



SURVEYOR'S NOTES

- 1) ALL 1/2" IRON RODS SET FOR CORNER AS SHOWN HEREON HAVE A YELLOW PLASTIC CAP STAMPED MPLS 5310.
- 2) ALL COORDINATES POSTED HEREON ARE GRID COORDINATES BASED ON STATIC DATA COLLECTED 3-22-2017 REFERENCED TO NAD 83 (2011) AND PROCESSED THROUGH CHNS.
- 3) ALL BEARINGS ARE BASED ON STATIC POINTS REFERENCED IN PREVIOUS NOTE.
- 4) ALL DIMENSIONS SHOWN HEREON ARE SURFACE.
- 5) THE PURPOSE OF THIS PLAT IS TO CREATE RESIDENTIAL DEVELOPMENT FROM PART OF A LOT.
- 6) NO STRUCTURES EXIST ON SUBJECT PROPERTY.

LEGEND

●	1/2" IRON ROD	⊗	ADJUTANT	☐	TELLE BOX	○	CULTIVATED UTILITY LINE	—	CONCRETE
○	3/8" IRON ROD	⊗	ADJUT	☐	CABLE BOX	○	OVERHEAD UTILITY LINE	—	BRICK SET WALL
○	5/8" IRON ROD	⊗	SAV SERV. WH.	☐	TELEPHONE BOX	○	OUT WIRE ANCHOR	—	STONE SET WALL
○	1" IRON ROD	⊗	REGISTRATION MARK	☐	ELECTRICAL BOX	○	WATER METER	—	EQUIPMENT
○	2" IRON ROD	⊗	REGISTRATION MARK	☐	TELEPHONE BOX	○	WATER METER	—	EQUIPMENT
○	3" IRON ROD	⊗	REGISTRATION MARK	☐	TELEPHONE BOX	○	WATER METER	—	EQUIPMENT
○	4" IRON ROD	⊗	REGISTRATION MARK	☐	TELEPHONE BOX	○	WATER METER	—	EQUIPMENT
○	5" IRON ROD	⊗	REGISTRATION MARK	☐	TELEPHONE BOX	○	WATER METER	—	EQUIPMENT
○	6" IRON ROD	⊗	REGISTRATION MARK	☐	TELEPHONE BOX	○	WATER METER	—	EQUIPMENT
○	7" IRON ROD	⊗	REGISTRATION MARK	☐	TELEPHONE BOX	○	WATER METER	—	EQUIPMENT
○	8" IRON ROD	⊗	REGISTRATION MARK	☐	TELEPHONE BOX	○	WATER METER	—	EQUIPMENT
○	9" IRON ROD	⊗	REGISTRATION MARK	☐	TELEPHONE BOX	○	WATER METER	—	EQUIPMENT
○	10" IRON ROD	⊗	REGISTRATION MARK	☐	TELEPHONE BOX	○	WATER METER	—	EQUIPMENT
○	11" IRON ROD	⊗	REGISTRATION MARK	☐	TELEPHONE BOX	○	WATER METER	—	EQUIPMENT
○	12" IRON ROD	⊗	REGISTRATION MARK	☐	TELEPHONE BOX	○	WATER METER	—	EQUIPMENT

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS Bay Harbor Investments Group, LLC, is the sole owner of a tract of land located in the WILSON BAKER SURVEY, Abstract NO. 54, City of Dallas, Dallas County, Texas, and being the Northeast 75' of Lot 6, Block E/4975, of Bluff View Estates, an Addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 3, Page 215, Map Records, Dallas County, Texas, and being the same tract of land described in Substitute Trustee's deed to Bay Harbor Investments Group, LLC, recorded in Instrument No. 201600228406, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the Southeast line of Tacos Road, a 60' wide public right-of-way, at the North corner of Lot 5A, Block E/4975, of Swopce Estates, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 3, Page 215, Map Records, Dallas County, Texas, at the West corner of the said Northeast 75' of Lot 6.

THENCE North 46°15'25" East, along said Southeast line, a distance of 75.00' to a 1/2" iron rod found at the North corner of said Lot 6 and the West corner of Lot 7 of said Block E/4975;

THENCE South 43°44'35" East, a distance of 159.20' to a 1/2" iron rod found for corner in the Northwest line of Lot 1, Block A/5679, of Linwood Place Addition, an additional lot in the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 3, Page 429, Map Records, Dallas County, Texas.

THENCE South 44°56'35" West, along the Northwest line of said Block A/5679, a distance of 75.02' to a 1/2" iron rod found at the East corner of said Lot 5A.

Thence North 43°44'35" West, a distance of 160.92' to the PLACE OF BEGINNING and containing 12,006 square feet or 0.278 of an acre.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

I, John S. Turner, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under direct supervision, from recorded documents, and that the plat was collected on the ground during inspections 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 the accompanying this plat is a precise representation of this Signed Final Plat.

Dated this _____ day of _____, 20__.

PRELIMINARY, RELEASED 4-5-2017 FOR REVIEW PURPOSES ONLY.
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES.

John S. Turner
Texas Registered Professional Land Surveyor No. 5310

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 _____, 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 _____, 20__.

Notary Public in and for the State of Texas
My commission expires: _____

OWNER'S DEDICATION

NOTW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Bay Harbor Investments Group, LLC, acting by and through its duly authorized agent, _____ does hereby adopt this plat, designating the herein described property as **BLUFFVIEW TAOS**, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in the 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 the lane easements shall be open to the public, the and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of passing on the utility and the lane easements shall be the responsibility of the owner of the land to which such utility or other improvement 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 provide 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 _____ day of _____, 20__.

Authorized Agent for
Bay Harbor Investment Group, LLC

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 _____, 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 _____, 20__.

Notary Public in and for the State of Texas
My commission expires: _____

A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 67029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4854
WWW.AWSURVEY.COM

— PROPERTY ADDRESS: 4402 Tacos Road —
Owner: Bay Harbor Investment Group, LLC
— P.O. Box 11026, Midland, TX 79209 —
— 214-908-1342 —
JST No. 175613 | Email: jst@aws.com | License: 043-03-2017 | Release

"A professional company operating in your best interest"

PRELIMINARY PLAT

FOR THE NORTHEAST 75' OF LOT 6, BLOCK E/4975
BLUFF VIEW ESTATES
TO LOT 6R, BLOCK E/4975
BLUFFVIEW TAOS
AN ADDITION TO THE CITY OF DALLAS,
DALLAS COUNTY, TEXAS
WILSON BAKER SURVEY ABSTRACT NO. 54
CITY PLAN FILE NO. S167-156