



STATE OF COUNTY O

OF DALLAS

OWNER'S CERTIFICATE

Whereas Cliffwood Church of Christ, Inc. is the sole owner of a 153,351 square foot tract of land situated in the J Survey, Abstract No. 860, City of Dallas Block 6960, Dallas County, Texas, same being that tract of land conveyed to s Cliffwood Church of Christ, Inc., by Special Warranty Deed recorded in Instrument No. 201900107751, Official Public Dallas County, Texas, and being more particularly described as follows: the Jepha May d to said Public Records,

COMMENCING at a point for corner, said corner being the Northwest corner of Lot 1, Blo District No. 277 Addition, according to the Map thereof recorded in Volume 97028, Page Texas, said corner being in the South Right—of—Way line of Blue Ridge Boulevard (a vari t 1, Block A/6960, Dallas Indepen 3, Page 3811, Map Records, Dallas (a variable width Right—of—Way); Independent Sch s, Dallas County,

THENCE a 1/2 inch iron rod founc corner being the POINT OF School District No. and "RPLS 5513" i South 00 degrees 56 minutes 35 seconds East, along the West line of said Lot 1, Block A/6960, Dallas District No. 277 Addition, a distance of 15.10 feet to a 1/2 inch iron rod set with a 3 inch aluminum collists. Inc. "LS 5513" for corner, said corner being the Northeast corner of said Cliffwood Church of Christ, Inc. inch iron rod found for witness bears South 60 degrees 54 minutes 25 seconds East, a distance of 19.5 being the POINT OF BEGINNING; 3 inch aluminum disk stamped "CA" th of Christ, Inc. tract, from which of 19.55 feet, said Independent

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

THENCE Deed Records, Dallas County, Texas, froseconds West, a distance of 0.88 feet; CE North 8 1/2 inch E North 89 degrees 55 minutes 26 seconds West, /2 inch iron rod found for corner, said corner lartheast corner of that tract of land conveyed to s, Dallas County, Texas; being the Jim C. along the most No C. Johnston, the North Northerly line of said La Familia tract, ortherly Northwest corner of so by deed recorded in Volume amilia tract, a distance of 17.77 feet corner of said La Familia tract, and in Volume 83251, Page 1220, Deed

THENCE South 89 degrees 11 minutes 38 seconds West, along the 3/8 inch iron rod found for corner, said corner being the Natiron rod found for witness bears South 53 degrees 12 minutes the East Right—of—Way line of South Cockrell Hill Road (a variate non—tangent curve to the left, having a radius of 1063.00, a danand distance of North 12 degrees 35 minutes 23 seconds West, along the North line of said Johnston tract, a dising the Northwest corner of said Johnston tract, from minutes 18 seconds East, a distance of 0.35 feet, (a variable width Right—of—Way), and being the begue.00, a delta of 15 degrees 01 minutes 08 seconds, and west, 277.84 feet; seconds, and o a distance of 47 corner of a chord bearing 476.09 feet 1/2 inc er being

THENCE feet to along the East Right—of—Way line of said South of a mag nail set with a washer stamped "CA" and minutes 02 seconds East, a distance of 8.68 feet to a mag nail set with Cockrell Hill Road, and said curve to the left, an ### "RPLS 5513" for corner; Ω washer stamped "CA" arc length

THENCE North 41 and "RPLS 5513" North 02 degrees 07 LS 5513" for corner, s South Right—of—Way I North 02 PLS 5513" degrees 25 for corner; 07 7 minutes 37 ;
, said corner k
, line of said ! seconds West, a distance being the intersection of Blue Ridge Boulevard; the East R 5 feet to a mag nail Right—of—Way line of 약 set with a v f said South washer stamped " Cockrell Hill Road

THENCE distance North 88 d e of 522.99 degrees 29 99 feet to a minutes 33 seconds mag nail set with a East, along the washer stamped South Right—od "CA" and "R t—of—Way line of said B "RPLS 5513" for corner; Blue Ridge Boulevard,

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

North 88 degrees 33 minutes 3 square feet or 3.520 acres of 36 seconds East, a distance of 21.36 feet to the POINT OF BEGINNING, f land. and containing

SAN. SEW. MANHOLE

RIM ELEV. = 641.95

NORTH FL ELEV. (IN) = 637.19

SOUTH FL ELEV. (OUT) = 637.14 SAN. SEW.

- RIM ELEV.

DROP ELEV. 65 JOSE R. ALEJANDRO AND ROSINA B. ALEJANDRO VOL. 99187, PG. 5350 O.P.R.D.C.T. ANHOLE 650.03 641.17 Z 88. 29. 33. 665 286.60' .99 BLUE RIDGE BOULEVARD
30' R.O.W., VOL. 5, PG. 434 15' CITY OF DALLAS ESMT - INST. NO. 20070060819 O.P.R.D.C.T. LOT GUADALUPE
50' R.O.W., VOL. 34 D.W., VOL. 5, PG. 434 M.R.D.C.T. 286.60' POINT OF 45.0 POINT OF BEGINNING CENTERLINE 25.0 _1/2^h IRF FOR WITNESS S 60°54'25" E 19.55' 72.00 BUIL<u>DING LINE</u> 834, PG. 1572 M.R.D.C.T. LOT BLOCK C/6961 CITY OF DALLAS
-ESMT. FOR STREET PURPO:
VOL. 67108, PG. 1062
D.R.D.C.T. — 30' SETBACK LINE VOL. 97028, PG. 3811 M.R.D.C.T. — 15' BUILDING LINE VOL. 834, PG. 1572 M.R.D.C.T. 15' R.O.W. DEDICATION VOL. 834, PG. 1572 M.R.D.C.T. OSES 2 Notary

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
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TE
INST. NO. = INSTRUMENT NUMBER
VOL., PG. = VOLUME, PAGE
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
ESMT. = EASEMENT
IRF = IRO*'

LINE BEARING
L1 S 01°16'13" E
L2 N 88°33'36" E
L3 N 89°55'26" V
L4 N 41°25'02" E
L5 N 02°07'37" V
L6 S 00°56'35" E

DISTANCE E 15.00' E 21.36' W 17.77' E 8.68' W 14.85' E 15.10'

COMMON AREA "D"
VISTA DEL CIELO
OL. 2004113, PG. 17
M.R.D.C.T.

178

30.34

-653€

BLOCK

B/6964

588.79'

558.45

BLOCK

6964

EXHIBIT "A"
Z OAK CLIFF, LLC
NO. 201800304952
O.P.R.D.C.T.

253.30'

CENTERLINE

219.21

0.W. DEDICATION 73162, PG. 1851 D.R.D.C.T.

).W. DEDICATION — 73133, PG. 1156 D.R.D.C.T.

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.** 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 shoull 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 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, 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 2019.

Cliffwood Church of Christ, Inc.

Harris,

STATE OF COUNTY C OF TEXAS 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 expressec expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the day of _

Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT:

I, Bryan Connally, 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 the______ day of __________, 2019. RELEASED FOR REVIEW ON 08/07/19, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connally Texas Registered Professional Land Surveyor No. 5513

STATE OF COUNTY C OF TEXAS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this

Public in and

for

State of Texas

CLIFFWOOD CHURCH OF CHRIST, INC.
3822 W. KEIST BLVD.
DALLAS, TEXAS 75233

OWNER:

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 FRUTHER 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.

ZONE

VERAL NOTES

EARINGS ARE BASED ON THE STATE PLANE COORDINATE SY
E 4202, NORTH AMERICAN DATUM OF 1983 (2011).

HE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT.

OT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY

NAGE ENGINEERING SECTION APPROVAL.

COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COURTERLY

FRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GLE AND NO PROJECTION.

CITY

DALLAS

SYSTEM,

TEXAS

NORTH

CENTRAL

529.16

APPROX. LOCATION OF S.

16" WATER

16" WATERLINE -

PLANE COORDINATE SYSTEM, NORTH 1983 ON GRID COORDINATE VALUES,

STATE PLAN COORDINATES N:6,941,169.5600 E:2,463,452.0189

1/2" IRF FOR WITNESS S 53*12'18" E 0.35' Y WIRE

89°11'38

476.09

L3-

**C'S*

BLOCK

A/6960

S 00°08'05" E 78.03'

171.33

____ 224.47'_

_____ss ____ss ____ 8" SAN. SEW.

CENTERLINE

171.52

R.O.W. DEDICATION VOL. 73195, PG. 1389 D.R.D.C.T. NERAL PFARINGS

.w.s.

STAMPED

"CCA

AND

RPLS

DISK

TRUSTEES OF TRINITY TEMPLE BAPTIST CHURCH VOL. 77169, PG. 2838 D.R.D.C.T.

650^{}

652 _653_

\$ 651

COCKRELL HILL
VARIABLE WIDTH R.O.W.

11. "50'10'81'=A

"M. "50'10'81'=A

"M. "50'70'81'=A

LOT 153,782 3.530 /

BLOCK 6960

^{-376.78}'—S 00°56'35"

LOT 1
DALLAS INDEPENDENT
SCHOOL DISTRICT
NO. 277 ADDITION
VOL. 97028, PG. 3811
M.R.D.C.T.

285.17

STORMWATER
DETENTION AREA ESMT.
VOL. 97028, PG. 3811
M.R.D.C.T.

E

= EASEMENT

IRON ROD FOUND

POINT FOR CORNER

= 1/2 INCH IRON ROD SET WITH 3

STAMPED "CCA AND RPLS 5513"

MAG NAIL SET WITH WASHER ST.



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07-11-2019