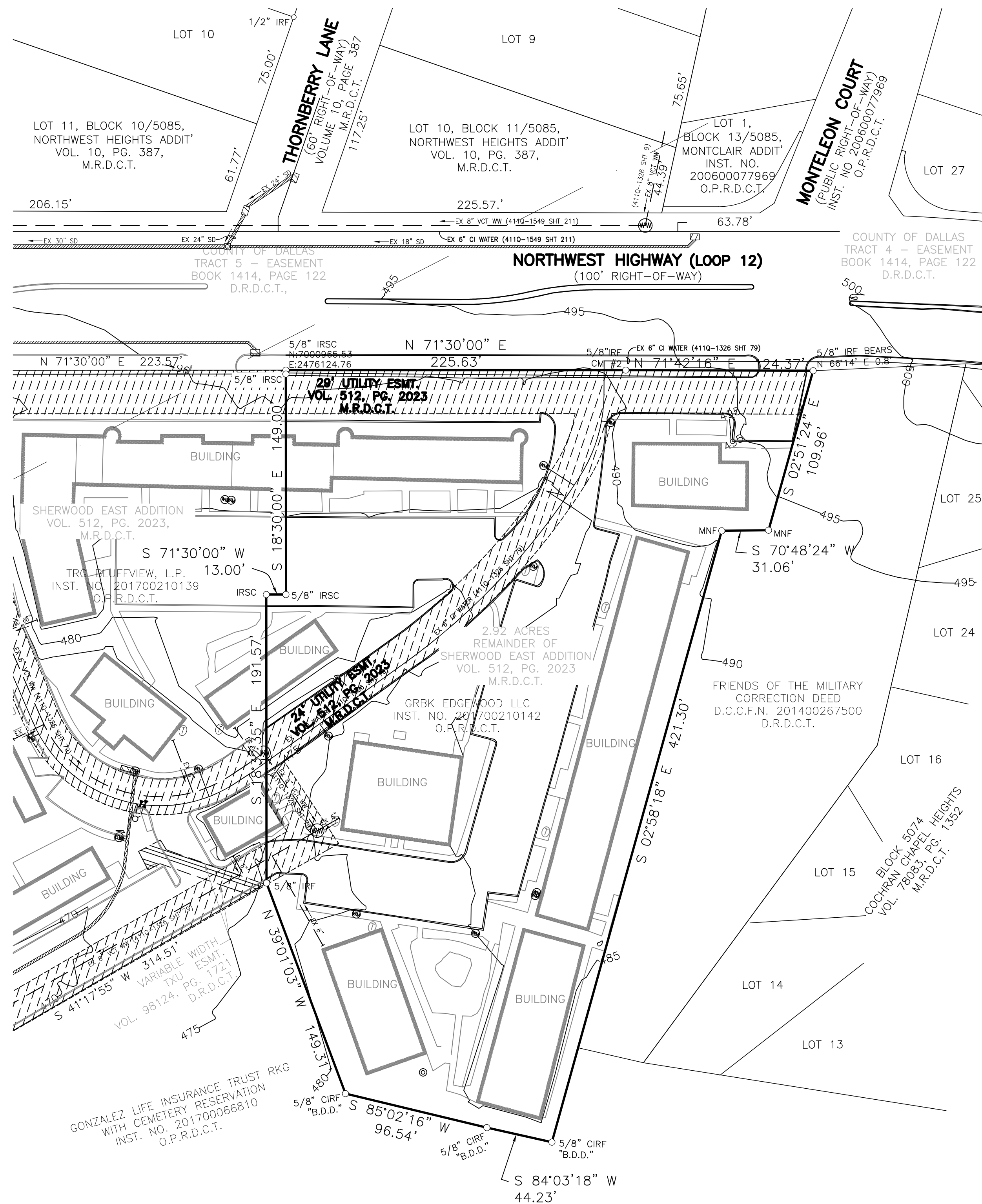


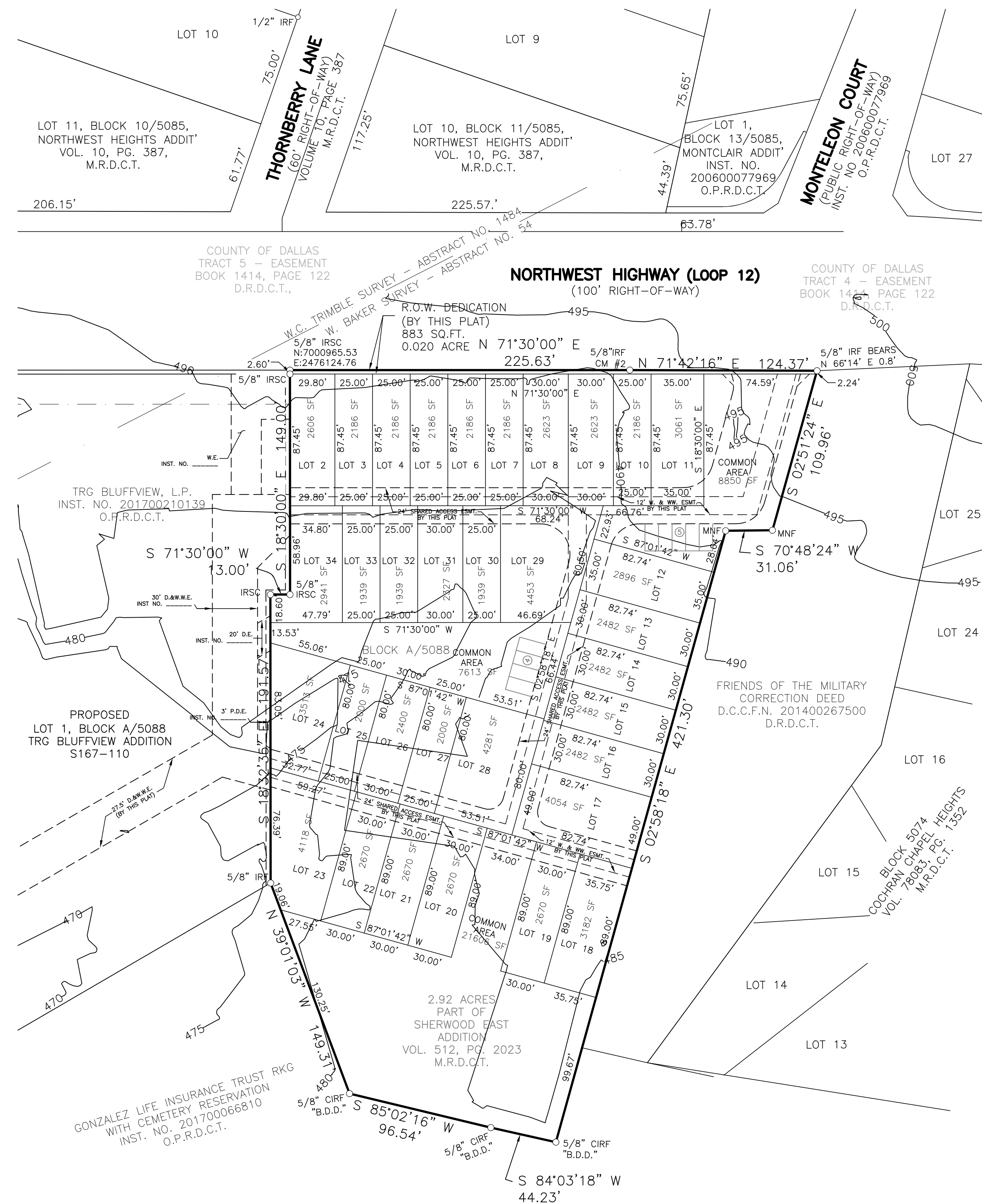
EXISTING



**LEGEND**

⊙ CO	M.R.D.C.T. = MAP RECORDS DALLAS COUNTY TEXAS
⊙ WASTE WATER MANHOLE	D.R.D.C.T. = DEED RECORDS DALLAS COUNTY TEXAS
⊙ STORM MANHOLE	O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS DALLAS COUNTY
⊙ PARKING SPACE	IRF = IRON ROD FOUND
	CIRF = CAPPED IRON ROD FOUND
	IRSC = 3" ALUMINUM DISK MARKED "TRG - BLUFF"
	CM = CONTROLLING MONUMENT
	MNF = MAG NAIL FOUND
	W. & WW. ESMT. = WATER & WASTEWATER EASEMENT
	W.E. = WATER EASEMENT
	D.E. = DRAINAGE EASEMENT
	P.D.E. = PRIVATE DRAINAGE EASEMENT
	D.&W.W.E. = DRAINAGE & WASTE WATER EASEMENT
	SF = SQUARE FEET
	▨ = EASEMENT TO BE ABANDONED

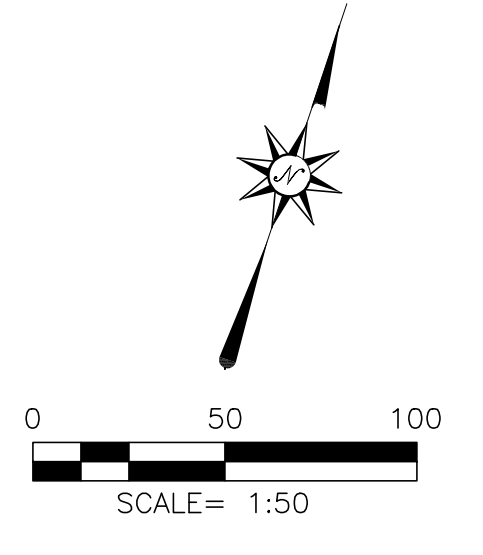
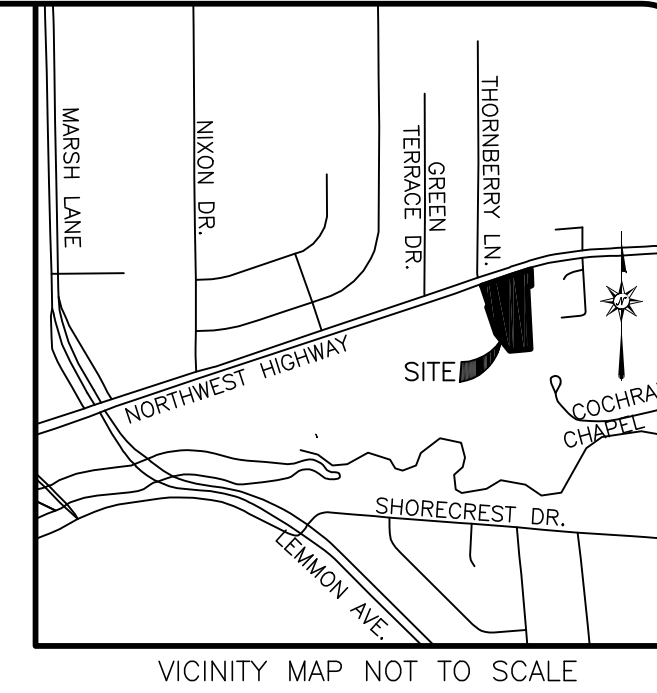
PROPOSED



**GENERAL NOTES:**

- The purpose of this plat is to create 33 single family lots and 3 common areas from a portion of the Sherwood East Addition for re-development of the property.
- All existing structures, pavement, etc. on the subject site 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.
- A total of 9 guest parking spaces are being provided.

<b>OWNER</b> GRBK EDGEWOOD LLC 2805 NORTH DALLAS PARKWAY, SUITE 400 PLANO, TEXAS 75093 PH: (469) 450-5585 CONTACT: Jed Dolson Email: jed@greenbrickpartners.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@txasc.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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PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

**A SHARED ACCESS DEVELOPMENT**

**PRELIMINARY PLAT  
GRBK BLUFFVIEW ADDITION  
LOT 2 - 34, BLOCK A/5088**

2.926 ACRES - 127,445 SQUARE FEET  
BEING A REPLAT OF 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. BAKER SURVEY, ABSTRACT NUMBER 54  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NUMBER S167-262  
CITY ENGINEER FILE NO. XXXX-XXXX  
AUGUST 08, 2017



OWNER'S CERTIFICATE

STATE OF TEXAS }
COUNTY OF DALLAS }

Whereas, GRBK EDGEWOOD, LLC, is the owner of that tract or parcel of land situated in the W. Baker Survey, Abstract No. 54, and being situated in City Block 5088, and being part of Sherwood East Addition, 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 Northeast corner of said Sherwood East Addition, said point also being the Northwest corner of a tract of land described in Correction Deed to Friends Of The Military recorded in D.C.C.F.N. 201400267500 of the Deed Records of Dallas County, Texas, a 5/8 inch iron rod found for corner, said point being situated on the Southerly line of Northwest Highway (100-feet right-of-way);

THENCE South 02 degrees 51 minutes 24 seconds East, departing said Southerly line of Northwest Highway, along the common line between said Friends Of The Military tract with the Sherwood East Addition, a distance of 109.96 feet to a mag nail found for corner;

THENCE South 70 degrees 48 minutes 24 seconds West, continuing along the common line between said Friends Of The Military tract with the Sherwood East Addition, a distance of 31.06 feet to a mag nail found for corner;

THENCE South 02 degrees 58 minutes 18 seconds East, a distance of 356.33 feet, passing the Southwest corner of said Friends Of The Military tract, said corner also being a common corner with a tract of land described in deed to the Gonzalez Life Insurance Trust RKG with Cemetery Reservation recorded under Instrument Number 201700066810 of the Official Public Records of Dallas County, Texas, continuing a total distance of 421.30 feet (423.80 feet per plat) to a 5/8" capped iron rod stamped "B.D.D" found for corner at the Southeast corner of the Sherwood East Addition;

THENCE South 84 degrees 03 minutes 16 seconds West, continuing along the common line between said Gonzalez tract with the Sherwood East Addition, a distance of 44.23 feet (South 85 degrees 14 minutes 31 seconds West, a distance of 43.04 feet per plat) to a 5/8" capped iron rod stamped "B.D.D" found for corner;

THENCE South 85 degrees 02 minutes 16 seconds West, continuing along said common line of said Gonzalez tract with the Sherwood East Addition, a distance of 96.54 feet (South 86 degrees 13 minutes 29 seconds West by plat) to a 5/8" capped iron rod stamped "B.D.D" for corner;

THENCE North 39 degrees 01 minute 03 seconds West, continuing along said common line between said Gonzalez tract with the Sherwood East Addition, a distance of 149.31 feet (North 37 degrees 52 minutes 24 seconds West, a distance of 149.27 feet per plat) to a 5/8" iron rod found for corner;

THENCE North 18 degrees 32 minutes 35 seconds West, departing said common line between said Gonzalez tract with the Sherwood East Addition, a distance of 191.57 feet to a 5/8-inch iron rod with aluminum disk, stamped "TRG - Bluff" (set aluminum disk) for corner;

THENCE North 71 degrees 30 minutes 00 seconds East, a distance of 13.00 feet to set aluminum disk for corner;

THENCE North 18 degrees 30 minutes 00 seconds West, a distance of 149.00 feet to a set aluminum disk for corner, said point being in said Southerly line of Northwest Highway;

THENCE North 71 degrees 30 minutes 00 seconds East, along said Southerly line of Northwest Highway, a distance of 225.63 feet to a 5/8" iron rod found for corner;

THENCE North 71 degrees 42 minutes 16 seconds East, continuing along said Southerly line of Northwest Highway, a distance of 124.37 feet (126.05 feet per plat) to the POINT OF BEGINNING and containing 127,445 square feet or 2.926 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That GRBK EDGEWOOD LLC does hereby adopt this plat, designating the herein described property as GRBK BLUFFVIEW 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 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. An easement area at least 12 feet wide in the area labeled water and wastewater within the minimum 20-foot-wide shared access area is reserved exclusively for public water and wastewater below grade (surface access over the water and wastewater easements is permissible). 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.

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.

GRBK EDGEWOOD LLC

By: GRBK EDGEWOOD
its Managing Member

By: Jed Dolson

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

Shared Access Area Easement Statement

This plat is approved by the Chief Engineer of the Department of Development Services of the City of Dallas and accepted by the Owner, subject to the following conditions, which shall be binding upon the Owner, his heirs, grantees and assigns: The shared access area as designated within the limits of this addition will be maintained by a homeowner's association and/or the individual lot owners of the lot or lots that are traversed by or adjacent to the shared access area. The City of Dallas will not be responsible for the maintenance and operation of the shared access area or for any damage to private property or person that results from the use or condition of the shared access area. In the event that the City of Dallas or Dallas Water Utilities does elect to repair paving in the shared access area after work on water or wastewater lines or for any other reason, the pavement repair will be to minimum standards set forth in the City of Dallas pavement cut and repair standards manual or its successor, and any special pavers or other surface treatments must be repaired or replaced by the homeowners association at its option.

Lloyd Denman, P.E., Assistant Director
Engineering Division
Department of Sustainable Development and Construction

SURVEYOR'S STATEMENT

I, Paul Hubert, 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.

Paul Hubert, Registered Professional Land Surveyor, #1942
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

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

A SHARED ACCESS DEVELOPEMENT

PRELIMINARY PLAT
GRBK BLUFFVIEW ADDITION
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CITY PLAN FILE NUMBER S167-262
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AUGUST 08, 2017

OWNER: GRBK EDGEWOOD LLC
SURVEYOR: ADAMS SURVEYING COMPANY, LLC
ENGINEER: CATES-CLARK & ASSOCIATES, LLC

