



LEGEND

- CORNER FOUND AS NOTED
- 1/2" IRF MON ROD SET WITH "ATWELL LLC" CAP
- BOUNDARY
- ADJOINER LINE
- VOL. PAGE
- R.O.W. ONE
- R.O.W. OVER-HEAD ELECTRIC LINE
- ETU
- EXTRA TERRITORIAL JURISDICTION
- REINFORCED CONCRETE PIPE
- POWER POLE
- OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
- D.E.D. RECORDS OF DALLAS COUNTY, TEXAS

NOTE: THE EXISTING ROW TO BE USED BY THE OWNER/DEVELOPER, IN LIEU OF EASEMENTS, IS ADEQUATE TO PROVIDE THE NECESSARY SPACE FOR A WATER DISTRIBUTION LINE LOOP FROM THE MAIN SUPPLY LINE PROPOSED TO SERVE THE PROPERTY.

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: 23020111

DATE: AUGUST, 2025

SCALE: 1" = 300'

SURVEYOR: JONATHAN E. COOPER, RPLS 5369

TECHNICIAN: EB/JC

CITY FILE # PP-22-41

REVISION DATE:

08/27/2025	01/17/2023
07/23/2025	11/18/2022
12/08/2023	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

ENGINEER & SURVEYOR:

ATWELL LLC
 5550 GRANITE PARKWAY,
 SUITE 250
 PLANO, TX 75024
 972.638.8860

OWNERS:

125 WILMER LLC, 15 WILMER LLC, 211 WILMER LLC and 101 WILMER LLC,
 5235 E. SOUTHERN AVENUE, SUITE D106-176
 MESA, AZ 85206
 602-430-7002

TOTAL ACREAGE: 443.62 ACRES

TOTAL LOTS: 2

SUBMISSION DATE 12.08.2023

ATWELL
 www.atwell.com
 5550 GRANITE PARKWAY, SUITE 250
 PLANO, TX 75024
 972.638.8860
 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 811, DALLAS COUNTY, TEXAS, BEING A PORTION OF A 224,000,319.0, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, DESCRIBED AS FOLLOWS:

BEING, AT A 1/2 INCH IRON ROD WITH CAP STAMPED "8486 GRIFFITH" FOUND FOR THE EASTERNMOST CORNER OF SAID 211.06 ACRE TRACT, ALSO BEING IN THE NORTHWESTERN RIGHT-OF-WAY LINE OF SAID PATRICK PIKE ROAD (A VARIABLE WIDTH R.O.W.) AND ALSO BEING THE EASTERNMOST CORNER AND POINT OF BEGINNING OF THE HEREN DESCRIBED TRACT.

THENCE, LEAVING SAID SOUTHWEST RIGHT-OF-WAY OF MARS ROAD AND SAID 211.06 ACRE TRACT WITH THE SOUTHWESTERN LINE OF SAID PATRICK PIKE ROAD, A DISTANCE OF 4,868.6 FEET TO A IRON ROD SET ON THE NORTHWESTERN RIGHT-OF-WAY OF SAID PATRICK PIKE ROAD AND ALSO BEING THE EASTERNMOST CORNER OF THE HEREN DESCRIBED TRACT.

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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 211 WILMER LLC IN DOCUMENT NO. 20240003180, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, DESCRIBED AS FOLLOWS:

BEING, AT A 1/2 INCH IRON ROD WITH CAP STAMPED "8486 GRIFFITH" FOUND FOR THE EASTERNMOST CORNER OF SAID 211.06 ACRE TRACT, ALSO BEING IN THE NORTHWESTERN RIGHT-OF-WAY LINE OF SAID PATRICK PIKE ROAD (A VARIABLE WIDTH R.O.W.) AND ALSO BEING THE EASTERNMOST CORNER AND POINT OF BEGINNING OF THE HEREN DESCRIBED TRACT.

THENCE, LEAVING SAID SOUTHWEST RIGHT-OF-WAY OF MARS ROAD AND SAID 211.06 ACRE TRACT WITH THE SOUTHWESTERN LINE OF SAID PATRICK PIKE ROAD, A DISTANCE OF 4,868.6 FEET TO A IRON ROD SET ON THE NORTHWESTERN RIGHT-OF-WAY OF SAID PATRICK PIKE ROAD AND ALSO BEING THE EASTERNMOST CORNER OF THE HEREN DESCRIBED TRACT.

THENCE, LEAVING SAID SOUTHWEST RIGHT-OF-WAY OF MARS ROAD AND SAID 211.06 ACRE TRACT WITH THE SOUTHWESTERN LINE OF SAID PATRICK PIKE ROAD, A DISTANCE OF 4,868.6 FEET TO A IRON ROD SET ON THE NORTHWESTERN RIGHT-OF-WAY OF SAID PATRICK PIKE ROAD AND ALSO BEING THE EASTERNMOST CORNER OF THE HEREN DESCRIBED TRACT.

STATE OF TEXAS
COUNTY OF DALLAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That we, 125 WILMER LLC, 15 WILMER LLC, 211 WILMER LLC and 101 WILMER LLC do hereby adopt this plat designating the heren described property as owner Owen 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 reserved for the purposes as indicated.

witness my hand this _____ day of _____

BY: 125 WILMER LLC, 15 WILMER LLC, 211 WILMER LLC and 101 WILMER LLC

BY: 125 WILMER LLC, OWNER

15 WILMER LLC, OWNER

211 WILMER LLC, OWNER

101 WILMER LLC, OWNER

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 Owen 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 hereinafter 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

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 EACH EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

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

- NOTES:
1. THE PURPOSE OF THIS PRELIMINARY PLAT IS TO COMBINE EIGHT UNWRITTEN TRACTS OF LAND (TAX IDS: 8515321451000000, 8515321451000000, 8515321451000000, 8515321451000000, 8515321451000000, 8515321451000000, 8515321451000000, 8515321451000000) INTO TWO PLATTED LOTS BEING LOT 1 BLOCK A AND LOT 1 BLOCK B.
2. BASIS OF BEARINGS DERIVED FOR THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS NORTH CENTRAL ZONE (4202).
3. PRIVATE DRAINAGE EASEMENTS TO BE OWNED AND MAINTAINED BY OWNER OF THE LOT. THE OWNER OF SAID LOTS SHALL BE RESPONSIBLE FOR KEEPING THE PRIVATE DRAINAGE EASEMENTS FREE AND CLEAR OF DEBRIS TO ALLOW FOR THE FLOW OF RUN-OFF.
4. DISTANCES SHOWN ALONG CURVES STATE SAID CURVE'S ARE LENGTH AND IT'S RADIUS IS CONCENTRIC TO THE ROAD CENTERLINE UNLESS OTHERWISE NOTED.
5. THE PROPERTIES ARE NOT LOCATED IN THE 100 YEAR FLOODPLAIN. THE PROPERTIES ARE LOCATED IN AN AREA OF MINIMAL FLOOD HAZARD. ZONE X PER FIRM PANEL 48113C0000R, DATED JULY 7, 2014.
6. ON-SITE DETENTION IS ANTICIPATED FOR THIS SITE. THE ON-SITE STORM WATER MANAGEMENT SYSTEM WILL BE IN ACCORDANCE AND CONSISTENT WITH THE CITY OF WILMER SUBDIVISION REGULATIONS. THE FINAL PLAT WILL INCLUDE A DRAINAGE STUDY. STORMWATER DETENTION WILL BE MAINTAINED BY THE PROPERTY OWNER AND/OR ASSOCIATION.
7. NOTICE: SELLING A PORTION OF THIS ADDITION BY NOTES AND ENDORSEMENTS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES.

STATE OF TEXAS
COUNTY OF DALLAS
SURVEYOR'S CERTIFICATION
KNOW ALL MEN BY THESE PRESENTS:
THAT I, JONATHAN E. COOPER, DO HEREBY CERTIFY THAT THIS PRELIMINARY PLAT WAS COMPILED FROM RECORD INFORMATION. NO ON-THE-GROUND SURVEY WAS PERFORMED.
JONATHAN E. COOPER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5369
6820 GRANITE PARKWAY, SUITE 250
PLANO, TEXAS 75024
972.638.8860



8-27-2025
DATE

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

Table with project details: PROJECT: Wilmer Olsen 450 Preliminary Plat; JOB NUMBER: 23002111; DATE: AUGUST, 2025; SCALE: 1" = 100'; SURVEYOR: JONATHAN E. COOPER, RPLS 5369; TECHNICIAN: EB/JC

Table with revision dates: CITY FILE # PP-22-41; REVISION DATE: 08/27/2025, 07/23/2025, 12/08/2023, 08/30/2023, 05/08/2023, 04/25/2023, 03/13/2023

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OWNERS: 125 WILMER LLC, 15 WILMER LLC, 211 WILMER LLC and 101 WILMER LLC; 5235 E. SOUTHERN AVENUE, SUITE D106-176, MESA, AZ 85206, 602-430-7002

TOTAL ACREAGE: 443.62 ACRES; TOTAL LOTS: 2; SUBMISSION DATE 8.X.2025



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