

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

Whereas Cliffwood Church of Christ, Inc. is the sole owner of a 153,351 square foot tract of land situated in the Japha May Survey, Abstract No. 860, City of Dallas Block 6960, Dallas County, Texas, same being that tract of land conveyed to said Cliffwood Church of Christ, Inc., by Special Warranty Deed recorded in Instrument No. 20190010751, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a point for corner, said corner being the Northwest corner of Lot 1, Block A/6960, Dallas Independent School District No. 277 Addition, according to the Map thereof recorded in Volume 97028, Page 3811, Map Records, Dallas County, Texas, said corner being in the South Right-of-Way line of Blue Ridge Boulevard (a variable width Right-of-Way):

THENCE South 00 degrees 56 minutes 35 seconds East, along the West line of said Lot 1, Block A/6960, Dallas Independent School District No. 277 Addition, a distance of 15.10 feet to a 1/2 inch iron rod set with a 3 inch aluminum disk stamped "CA" and "RPLS 5513" for corner, said corner being the Northeast corner of said Cliffwood Church of Christ, Inc. tract, from which a 1/2 inch iron rod found for witness bears South 60 degrees 54 minutes 25 seconds East, a distance of 19.55 feet, said corner being the POINT OF BEGINNING;

THENCE South 00 degrees 56 minutes 35 seconds East, along the West line of said Lot 1, a distance of 285.17 feet to a 1/2 inch iron rod set with a 3 inch aluminum disk stamped "CA" and "RPLS 5513" for corner, said corner being the Northeast corner of that tract of land conveyed to Centro Cristiano Para La Familia, by deed recorded in Volume 2002156, Page 4335, Deed Records, Dallas County, Texas, from which a 5/8 inch iron rod found for witness bears North 89 degrees 55 minutes 26 seconds West, a distance of 0.88 feet;

THENCE North 89 degrees 55 minutes 26 seconds West, along the North line of said La Familia tract, a distance of 17.77 feet to a 1/2 inch iron rod found for corner, said corner being the most Northerly Northwest corner of said La Familia tract, and the Northeast corner of that tract of land conveyed to Jim C. Johnston, by deed recorded in Volume 83251, Page 1220, Deed Records, Dallas County, Texas;

THENCE South 89 degrees 11 minutes 38 seconds West, along the North line of said Johnston tract, a distance of 476.09 feet to a 5/8 inch iron rod found for corner, said corner being the Northwest corner of said Johnston tract, from which a 1/2 inch iron rod found for witness bears South 53 degrees 12 minutes 18 seconds East, a distance of 0.35 feet, said corner being in the East Right-of-Way line of South Cockrell Hill Road (a variable width Right-of-Way), and being the beginning of a non-tangent curve to the left, having a radius of 1063.00, a delta of 15 degrees 01 minutes 08 seconds, and a chord bearing and distance of North 12 degrees 35 minutes 23 seconds West, 277.84 feet;

THENCE along the East Right-of-Way line of said South Cockrell Hill Road, and said curve to the left, an arc length of 278.64 feet to a mag nail set with a washer stamped "CA" and "RPLS 5513" for corner,

THENCE North 41 degrees 25 minutes 02 seconds East, a distance of 8.68 feet to a mag nail set with a washer stamped "CA" and "RPLS 5513" for corner;

THENCE North 02 degrees 07 minutes 37 seconds East, a distance of 14.85 feet to a mag nail set with a washer stamped "CA" and "RPLS 5513" for corner, said corner being the intersection of the East Right-of-Way line of said South Cockrell Hill Road, and the South Right-of-Way line of said Blue Ridge Boulevard;

THENCE North 88 degrees 29 minutes 33 seconds East, along the South Right-of-Way line of said Blue Ridge Boulevard, a distance of 522.99 feet to a mag nail set with a washer stamped "CA" and "RPLS 5513" for corner;

THENCE South 01 degrees 16 minutes 13 seconds East, a distance of 15.00 feet to a 1/2 inch iron rod set with a 3 inch aluminum disk stamped "CA" and "RPLS 5513" for corner;

THENCE North 88 degrees 33 minutes 36 seconds East, a distance of 21.36 feet to the POINT OF BEGINNING, and containing 153,351 square feet or 3.520 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Cliffwood Church of Christ, Inc., acting by and through its duly authorized agent, Ricky Harris, President, does hereby adopt this plat, designating the herein described property as **CLIFFWOOD ADDITION**, in 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 already reserved for public utility use, the property owner shall have the right to remove 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 or from the said easements 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 the purpose of providing for 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 _____, 2019.

Cliffwood Church of Christ, Inc.

By: Ricky Harris, President

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Ricky Harris, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2019.

Notary Public in and for Dallas County, Texas.

SURETOR'S STATEMENT:

I, Bryan Connolly, 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 Signed Final Plat.

Dated this _____ day of _____, 2019.
RELEASED FOR REVIEW ON 09/07/19. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connolly
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
COUNTY OF DALLAS

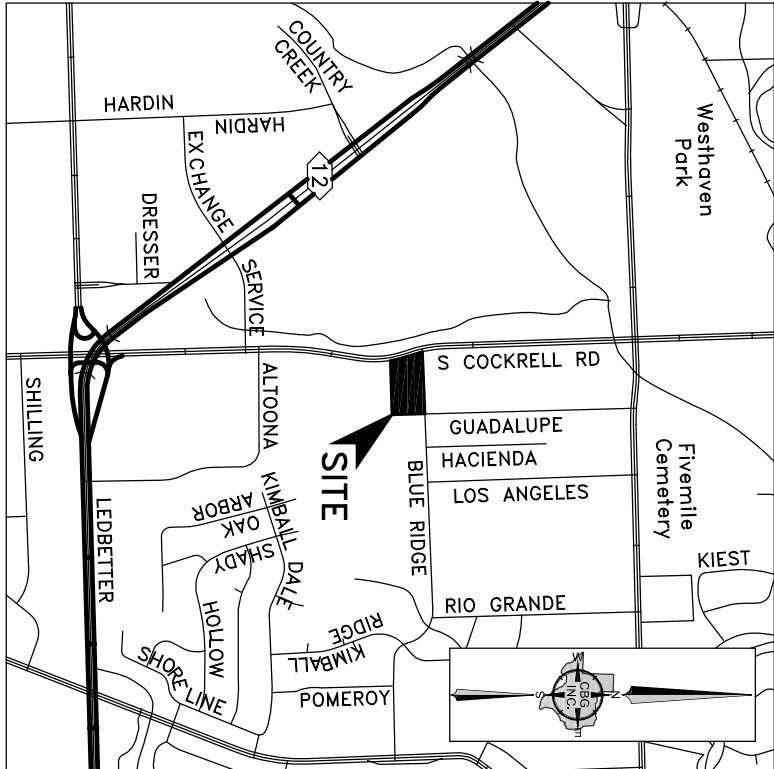
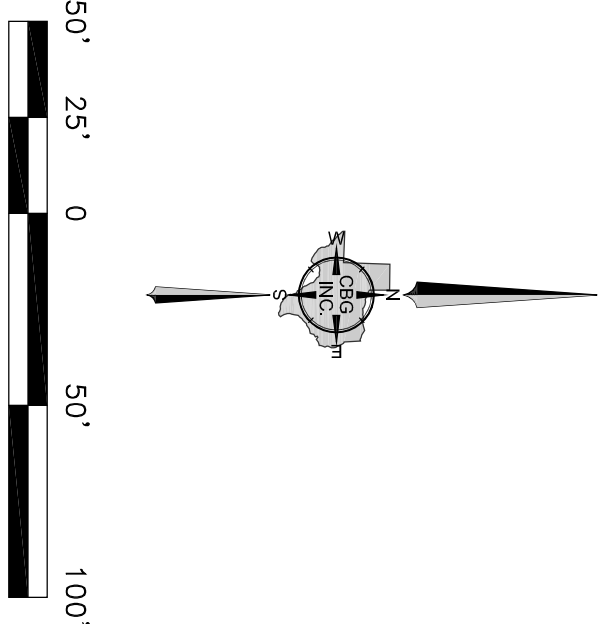
BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Bryan Connolly known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2019.

Notary Public in and for the State of Texas

PRELIMINARY PLAT
CLIFFWOOD ADDITION
LOT 1, BLOCK 6960
153,351 SQ. FT. / 3.521 ACRES
BEING A TRACT OF LAND OUT OF THE
JEFFA MAY SURVEY, ABSTRACT NO. 860
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S189-278

PLANNING & SURVEYING
Main Office
12025 Shiloh Road, Ste. 290
Dallas, TX 75248
P 214-349-9485
F 214-349-2216
From No. 10168800
www.cbgsurvey.com



VICINITY MAP
NOT TO SCALE

LINE	BEARING	DISTANCE
1	S 01°16'13" E	15.00'
2	N 89°35'36" E	21.36'
3	N 89°55'26" W	171.77'
4	N 41°25'02" E	8.68'
5	N 02°07'37" W	14.85'
6	S 00°56'35" E	115.10'

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1	S 01°16'13" E	15.00'
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COMMON AREA "D"
VISTA DEL CIELO
VOL. 2004713, PG. 178
M.R.D.C.T.

BLOCK B/6964

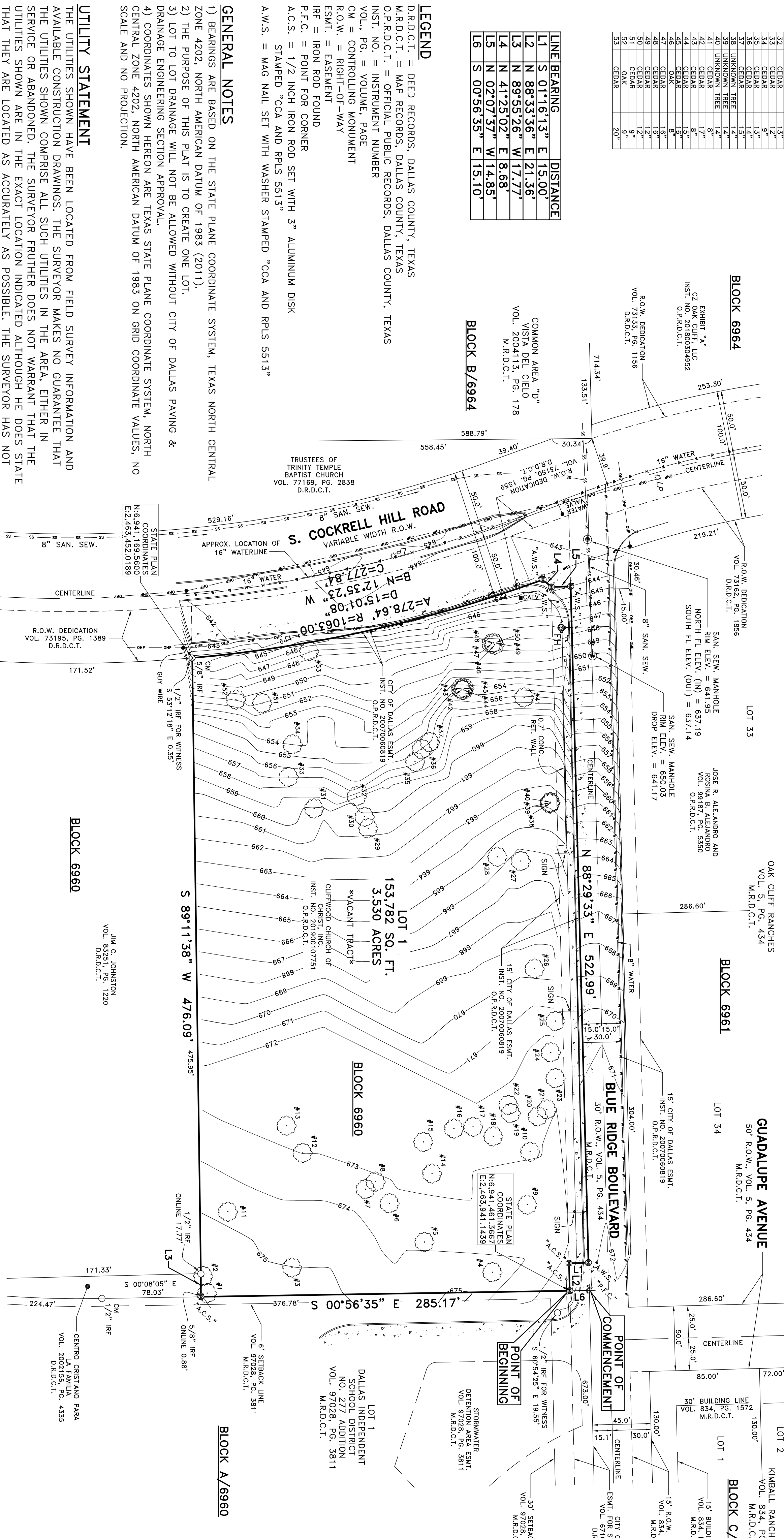
LEGEND
D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. NO. = INSTRUMENT NUMBER
VOL. PG. = VOLUME PAGE
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
ESMT. = EASEMENT
IRF = IRON ROD FOUND
P.F.C. = POINT FOR CORNER
A.C.S. = 1/2 INCH IRON ROD SET WITH 3" ALUMINUM DISK
STAMPED "CA AND RPLS 5513"
A.W.S. = MAG NAIL SET WITH WASHER STAMPED "CA AND RPLS 5513"

GENERAL NOTES

- 1) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAYING & DRAINAGE ENGINEERING SECTION APPROVAL.
- 4) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

UTILITY STATEMENT

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND AVAILABLE CONSTRUCTION DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



OWNER: CLIFFWOOD CHURCH OF CHRIST, INC.

DALLAS, TEXAS 75233

SCALE: 1"=50' / DATE: 07-11-2019 / JOB NO. 190664-4 / DRAWN BY: WTH