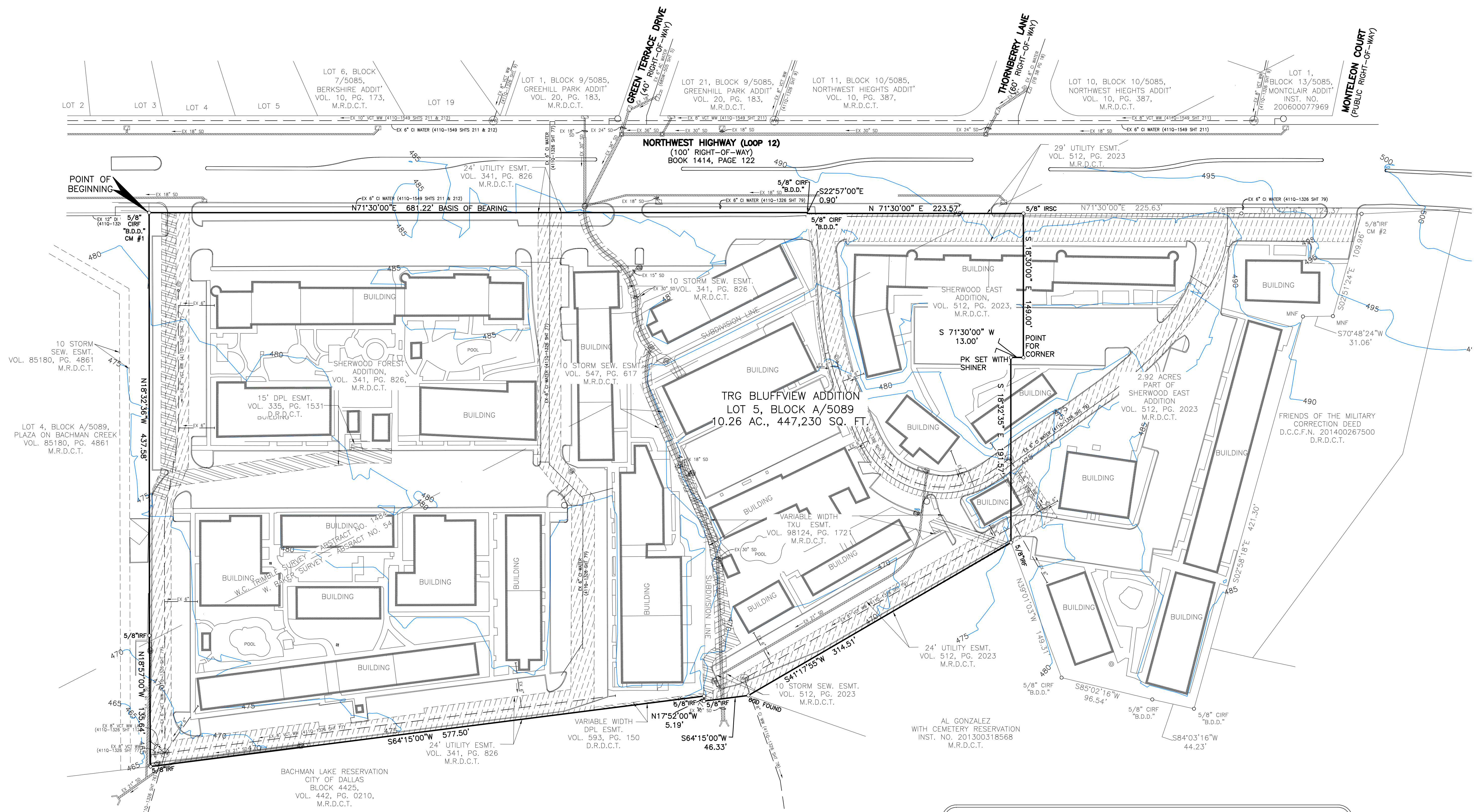
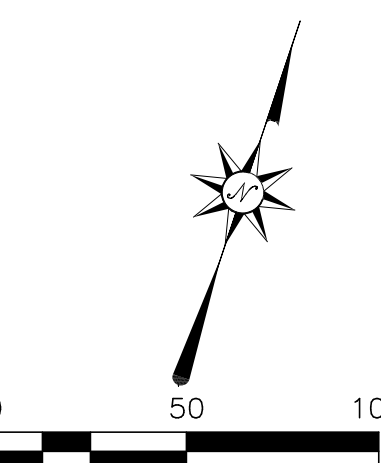


VICINITY MAP NOT TO SCALE



LEGEND	
© CO	M.R.D.C.T. = MAP RECORD DALLAS COUNTY TEXAS
⊕ WASTE WATER MANHOLE	D.R.D.C.T. = DEED RECORDS DALLAS COUNTY TEXAS
⊕ STORM MANHOLE	IRF= IRON ROD FOUND
	CIRF= CAPPED IRON ROD FOUND
	CM= CONTROLLING MONUMENT
	MNF= MAG NAIL FOUND
	= EASEMENT TO BE ABANDONED
	= EASEMENT TO BE RELEASED

**GENERAL NOTES:**

- The purpose of this plat is to create one lot from one existing lot and from a portion of another existing lot for re-development of the property.
- All existing structures, pavement, etc. on the subject site and the remainder of the Sherwood East Addition will be removed.
- Bearings are based on the North line of subject tract having a bearing of N 71°30'00" E, as shown in deed recorded in Vol. 2002210, Pg. 93, Deed Records, Dallas County, Texas.
- Lot to lot drainage will not be allowed without Engineering Section approval.
- According to Map No. 48113C0330 J, dated August 23, 2001 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is within Zone "X". Zone "X" is defined as areas determined to be outside the 0.2% annual chance floodplain. This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

**PRELIMINARY PLAT  
TRG BLUFFVIEW ADDITION  
LOT 5, BLOCK A/5089**

BEING A REPLAT OF SHERWOOD FOREST ADDITION, BLOCK A/5089 AN ADDITION TO THE CITY OF DALLAS AS RECORDED IN VOLUME 341, PAGE 826 AND A PORTION OF SHERWOOD EAST ADDITION, BLOCK 5088 AN ADDITION TO THE CITY OF DALLAS AS RECORDED IN VOLUME 512, PAGE 2023.

IN THE W.C. TRIMBLE SURVEY, ABSTRACT NUMBER 1484 & W. BAKER SURVEY, ABSTRACT NUMBER 54 CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NUMBER S167-110  
CITY ENGINEER FILE NO. 3117-XXXX  
FEBRUARY 16, 2017



<b>OWNER</b> IRP/CREST GATES ASSOCIATES, L.P. 1400 CIVIC PLACE, SUITE 225 SOUTH LAKE, TEXAS 76092 PH: (817) 608-9400 ext. 1110 CONTACT: Kevin Braun Email: kbraun@crestasset.com	<b>APPLICANT</b> TRINIS ACQUISITION COMPANY, LLC 3100 MONTICELLO AVENUE, SUITE 900 DALLAS, TEXAS 75205 PH: (214) 462-7181 CONTACT: Adam Brown Email: abrown@trinisacres.com	<b>SURVEYOR</b> ADAMS SURVEYING COMPANY, LLC P.O. BOX 260392 PLANO, TEXAS 75026 PH: (469) 317-0250 CONTACT: Philip E. Adams, R.P.L.S. Email: padams@txscs.com	<b>ENGINEER</b> CATES-CLARK & ASSOCIATES, LLC 14800 QUORUM DRIVE, SUITE 200 DALLAS, TEXAS 75254 PH: (972) 385-2272 CONTACT: Michael L. Clark, P.E. Email: mclark@cates-clark.com
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OWNER’S CERTIFICATE

STATE OF TEXAS }  
COUNTY OF DALLS }

WHEREAS IRP/Crest Gates Associates, L.P. is the Owner of a certain tract or parcel of land situated in the W. C. Trimble Survey, Abstract No. 1484 and the W. Baker Survey, Abstract No. 54, and being situated in City Block 5088 and being all of Sherwood Forest Addition, an addition to the City of Dallas, according to the plat recorded in Volume 341 at Page 826 of the Map Records of Dallas County, Texas and a portion of Sherwood East Addition Block 5088, an addition to the City of Dallas, according to the plat recorded in Volume 512 at Page 2023 of the Map Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at the Northwest corner of said Sherwood Forest Addition, said point also being the Northeast corner of Plaza on Buchman Creek Addition, an addition to the City of Dallas, according to the plat recorded in Volume 85180, Page 4861 of the Map Records of Dallas County, Texas, said point being in the South line of Northwest Highway having a variable width right-of-way, being a 5/8" Capped iron rod found hereinafter referred to as a CIRF stamped "B.D.D" for corner;

THENCE N 71°30'00" E, with the South line of said Northwest Highway, a distance of 681.22 feet, to a 5/8" CIRF stamped "B.D.D" for corner;

THENCE S 22°57'00" E, a distance of 0.90 feet to a 5/8" CIRF stamped "B.D.D" for corner, also being the Northwest corner of said Sherwood East Addition;

THENCE N 71°30'00" E, leaving the Northwest corner of said Sherwood Forrest Addition, with the South line of Northwest Highway, a distance of 223.57 feet to a 5/8" iron rod set with cap stamped "ADAMS SURVEYING COMPANY LLC" hereinafter referred to as an IRSC, for corner;

THENCE over and across said Sherwood East Addition the following courses and distances:  
S 18°30'00" E a distance of 149.00 feet to a point for corner;  
S 71°30'00" W a distance of 13.00 feet to a pk nail set;

THENCE S 18°32'35" E a distance of 191. 57 feet to a 5/8" iron rod found in the North line of a tract of land owned by Al Gonzalez with cemetery reservations, according to the deed recorded under Instrument Number 201300318568, of the Map Records, of Dallas County, Texas;

THENCE S 41°17'55" W a distance of 314.51 feet to a 60d nail found for corner, said corner also being the most northerly corner of the Bachman Lake Reservation of the City of Dallas, recorded in Volume 442, Page 0210, of the Map Records, of Dallas County, Texas;

THENCE S 64°15'00" W a distance of 46.33 feet leaving the most Westerly corner of said Al Gonzalez tract, to a 5/8" IRF for corner, said corner being the Southwest corner of Sherwood East Addition;

THENCE N 17°52'00" W a distance of 5.19 feet to a 5/8" IRF for corner, said corner being the common corner of said Sherwood Forest Addition, and the Sherwood East Addition;

THENCE S 64°15'00" W, along the Northern line of said Bachman Lake Reservation, a distance of 577.50 feet to, a 5/8" IRF for corner, said corner also being the Southwest corner of said Sherwood Forest Addition, same being the Southeast corner of said Plaza on Bachman Creek Addition;

THENCE N 18°57'00" W, along the common line of said Plaza on Bachman Creek and Sherwood Forest Additions a distance of 135.64 feet, a 5/8" IRF for corner;

THENCE N 18° 32'36" W, continuing along said common line of said Plaza on Bachman Creek and Sherwood Forest Additions, a distance of 437.58 feet to the POINT OF BEGINNING and containing 10.26 acres or 447,230 square feet of land, more or less.

SURVEYOR’S STATEMENT

I, Philip E. Adams, 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 \_\_\_\_\_, 2017.

\_\_\_\_\_  
Philip E. Adams, Registered Professional Land Surveyor, #5610  
Adams Surveying Company (469) 317–0250

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 Philip E. Adams, 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 consideration therein expressed.

GIVEN UNDER MY HAND SEAL OF OFFICE this the \_\_\_\_\_ of \_\_\_\_\_, 2017.

\_\_\_\_\_  
My commission expires: \_\_\_\_\_ Notary Public, State of Texas

OWNER’S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Trinsic Acquisition Company, LLC, acting by and through its duly authorized agent,does hereby adopt this plat, designating the herein described property as TRG BLUFFVIEW 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 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 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 \_\_\_\_\_ 2017.

TRINSIC ACQUISITION COMPANY, LLC,  
a Delaware limited liability company

By: XXXXXXXXXXXX  
a Delaware limited liability company,  
its Managing Member

By: \_\_\_\_\_  
Adam Brown, Vice President

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 Adam Brown, 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 consideration therein expressed.

GIVEN UNDER MY HAND SEAL OF OFFICE this the \_\_\_\_\_ of \_\_\_\_\_, 2017.

\_\_\_\_\_  
My commission expires: \_\_\_\_\_ Notary Public, State of Texas

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

PRELIMINARY PLAT  
TRG BLUFFVIEW ADDITION  
LOT 5, BLOCK A/5089

BEING A REPLAT OF SHERWOOD FOREST ADDITION, BLOCK A/5089 AN ADDITION TO THE CITY OF DALLAS AS RECORDED IN VOLUME 341, PAGE 826 AND A PORTION OF SHERWOOD EAST ADDITION, BLOCK 5088 AN ADDITION TO THE CITY OF DALLAS AS RECORDED IN VOLUME 512, PAGE 2023.

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FEBRUARY 16, 2017

adams

surveying company, LLC

TBPLS Firm Registration No. 10177500