OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

Whereas Cherokee Bluff, LLC is the owner of a tract of land situated in the A. Harwood Survey, Abstract No. 582, City of Dallas, Dallas County, Texas, and being all of Lot 7, Block S/4988, Bluffview at Linwood Estates, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 2005093, Page 81, Map Records, Dallas County, Texas, and being all of Lot E-1, Block S/4988, Heiatt Resubdivision, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 17, Page 341, Deed Records, Dallas County, Texas, and being a tract of land conveyed to Cherokee Bluff, LLC by General Warranty Deed recorded in Instrument No. 201500086751, Official Public Records, Dallas County, Texas, and being a tract of land conveyed to Cherokee Bluff, LLC by General Warranty Deed recorded in Instrument No. 202000351127, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 3 inch Aluminum disk stamped "CBG AND RPLS 5513" set over 1/2 inch iron rod set corner, said corner being the intersection of the East right of way line of Cherokee Trail (60 foot right of way) and the North right of way line of Linwood Avenue (50 foot right of way), said corner being along a curve to the left, having a radius of 307.03 feet, a central angle of 34 degrees 39 minutes 38 seconds, a chord bearing of North 02 degrees 12 minutes 53 seconds West, a chord distance of 182.92 feet, from which a 1/2 iron rod found bears, North 77 degrees 29 minutes 42 seconds East, a distance of 1.84 feet for witness;

THENCE along said curve to the left and the East right of way line of said Cherokee Trail, an arc length of 185.74 feet to a 5/8 inch iron rod found for corner, said corner being the South corner of Lot 11, Block S/4988 of Bluffview Estates Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 3, Page 131, Deed Records, Dallas County, Texas, from which a 1/2 iron pipe found bears, North 68 degrees 05 minutes 08 seconds East, a distance of 2.28 feet for witness;

THENCE North 73 degrees 38 minutes 42 seconds East along the South line of Lot 11, Block S/4988 of said Bluffview Estates Addition, a distance of 294.23 feet to a 3 inch Aluminum disk stamped "CBG AND RPLS 5513" set over 1/2 inch iron rod set corner, said corner being along the Southwest line of Lot 8, Block 1/5574 of Sunnybrook Estates, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 5, Page 13, Deed Records, Dallas County, Texas;

THENCE South 45 degrees 23 minutes 44 seconds East along the Southwest line of Lot 8, Block 1/5574 of said Sunnybrook Estates, a distance of 187.53 feet to a 3 inch Aluminum disk stamped "CBG AND RPLS 5513" set over 1/2 inch iron rod set corner, said corner being the North corner of Lot 39B, Block 5686 of Briarwood Place Revised, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 81009, Page 1942, Map Records, Dallas County, Texas, from which a 1/2 inch iron rod found bears, South 08 degrees 01 minutes 20 seconds West, a distance of 0.90 feet for witness;

THENCE South 45 degrees 21 minutes 34 seconds West along the Northwest line of Lot 39B, Block 5686 of said Briarwood Place Revised, a distance of 149.58 feet to 3 inch Aluminum disk stamped "CBG AND RPLS 5513" set over 1/2 inch iron rod set corner, from which a 1/2 inch iron rod found bears, South 86 degrees 27 minutes 42 seconds East, a distance of 1.18 feet for witness;

THENCE South 81 degrees 05 minutes 59 seconds East along a Southwest line of Lot 39B, Block 5686 of said Briarwood Place Revised, a distance of 37.31 feet to a 5/8 inch iron rod found with yellow plastic cap for corner, said corner being along the Northwest line of Lot 38, Block 5686 of Briarwood Place, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 73190, Page 816, Map Records, Dallas County;

THENCE South 44 degrees 54 minutes 01 seconds West along the Northwest line of said Briarwood Place, a distance of 183.00 feet to a 3 inch Aluminum disk stamped "CBG AND RPLS 5513" set over 1/2 inch iron rod set corner, said corner being along the North right of way line of said Linwood Avenue;

THENCE North 63 degrees 05 minutes 59 seconds West along the North right of way line of said Linwood Avenue, a distance of 235.51 feet to the POINT OF BEGINNING and containing 96,496 square feet or 2.215 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Cherokee Bluff, LLC, acting by and through its duly authorized officer, does hereby adopt this plat, designating the herein described property as **CHEROKEE BLUFF 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 _____, 2021.

BY: _____
Cherokee Bluff, LLC, Owner
Thomas W. White, 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 appears Thomas W. White 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 expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2021.

_____
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 Engineers and Land Surveyors, 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 _____, 2021.

RELEASED FOR REVIEW 3/23/2021 PRELIMINARY, 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 TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connally 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 _____, 2021.

_____
Notary Public in and for the State of Texas

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.

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
HEIATT RESUBDIVISION
A. HARWOOD SURVEY, ABSTRACT NO. 582
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S201-626

OWNER: CHEROKEE BLUFF, LLC
201 MAIN STREET, SUITE 2600
FORT WORTH, TEXAS 76102
PHONE: 817-338-2022

CBG SURVEYING TEXAS LLC
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Firm No. 10168800
www.cbgtxllc.com

SCALE: 1"=40' / DATE: 3/09/2021 / JOB NO. 1502383-05PLAT / DRAWN BY: TO