.66 FEET TO AN IRON ROD SET FOR THE NORTHERNMOST CORNER OF THE HEREIN DESCRIBED TRACT IN THE WEST RIGHT-OF-WAY LINE OF ORION ROAD (125' RIGHT-OF-WAY) FROM WHICH A 1/2 IRON ROD WITH CAP STAMPED "4846" FOUND TO THE NORTHERNMOST CORNER OF SAID 211.06 ACRE BEARS N59°05'53"E, A DISTANCE OF 984.66 FEET.

THENCE, LEAVING SAID SOUTHEAST RIGHT-OF-WAY OF MARS ROAD SAID 211.06 ACRE TRACT WITH THE SOUTHWESTERN LINE OF ORION WAY, S30°38'51"E, A DISTANCE OF 4,466.49 FEET TO A IRON ROD SET ON SAID PATRICK PIKE ROAD (60' R.O.W.) AND ALSO BEING THE EASTERNMOST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE SOUTHEASTERN LINE OF SAID 211.06 ACRE TRACT AND SAID 122.465 ACRE TRACT AND THE NORTHWESTERN LINE OF SAID PATRICK PIKE ROAD (60' R.O.W.), S59°30'40"W, A DISTANCE OF 908.75 FEET TO A 1 INCH IRON PIPE FOUND;

THENCE, WITH THE SOUTHEASTERN LINE OF SAID 211.06 ACRE TRACT AND SAID 122.465 ACRE TRACT AND THE NORTHWESTERN LINE OF SAID PATRICK PIKE ROAD (60' R.O.W.), S59°24'49"W, A DISTANCE OF 2,359.73 FEET TO THE POINT OF BEGINNING.

CONTAINING 332.782 ACRES OR 14,495.97 SQUARE FEET, MORE OR LESS.

LOT 1 BLOCK B

A 110.838 ACRE (4,828,083 SQUARE FEET), TRACT OF LAND, LYING WITHIN THE JOHN LITTLE SURVEY, ABSTRACT NO. 811, DALLAS COUNTY, TEXAS, BEING A PORTION OF A CALLED 211.06 ACRE TRACT CONVEYED TO OLSEN ELLSWORTH/BROWN PROPERTIES IN DOCUMENT NO. 201800284041, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, DESCRIBED AS FOLLOWS:

BEGINNING, AT A 1/2 INCH IRON ROD WITH CAP STAMPED "4846 GRIFFITH" FOUND FOR THE EASTERNMOST CORNER OF SAID 211.06 ACRE TRACT, ALSO BEING IN THE NORTHWESTERN RIGHT-OF-WAY LINE OF A PATRICK PIKE ROAD (60' R.O.W.), AND ALSO BEING IN THE SOUTHWESTERN RIGHT-OF-WAY LINE OF A COOK ROAD (90' R.O.W.), FOR THE EASTERNMOST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, LEAVING SAID COOK ROAD (90' R.O.W.) AND WITH THE SOUTHEASTERN LINE OF SAID 211.06 ACRE TRACT AND WITH THE NORTHWESTERN LINE OF SAID PATRICK PIKE ROAD (60' R.O.W.), S59°30'57"W, A DISTANCE OF 3,039.82 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "ATWELL LLC" SET (HEREINAFTER CALLED "IRON ROD SET"), ALSO BEING IN THE WESTERN RIGHT-OF-WAY LINE OF SAID ORION WAY (125' R.O.W.), AND ALSO BEING THE SOUTHERNMOST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CROSSING SAID 211.06 ACRE TRACT AND WITH SAID ORION WAY (125' R.O.W.), N30°38'51"W, A DISTANCE OF 1,883.09 FEET TO A IRON ROD SET AT THE SOUTHERN LINE OF A CALLED 2.37 ACRE TRACT OF VOLUME 200006, PAGE 1238, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, NORTHERN LINE OF SAID 211.06 ACRE TRACT, AND ALSO BEING THE WESTERNMOST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE NORTHWESTERN LINE OF SAID 211.06 ACRE TRACT, AND THE SOUTHERN LINE OF SAID 2.37 ACRE TRACT, A CALLED 13.87 ACRE TRACT CONVEYED TO DIANE E JASSO IN DOCUMENT NO. 201300011247, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, A CALLED 9.81 ACRE TRACT CONVEYED TO MAYBELL PALACIOS IN DOCUMENT NO. 20060076283, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, N59°16'05"E, A DISTANCE OF 1,855.91 FEET TO A IRON ROD SET AT THE EASTERNMOST CORNER OF SAID 9.81 ACRE TRACT, ALSO BEING THE SOUTHERNMOST CORNER OF A TRACT CONVEYED TO GREEN LYNCH, OF DOCUMENT NO. 200900183903, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, AND ALSO BEING THE WESTERN LINE OF A CALLED 5.71 ACRE TRACT CONVEYED TO SANDRA MOLINA IN DOCUMENT NO. 201400132984, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS; ALSO BEING THE NORTHERNMOST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH AN NORTHEASTERN LINE OF SAID 211.06 ACRE TRACT, ALSO BEING THE WESTERN LINE OF A CALLED 6.50 ACRE TRACT CONVEYED TO THELMA L. WILLIS IN VOLUME 82167, PAGE 559, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS AND A CALLED 6.50 ACRE TRACT CONVEYED TO ZFN REALTY, LLC, IN DOCUMENT NO. 201300291964, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, S31°14'00"E, A DISTANCE OF 770.33 FEET TO A IRON ROD SET FOR THE SOUTHERNMOST CORNER OF SAID ZFN TRACT AND AN ELL CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH A NORTHWESTERN LINE OF SAID 211.06 ACRE TRACT AND THE SOUTHERN LINE OF SAID 6.50 ZFN ACRE TRACT, N59°22'28"E, A DISTANCE OF 1,166.70 FEET TO A 1/2 INCH IRON ROD FOUND WITH CAP STAMPED "4846 GRIFFITH" AT THE SOUTHWESTERN LINE OF SAID COOK ROAD (90' R.O.W.) AND THE EASTERNMOST NORTHEASTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE SAID NORTHEASTERN LINE OF SAID 211.06 ACRE TRACT AND SOUTHWESTERN LINE OF SAID COOK ROAD (90' R.O.W.), S31°07'22"E, A DISTANCE OF 1,123.40 FEET TO THE POINT OF BEGINNING.

CONTAINING 110.838 ACRES OR 4,828,083 SQUARE FEET, MORE OR LESS.

STATE OF TEXAS
COUNTY OF DALLAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That we, OLSEN ELLSWORTH/BROWN PROPERTIES, LLC, R. WILLIAM OLSEN TRUST and R.W. AND K.A. OLSEN REVOCABLE TRUST do hereby adopt this plat designating the herein described property as Wilmer Olsen 450, an addition to the City of Wilmer, Dallas County, Texas, and do hereby dedicate to the public use forever the easements shown hereon which are hereby preserved for the purposes as indicated, no buildings, fences, trees, shrubs or other improvements or growths, shall be constructed or place upon, over or across the easements and right-of-ways as shown, said utility easement being hereby reserved for the mutual use and accommodations of all public utilities desiring to use or using same, all public utilities shall have the full right to remove and keep removed all or parts of any building, fences, trees, shrubs or other improvements or growths save and except when sure removal would be in violation of the property zoning or other requirements of the City of Wilmer, which may in any way endanger or interfere with the construction, maintenance or efficiency of its respective system, the provider and all public utilities shall at all times have the full right of ingress or egress to or from and upon the said utility easement for the purpose of removing all or part of the City of Wilmer. This plat does not alter or remove existing deed restriction or covenants, if any.

witness my hand this the _____ day of _____.

BY: OLSEN ELLSWORTH/BROWN PROPERTIES, LLC, AN AZ LIMITED LIABILITY COMPANY

BY: BILL OLSEN, OWNER

BY: R. WILLIAM OLSEN, TRUST

BY: R. WILLIAM OLSEN, TRUSTEE

BY: R.W. AND K.A. OLSEN REVOCABLE TRUST

BY: R. WILLIAM OLSEN, TRUSTEE

BY: KAREN A. OLSEN, TRUSTEE

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____, OWNERS, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE EACH EXECUTED THE SAME OF THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20___ A.D. AT _____

JOHN F. WARREN, COUNTY CLERK
DALLAS COUNTY, TEXAS

CERTIFICATE OF APPROVAL AND ACCEPTANCE BY THE CITY OF WILMER, TEXAS

Approved by the City of Wilmer for filing at the office of the County Clerk of Dallas County, Texas

RECOMMENDED FOR APPROVAL BY:

Planning and Zoning Commission, City of Wilmer, Texas

Chairperson, Planning & Zoning Commission
City of Wilmer _____ Date _____

ATTEST:
City Secretary
City of Wilmer, Texas _____ Date _____

APPROVED AND ACCEPTED BY:
City Council, City of Wilmer, Texas _____

Mayor
City of Wilmer, Texas _____ Date of Approval and Acceptance _____

ATTEST:
The undersigned, the City Secretary of the City of Wilmer, hereby certifies that the foregoing Final Plat of Wilmer Olsen 450 to the City of Wilmer was submitted to the City Council on _____ day of _____, 20___, and the City Council by formal action then and there approved the plat and also accepted the dedication of streets, alleys, rights-of-way, easements, public improvements and public use area, as applicable and as shown and set forth in and upon said plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing their name as hereinabove subscribed.

PROPERTY LOCATION STATEMENT:
This property is located in the City of Wilmer, Dallas County, Texas

Mayor
City of Wilmer, Texas _____ Date _____

ATTEST:
City Secretary
City of Wilmer, Texas _____ Date _____

STATE OF TEXAS
COUNTY OF DALLAS

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT I, ROBERT J. GERTSON, DO HEREBY CERTIFY, THAT THIS PRELIMINARY PLAT WAS COMPILED FROM RECORD INFORMATION. NO ON-THE-GROUND SURVEY WAS PERFORMED.

"PRELIMINARY; THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL DOCUMENT"

ROBERT J. GERTSON
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6367
ATWELL LLC
805 LAS CIMAS PARKWAY, STE. 310
AUSTIN, TX 78746
512-904-0505 _____ DATE _____

PLATTED LOTS ARE WITHIN CITY LIMITS OF WILMER, DALLAS COUNTY, TEXAS.

PROJECT:	Wilmer Olsen 450 Preliminary Plat
JOB NUMBER:	23002111
DATE:	AUGUST 2023
SCALE:	1" = 100'
SURVEYOR:	ROBERT J. GERTSON, RPLS 6367
TECHNICIAN:	EB/JC

CITY FILE # PP-22-41	
REVISION DATE:	
	11/18/2022
	10/27/2022
08/30/2023	10/21/2022
05/08/2023	08/24/2022
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ENGINEER & SURVEYOR:

ATWELL LLC
805 LAS CIMAS PARKWAY,
STE. 310
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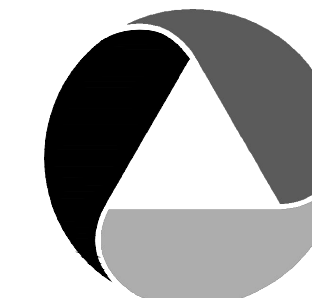
OWNERS:

OLSEN ELLSWORTH/BROWN PROPERTIES, LLC;
THE R. WILLIAM OLSEN TRUST;
R.W. AND K.A. OLSEN REVOCABLE LIVING TRUST;
5235 E. SOUTHERN AVENUE, SUITE D106-176
MESA, AZ 85206
602-430-7002

TOTAL ACREAGE: 443.62 ACRES

TOTAL LOTS: 2

SUBMISSION DATE 05.08.2023



ATWELL

www.atwell-group.com

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AUSTIN, TX 78746
512.904.0505
TBPE LS 10193726