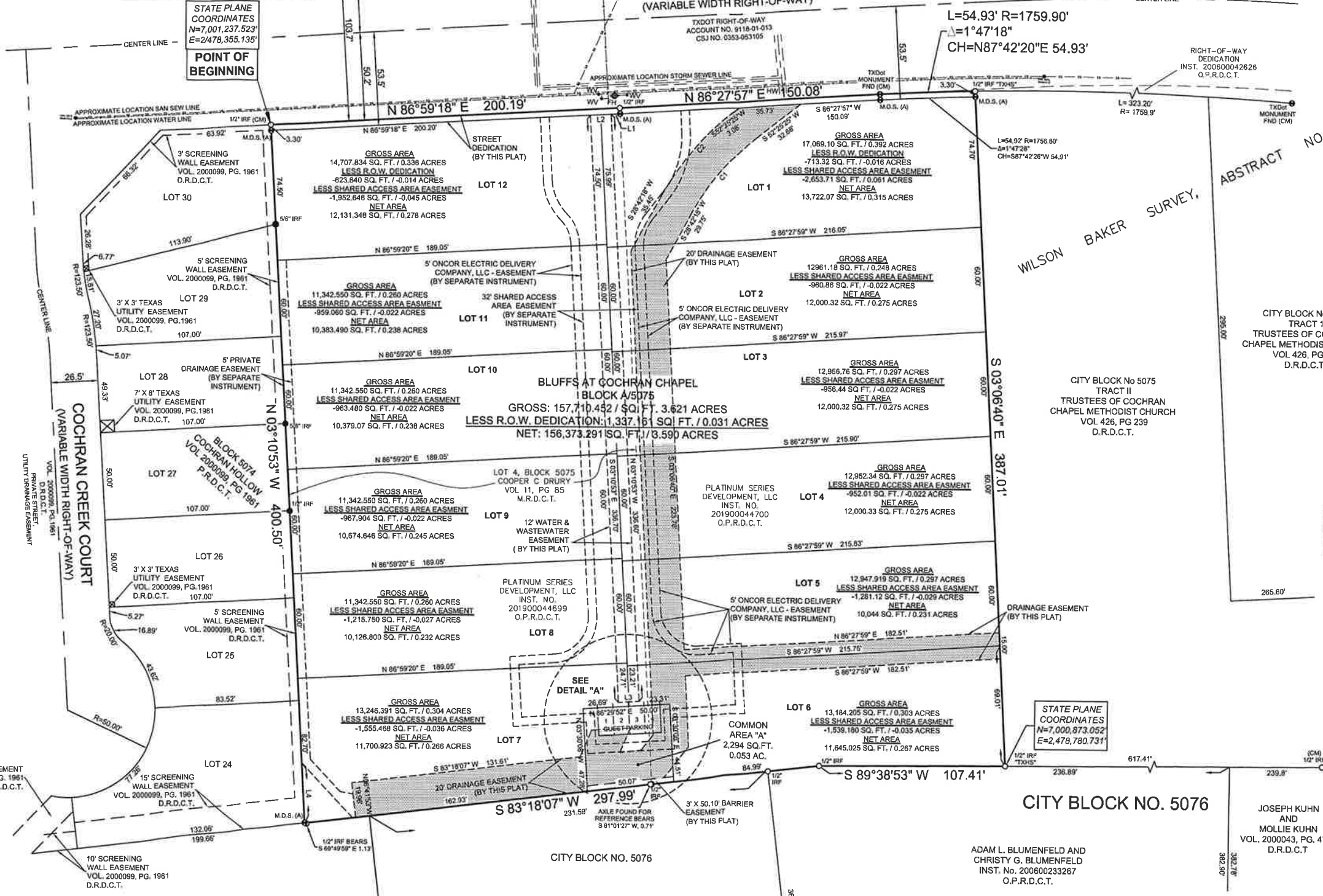


WINFIELD VILLAGE OF PRESTON HOLLOW LOT 10, BLOCK 5082 VOL. 97012, PG. 1407 D.R.D.C.T.

5' PRIVATE DRAINAGE EASEMENT INST. NO. 201100280615 O.P.R.D.C.T.

MIDWAY CROSSING ADDITION LOT 9, BLOCK 5082 INST. NO. 201300036001 O.P.R.D.C.T.

- GENERAL NOTES:
- BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEMS, NORTH CENTRAL ZONE, (4202) NORTH AMERICAN DATUM OF 1983, (2011)
 - THE PURPOSE OF THIS PLAT IS TO CREATE 12 SINGLE FAMILY LOTS AND ONE COMMON AREA FROM ONE LOT AND ONE TRACT OF LAND.
 - LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
 - COORDINATES SHOWN ARE STATE PLANE COORDINATE SYSTEMS NORTH CENTRAL ZONE, (4202) NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
 - NO VEHICULAR ACCESS IS PERMITTED TO ADJACENT PROPERTY OUTSIDE THE PLATTED PROPERTY FROM THE SHARED ACCESS AREA EXCEPTED TO A PUBLIC OR CITY COUNCIL APPROVED PRIVATE STREET.



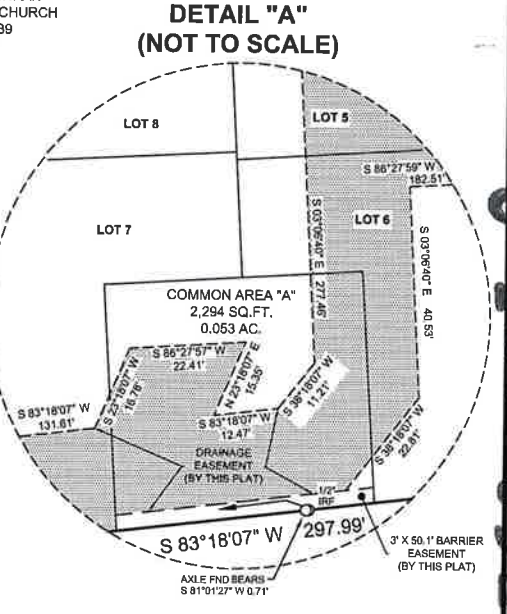
- LEGEND
- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
 - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 - M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
 - INST. NO. INSTRUMENT NUMBER
 - VOL., PG. VOLUME, PAGE
 - SQ. FT. SQUARE FEET
 - A.C. ACRES
 - 1/2" IRON ROD WITH A YELLOW CAP STAMPED "TXHS" SET
 - 1/2" IRON ROD FOUND
 - C.M. CONTROLLING MONUMENT
 - M.D.S. (A) 3-1/4" METALLIC DISC STAMPED "BCC" & "RPLS 5299" SET FOR CORNER

CURVE TABLE

| CURVE # | LENGTH | RADIUS | DELTA | CHORD |
|---------|--------|---------|-----------|--------------------|
| C1 | 57.89' | 140.00' | 23°36'42" | S40°30'39"W 57.29' |
| C2 | 65.94' | 160.00' | 23°36'42" | S40°30'39"W 65.47' |

LINE TABLE

| LINE # | LENGTH | DIRECTION |
|--------|--------|-------------|
| L1 | 5.14' | S86°59'18"W |
| L2 | 12.00' | N86°59'18"E |
| L3 | 12.00' | N86°29'52"E |
| L4 | 34.47' | N03°10'53"W |



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. (04/17/2019)

SHARED ACCESS AREA DEVELOPMENT

PRELIMINARY PLAT
BLUFFS AT COCHRAN CHAPEL
LOT 1 THRU 12, AND COMMON AREA "A", BLOCK A/5075
REPLAT OF LOTS 4, BLOCK 5075
COOPER C. DRURY
PORTION OF CITY BLOCK NO. 5075
WILSON BAKER SURVEY, ABSTRACT NO. 54
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. **584-032**

ADAM L. BLUMENFELD AND CHRISTY G. BLUMENFELD
INST. NO. 200600233267
O.P.R.D.C.T.

SURVEYOR
TEXAS HERITAGE SURVEYING, LLC
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
tsheritagelc.com
Firm #10169300



DATE: 04/09/2019 / JOB # 1501252-11 / SCALE - 1" = 30' / JWR/CN

OWNER'S CERTIFICATE
STATE OF TEXAS;
COUNTY OF DALLAS;

WHEREAS, Platinum Series Development, LLC, a Texas limited liability company, is the sole owner of two tracts of land situated in the Wilson Baker Survey, Abstract No. 54, in the City of Dallas, Dallas County, Texas, in City Block No 5075 and being a portion of Tract II, that tract of land as described by Special Warranty Deed as described to Platinum Series Development, LLC, a Texas limited liability company, recorded in Instrument No. 201900044700, Official Public Records, Dallas County, Texas, and being all of Lot 4, Block 5075 of Cooper C Drury, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 11, Page 85 of the Map Records of Dallas County, Texas, and also being described by Special Warranty Deed to Platinum Series Development, LLC, a Texas limited liability company, as recorded in Instrument No. 201900044699, Official Public Records, Dallas County, Texas, and together being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the northwesterly corner of said Lot 4, Block 5075 and the northeasterly corner of Block 5074 of Cochran Hollow, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 2000099, Page 1961 of the Deed Records of Dallas County, Texas, said point lying on the southerly right-of-way line of Northwest Highway, (variable width right-of-way):

THENCE North 86 degrees 59 minutes 18 seconds East, along the northerly line of said Lot 4, Block 5075, common with southerly right-of-way line of said Northwest Highway, a distance of 200.19 feet to a 1/2 inch iron rod found for the northeasterly corner of said Lot 4, Block 5075 also being the northwesterly corner of said Platinum Series Development tract;

THENCE North 86 degrees 27 minutes 57 seconds East, along the northerly line of said Platinum Series Development tract, common with the southerly right-of-way line of said Northwest Highway, a distance of 150.08 feet to a TXDot monument found for corner, said monument being the beginning of non-tangent curve to the right having a radius of 1758.90 feet;

THENCE along non-tangent curve to the right having a central angle of 01 degrees 47 minutes 18 seconds, a chord that bears North 87 degrees 42 minutes 20 seconds East, a chord distance of 54.93 feet and an arc length 54.93 feet to 1/2 inch iron rod with cap stamped "TXHS" found at the end of said curve;

THENCE South 03 degrees 60 minutes 40 seconds East, over and across said Church tract, a distance of 387.01 feet to a 1/2 inch iron rod with cap stamped "TXHS" found for corner in the southerly line of said Church tract and the northerly line of that certain tract of land as described by Warranty Deed with vendor's Lien to Adam L. Blumenfeld and Christy G. Blumenfeld, as recorded in Instrument No. 200800233267, Official Public Records of Dallas County, Texas;

THENCE South 89 degrees 38 minutes 53 seconds West, along the southerly line of said Platinum Series Development tract and the northerly line of said Blumenfeld tract, a distance of 107.41 feet to a 1/2 inch iron rod found for an interior angle of said Platinum Series Development tract and a corner of said Blumenfeld tract;

THENCE South 83 degrees 18 minutes 07 seconds West, continuing along the southerly line of said Platinum Series Development tract and the northerly line of said Blumenfeld tract, passing at a distance of 29.49 feet a 1/2 inch iron rod found for the northwesterly corner of said Blumenfeld tract and the northeasterly corner of that certain tract of land as described by General Warranty Deed to Jack A. Riggs, as recorded in Instrument No. 20070244620 of the Official Public Records of Dallas County, Texas, passing at a distance of 97.59 feet a 1/2 inch iron rod with cap stamped "TXHS" found for the southwest corner of said Church tract and the southeasterly corner of said Lot 4, Block 5075, continuing a total distance of 297.95 feet to a 3-1/4 inch metallic disc stamped BHE & RPLS S390 set for the southwest corner of said Lot 4, Block 5075 and the southeasterly corner of said Block 5074 of Cochran Hollow Addition;

THENCE North 03 degrees 10 minutes 53 seconds West, along the westerly line of said Lot 4, Block 5075 and the easterly line of said Block 5074 of Cochran Hollow Addition, a distance of 400.50 feet to the POINT OF BEGINNING and containing 157,710.452 square foot or 3.621 acres of land.

Detention Area Easement Statement

The proposed detention area(s) along Block 5075 within the Limits of this addition, will remain as detention areas to the line and grade shown on the plans at all times and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the Detention Areas in Block 5075. The City of Dallas will not be responsible for the maintenance and operation of said Detention Areas or for any damage or injury to private property or person that results from the flow of water along, into or out of said Detention Areas, or for the control of Erosion.

No obstruction to the natural flow of storm water run-off shall be permitted by filling or by construction of any type of dam, building, bridge, fence, walkway or any other structure within the designated Detention Areas, as hereinafter defined in Block 5075, unless approved by the Chief Engineer of Development Services. Provided, however, it is understood that in the event it becomes necessary for the City of Dallas to erect any type of Drainage structure in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivisions, then in such an event, the City of Dallas shall have the right to enter upon the Detention Areas at any point, or points to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep clean and free of debris, silt, and any substance which would result in unsanitary conditions and the City of Dallas shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions, which may occur.

The Detention Area in Block 5075, as in the case of all Detention Areas, is subject to Storm Water overflow to an extent, which cannot be clearly defined. The City of Dallas shall not be held liable for any damage of any nature resulting from the occurrence of these natural phenomena, nor resulting from the failure of any structure or structures within the Detention Areas or the subdivision storm drainage system.

The Detention Areas serving the plat are shown by the Detention Area Easement Line as shown on the plat.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Platinum Series Development, LLC, a Texas limited liability company, acting by and through its duly authorized agent, Mark Molthan, does hereby adopt this plat, designating the herein described property as **BLUFFS AT COCHRAN CHAPEL**, 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).

Notwithstanding the general easement language recited above, the shared access area easement shown on this plat may not be used in a manner inconsistent with the SHARED ACCESS AREA EASEMENT STATEMENT recited on this plat, which statement is hereby adopted and accepted.

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 _____, 2019.

Platinum Series Development, LLC, a Texas limited liability company

By: Mark Molthan Construction, Inc., a Texas corporation, Managing Member

By: _____
Mark Molthan, President

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Mark Molthan, 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 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 _____, 2019.

Notary Signature _____

SURVEYOR'S STATEMENT

I, Gary E. Johnson, 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 _____, 2019.

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. (04/17/2019)

Gary E. Johnson
Texas Registered Professional Land Surveyor No. 5299

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Gary E. Johnson, 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 therein expressed and under oath stated that the statement in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2019.

Notary Signature _____

SHARED ACCESS AREA EASEMENT STATEMENT

This plat is approved by the Chief Engineer of the Department of Sustainable Development and Construction 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. CFM
Chief Engineer of Department of Sustainable Development and Construction

OWNER
PLATINUM SERIES
DEVELOPMENT, LLC
7001 PRESTON ROAD, SUITE 230
DALLAS, TEXAS 75205

SURVEYOR
TEXAS HERITAGE
SURVEYING, LLC
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm #10169300



SHARED ACCESS AREA DEVELOPMENT

PRELIMINARY PLAT
BLUFFS AT COCHRAN CHAPEL
LOT 1 THRU 12, AND COMMON AREA "A", BLOCK A/5075
REPLAT OF LOTS 4, BLOCK 5075
COOPER C. DRURY
PORTION OF CITY BLOCK NO. 5075
WILSON BAKER SURVEY, ABSTRACT NO. 54
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. 5189-032R

DATE: 04/09/2019 / JOB # 1501252-11 / SCALE - 1" = 30' / JWR/NC

