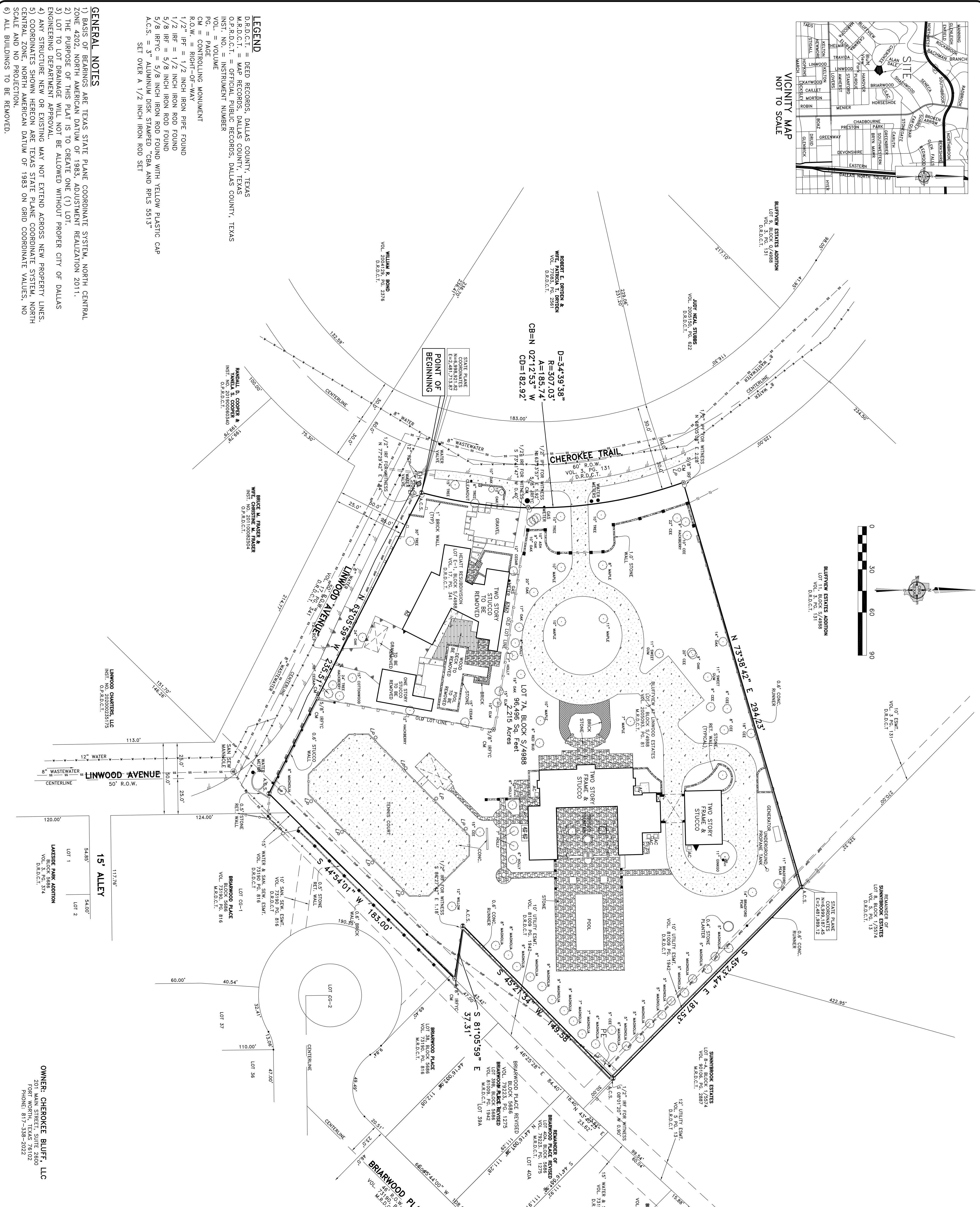


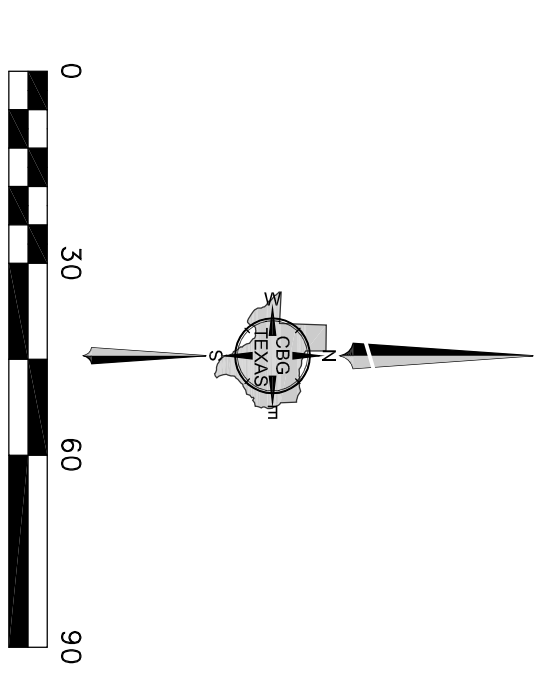
VICINITY MAP
NOT TO SCALE



- GENERAL NOTES**
- 1) BASIS OF BEARINGS ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.
 - 2) THE PURPOSE OF THIS PLAT IS TO CREATE ONE (1) LOT.
 - 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DEPARTMENT APPROVAL.
 - 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
 - 5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
 - 6) ALL BUILDINGS TO BE REMOVED.

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. = VOLUME
PG. = PAGE
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
1/2" IPF = 1/2 INCH IRON PIPE FOUND
1/2" IRF = 1/2 INCH IRON ROD FOUND
5/8 IRF = 5/8 INCH IRON ROD FOUND
5/8 IRFC = 5/8 INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP
A.C.S. = 3" ALUMINUM DISK STAMPED "GBA AND RPLS 5513"
SET OVER A 1/2 INCH IRON ROD SET



PRELIMINARY PLAT
CHEROKEE BLUFF ADDITION
 LOT 7A, BLOCK S/4988
 96,496 SQ.FT. / 2.215 ACRES
 BEING A REPLAT OF LOT 7, BLOCK S/4988
 BLUFFVIEW AT LINWOOD ESTATES
 & LOT E-1, BLOCK S/4988
 & HEART RESUBDIVISION
 A HARWOOD SURVEY, ABSTRACT NO. 582
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S201-628

SHEET 1 OF 2



OWNER: CHEROKEE BLUFF, LLC
 201 WEST WORTH, TEXAS 76109
 PHONE: 817-338-2022

PLANNING & SURVEYING
 Main Office
 12025 Shiloh Road, Ste. 230
 Dallas, TX 75228
 F 214.349.9485
 F 214.349.2216
 DW: 214.349.2216
 www.cbgsllc.com

SCALE: 1"=40' / DATE: 3/09/2021 / JOB NO.: 1502383-09PLAT / DRAWN BY: TO