

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS Charles Knuff and Nancy Leib, Hugo W. Schoelkopf, IV, Trustee of the Hugo W. Schoelkopf, IV Revocable Living Trust; Sarah Morning Schoelkopf, are the sole owners of a tract of land located in the WILSON BAKER SURVEY, Abstract 54, City of Dallas, Dallas County, Texas, and being Lot 3 and a part of Lot 2, Block M/4982, of Bluff View Estates, an Addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 3, Page 131, Map Records, Dallas County, Texas, Lot 3 being the same tracts of land described in Warranty Deed with Vendor's Lien to Charles Knuff and Nancy Leib, recorded in Volume 2004236, Page 476, Deed Records, Dallas County, Texas, and described in General Warranty Deed recorded in Instrument No. 20080343342, Official Public Records, Dallas County, Texas, part of lot 2 being described in Warranty Deed with Vendor's Lien to Hugo W. Schoelkopf, IV, Trustee of the Hugo W. Schoelkopf, IV Revocable Living Trust; Sarah Morning Schoelkopf, recorded in Instrument No. 201500051979, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron rod with a 3-1/4" aluminum disk stamped "KNUFF, RPLS 5310" set in the East line of Canyon Drive, a 60' wide public right-of-way, at the West common corner of said Lot 3 and Lot 4 of said Block M/4982 of Bluff View Estates, same being the South corner of that portion of said lot 4 described in deed to Robert L. Kendall, recorded in Volume 76210, Page 296, Deed Records, Dallas County, Texas, from which bears a 1/2" iron rod found at South 87°48'25" West, 2.43' ;

Thence North 69°46'08" East, a distance of 197.19' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped "KNUFF, RPLS 5310" set in the West line of Lot 14 of said Block M/4982 of Bluff View Estates, at the East corner of said Lots 3 and 4;

Thence South 08°43'04" East, a distance of 97.80' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped "KNUFF, RPLS 5310" set at the West common corner of said Lot 14 and Lot 15 of said Block M/4982 of Bluff View Estates;

Thence South 03°01'15" West, along the West line of said Lot 15, a distance of 137.64' to a 5/8" iron rod found at the East common corner of said Lot 3 and Lot 2 of Block M/4982 of Bluff View Estates, at the Northeast corner of that portion of said Lot 2 described in deed to Schoelkopf;

Thence South 02°40'52" West, along the West line of said Lot 15 and Lot 16 of said Block M/4982, a distance of 82.60' to a 5/8" iron rod found at the Northeast corner of that part of said Lot 2 described in deed to Johnathan C. Hill and Taylor T. Hill, recorded in Instrument No. 201800132918, Official Public Records, Dallas County, Texas;

Thence North 87°30'42" West, along the North line of said Hill tract, a distance of 181.57' to a 1/2" iron rod found in the East line of said Canyon Drive, at the Northwest corner of said Hill tract, from which bears a 5/8" iron rod found at South 85°42'02" East, 1.96';

Thence North 03°42'55" East, along said East line of Canyon Drive, a distance of 141.88' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped "KNUFF, RPLS 5310" set for corner at the beginning of a tangent curve to the left having a central angle of 26°24'57", a radius of 219.37' and a chord bearing and distance of North 09°29'33" West, 100.25';

Thence Northerly along said East line of Canyon Drive and said curve to the left, an arc distance of 101.14' to the PLACE OF BEGINNING and containing 51,308 square feet or 1.178 acres of land.

I, John S. Turner, 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.

Witness my hand at Mesquite, Texas, _____, 20____.
This _____ day of _____, 20____.

*PRELIMINARY, RELEASED 5-26-2019 FOR REVIEW PURPOSES ONLY.
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.*

John S. Turner
Registered Professional Land Surveyor #53110

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, R.P.L.S. NO. 5310, State of Texas, 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 _____ day of _____, 20____.

Notary Public in and for the State of Texas _____

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Charles Knuff and Nancy Leib, Hugo W. Schoelkopf, IV, Trustee of the Hugo W. Schoelkopf, IV Revocable Living Trust; Sarah Morning Schoelkopf do hereby adopt this plat, designating the herein described property as **KNUFF**, an addition to the City of Dallas, Dallas County, Texas. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire line 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 line 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: _____
Charles Knuff, Owner

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED Charles Knuff, KNOWN BY 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.

GIVEN UNDER MY HAND AT DALLAS, TEXAS, this the _____ day of _____, 20____.

Notary Public _____

WITNESS, my hand at Dallas, Texas, this the day of _____, 20____.

By: _____
Nancy Leib, Owner

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED Nancy Leib, KNOWN BY 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.

GIVEN UNDER MY HAND AT DALLAS, TEXAS, this the _____ day of _____, 20____.

Notary Public _____

WITNESS, my hand at Dallas, Texas, this the day of _____, 20____.

Hugo W. Schoelkopf, IV, Trustee of the Hugo W. Schoelkopf, IV Revocable Living Trust; Sarah Morning Schoelkopf

By: _____
Hugo W. Schoelkopf, IV

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED Hugo W. Schoelkopf, IV, KNOWN BY 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.

GIVEN UNDER MY HAND AT DALLAS, TEXAS, this the _____ day of _____, 20____.

Notary Public _____

The lien holder or mortgagee concurs with the Owner's Certificate and agrees to subordinate its interests to the provisions of the Owner's Dedication.

Lien holder: _____
(Bank/mortgagee)

By: _____
Name: _____
Title: _____

STATE OF TEXAS

COUNTY OF _____

This instrument was acknowledged before me on _____ (date of acknowledgement) by _____ (title of officer-usually president or secretary, of business, i.e., LLC, Corp., etc.), on behalf of the _____ (LLC, Corp., etc.).

Notary Public in and for the State of Texas _____

LIEN HOLDERS SUBORDINATION AGREEMENT (SCHOELLKOPF)

The lien holder or mortgagee concurs with the Owner's Certificate and agrees to subordinate its interests to the provisions of the Owner's Dedication.

Lien holder: _____
(Bank/mortgagee)

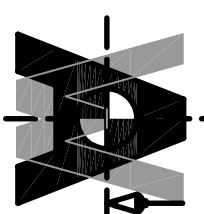
By: _____
Name: _____
Title: _____

STATE OF TEXAS

COUNTY OF _____

This instrument was acknowledged before me on _____ (date of acknowledgement) by _____ (title of officer-usually president or secretary, of business, i.e., LLC, Corp., etc.), on behalf of the _____ (LLC, Corp., etc.).

Notary Public in and for the State of Texas _____



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

~ 8732 Canyon Drive ~ Owner: Charles Knuff and Nancy Leib
~ 8726 Canyon Drive ~ & Sarah Morning Schoelkopf
~ 7807-03-6725 ~ Dallas TX 75201 ~
Lan No. 18-2197 [Drawn by: 543] [Date: 05-26-19] [Revised: _____]

PRELIMINARY PLAT

KNUFF

LOTS 3A AND 2A, BLOCK M/4982

BEING A REPLAT OF
BLUFF VIEW ESTATES
WILSON BAKER SURVEY, ABSTRACT NO. 54
CITY OF DALLAS, DALLAS COUNTY, TEXAS