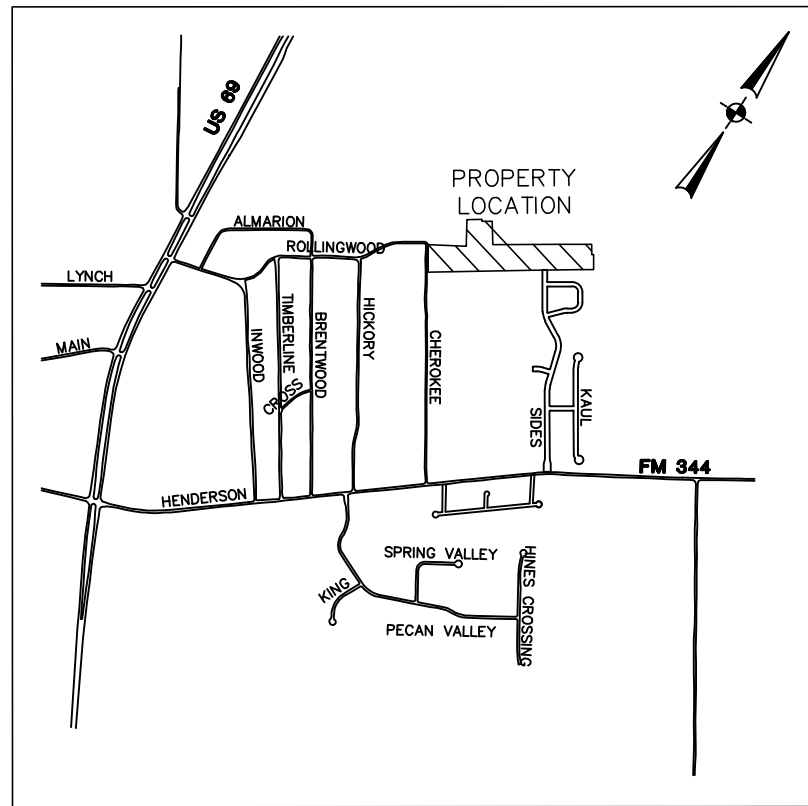


VINSON MOORE LEAGUE, A-15

(BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83 MAP DATUM)

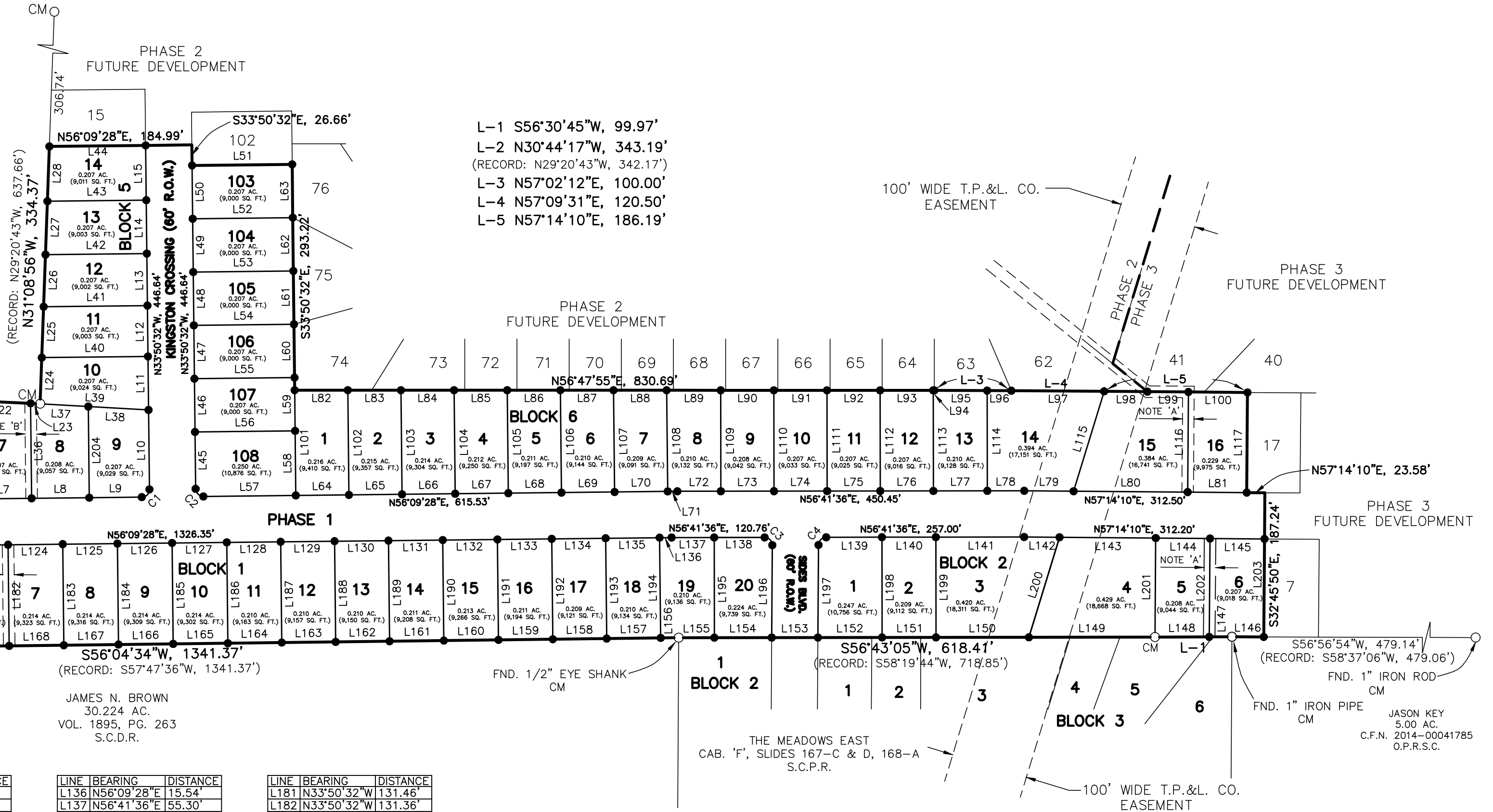
NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.



VICINITY MAP NOT TO SCALE

AMERICAN TOWERS, LLC.  
5,790 AC.  
C.F.N. 20160100051992  
O.P.R.S.C.

FND. 1/2" I. ROD FOR REFERENCE N59°23'34"E, 497.63' FROM N.W. COR. 92.364 AC.



BULLARD HEIGHTS, VOL. 4, PG. 118, S.C.P.R.  
**CHEROKEE LANE (30' R.O.W.)**

LINE	BEARING	DISTANCE
L1	N56°09'28"E	62.50'
L2	N56°09'28"E	63.00'
L3	N56°09'28"E	64.00'
L4	N56°09'28"E	65.75'
L5	N56°09'28"E	67.60'
L6	N56°09'28"E	69.60'
L7	N56°09'28"E	71.91'
L8	N56°09'28"E	74.90'
L9	N56°09'28"E	68.19'
L10	N33°50'32"W	103.11'
L11	N33°50'32"W	69.50'
L12	N33°50'32"W	66.04'
L13	N33°50'32"W	67.59'
L14	N33°50'32"W	69.27'
L15	N33°50'32"W	71.14'
L16	N59°23'34"E	62.61'
L17	N59°23'34"E	63.10'
L18	N59°23'34"E	64.10'
L19	N59°23'34"E	65.85'
L20	N59°23'34"E	67.71'
L21	N59°23'34"E	69.71'
L22	N59°23'34"E	72.03'
L23	N59°23'34"E	12.39'
L24	N31°08'56"W	60.03'
L25	N31°08'56"W	66.11'
L26	N31°08'56"W	67.67'
L27	N31°08'56"W	69.34'
L28	N31°08'56"W	71.21'
L29	N30°44'17"W	150.95'
L30	N33°50'08"W	146.06'
L31	N33°50'08"W	142.50'
L32	N33°50'08"W	138.88'
L33	N33°50'08"W	135.16'
L34	N33°50'08"W	131.34'
L35	N33°50'08"W	127.41'
L36	N33°50'08"W	123.34'
L37	N60°02'01"E	62.66'
L38	N60°02'01"E	78.37'
L39	N60°02'01"E	141.03'
L40	N56°09'28"E	137.89'
L41	N56°09'28"E	134.78'
L42	N56°09'28"E	131.60'
L43	N56°09'28"E	128.34'
L44	N56°09'28"E	124.99'
L45	N33°50'32"W	73.83'

LINE	BEARING	DISTANCE
L46	N33°50'32"W	69.23'
L47	N33°50'32"W	69.23'
L48	N33°50'32"W	69.23'
L49	N33°50'32"W	69.23'
L50	N33°50'32"W	69.23'
L51	N56°09'28"E	130.00'
L52	N56°09'28"E	130.00'
L53	N56°09'28"E	130.00'
L54	N56°09'28"E	130.00'
L55	N56°09'28"E	130.00'
L56	N56°09'28"E	130.00'
L57	N56°09'28"E	120.00'
L58	N33°50'32"W	83.83'
L59	N33°50'32"W	69.23'
L60	N33°50'32"W	69.23'
L61	N33°50'32"W	69.23'
L62	N33°50'32"W	69.23'
L63	N33°50'32"W	69.23'
L64	N56°09'28"E	69.00'
L65	N56°09'28"E	69.00'
L66	N56°09'28"E	69.00'
L67	N56°09'28"E	69.00'
L68	N56°09'28"E	69.00'
L69	N56°09'28"E	69.00'
L70	N56°09'28"E	69.00'
L71	N56°09'28"E	12.53'
L72	N56°41'36"E	56.47'
L73	N56°41'36"E	69.00'
L74	N56°41'36"E	69.00'
L75	N56°41'36"E	69.00'
L76	N56°41'36"E	69.00'
L77	N56°41'36"E	70.00'
L78	N56°41'36"E	47.97'
L79	N57°14'10"E	64.10'
L80	N57°14'10"E	148.09'
L81	N57°14'10"E	76.73'
L82	N56°47'55"E	69.00'
L83	N56°47'55"E	69.00'
L84	N56°47'55"E	69.00'
L85	N56°47'55"E	69.00'
L86	N56°47'55"E	69.00'
L87	N56°47'55"E	69.00'
L88	N56°47'55"E	69.00'
L89	N56°47'55"E	70.23'
L90	N56°47'55"E	69.00'

LINE	BEARING	DISTANCE
L91	N56°47'55"E	69.00'
L92	N56°47'55"E	69.00'
L93	N56°47'55"E	69.00'
L94	N56°47'55"E	1.44'
L95	N57°02'12"E	68.56'
L96	N57°02'12"E	31.44'
L97	N57°09'31"E	120.50'
L98	N57°14'10"E	56.14'
L99	N57°14'10"E	53.32'
L100	N57°14'10"E	76.73'
L101	N33°50'32"W	136.76'
L102	N33°50'32"W	135.99'
L103	N33°50'32"W	135.22'
L104	N33°50'32"W	134.45'
L105	N33°50'32"W	133.68'
L106	N33°50'32"W	132.91'
L107	N33°50'32"W	132.13'
L108	N33°50'32"W	131.36'
L109	N33°18'24"W	131.11'
L110	N33°18'24"W	130.98'
L111	N33°18'24"W	130.86'
L112	N33°18'24"W	130.73'
L113	N33°18'24"W	130.60'
L114	N33°18'24"W	130.19'
L115	N16°12'44"W	135.62'
L116	N32°45'50"W	130.00'
L117	N32°45'50"W	130.00'
L118	N56°09'28"E	79.33'
L119	N56°09'28"E	71.00'
L120	N56°09'28"E	71.00'
L121	N56°09'28"E	71.00'
L122	N56°09'28"E	71.00'
L123	N56°09'28"E	71.00'
L124	N56°09'28"E	71.00'
L125	N56°09'28"E	71.00'
L126	N56°09'28"E	71.00'
L127	N56°09'28"E	71.00'
L128	N56°09'28"E	70.00'
L129	N56°09'28"E	70.00'
L130	N56°09'28"E	70.00'
L131	N56°09'28"E	70.50'
L132	N56°09'28"E	71.00'
L133	N56°09'28"E	70.00'
L134	N56°09'28"E	70.00'
L135	N56°09'28"E	70.15'

LINE	BEARING	DISTANCE
L136	N56°09'28"E	15.54'
L137	N56°41'36"E	55.30'
L138	N56°41'36"E	65.46'
L139	N56°41'36"E	72.38'
L140	N56°41'36"E	70.00'
L141	N56°41'36"E	114.62'
L142	N57°14'10"E	45.96'
L143	N57°14'10"E	124.99'
L144	N57°14'10"E	70.50'
L145	N57°14'10"E	70.75'
L146	S56°56'54"W	41.31'
L147	S56°30'48"W	29.45'
L148	S56°30'48"W	70.52'
L149	S56°43'08"W	163.67'
L150	S56°43'08"W	120.66'
L151	S56°43'08"W	70.00'
L152	S56°43'08"W	83.32'
L153	S56°43'08"W	60.00'
L154	S56°43'08"W	74.53'
L155	S56°43'08"W	46.23'
L156	S56°04'34"W	23.40'
L157	S56°04'34"W	70.15'
L158	S56°04'34"W	70.00'
L159	S56°04'34"W	70.50'
L160	S56°04'34"W	71.00'
L161	S56°04'34"W	70.50'
L162	S56°04'34"W	70.00'
L163	S56°04'34"W	70.00'
L164	S56°04'34"W	70.00'
L165	S56°04'34"W	71.00'
L166	S56°04'34"W	71.00'
L167	S56°04'34"W	71.00'
L168	S56°04'34"W	71.00'
L169	S56°04'34"W	71.00'
L170	S56°04'34"W	71.00'
L171	S56°04'34"W	71.00'
L172	S56°04'34"W	71.00'
L173	S56°04'34"W	71.00'
L174	S56°04'34"W	84.56'
L175	N30°44'17"W	132.23'
L176	N30°44'17"W	60.01'
L177	N33°50'32"W	131.87'
L178	N33°50'32"W	131.76'
L179	N33°50'32"W	131.66'
L180	N33°50'32"W	131.56'

LINE	BEARING	DISTANCE
L181	N33°50'32"W	131.46'
L182	N33°50'32"W	131.36'
L183	N33°50'32"W	131.26'
L184	N33°50'32"W	131.16'
L185	N33°50'32"W	131.06'
L186	N33°50'32"W	130.96'
L187	N33°50'32"W	130.86'
L188	N33°50'32"W	130.76'
L189	N33°50'32"W	130.66'
L190	N33°50'32"W	130.56'
L191	N33°50'32"W	130.46'
L192	N33°50'32"W	130.36'
L193	N33°50'32"W	130.26'
L194	N33°50'32"W	130.16'
L195	N33°18'24"W	130.07'
L196	N32°51'39"W	120.02'
L197	N32°51'39"W	120.21'
L198	N33°18'24"W	130.16'
L199	N33°18'24"W	130.19'
L200	N16°12'44"W	135.81'
L201	N32°45'21"W	128.71'
L202	N32°45'50"W	127.82'
L203	N32°45'50"W	127.24'
L204	N33°50'32"W	118.41'
L679	N31°34'20"W	132.09'
L680	N31°34'20"W	30.00'
L681	N33°50'32"W	30.00'
L682	N33°50'32"W	149.59'

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	10.00'	90°00'00"	N11°09'28"E	14.14'	15.71'
C2	10.00'	90°00'00"	S78°50'32"E	14.14'	15.71'
C3	10.00'	90°28'54"	N78°04'35"W	14.20'	15.79'
C4	10.00'	89°33'05"	S11°55'03"W	14.09'	15.63'

INDICATES FND. 1/2" I. ROD UNLESS OTHERWISE NOTED.

INDICATES SET 1/2" I. ROD MARKED WITH A PLASTIC CAP: BMS SURVEYORS

LEGEND  
CM=CONTROLLING MONUMENT  
EOP=EDGE OF PAVEMENT

R-1A  
SINGLE FAMILY RESIDENTIAL DISTRICT SETBACK LINES  
FRONT YARD=25'  
REAR YARD=25'  
SIDE YARD=7.5'  
SIDE STREET=12'

NOTE 'A'  
15' WIDE SANITARY SEWER EASEMENT PER THIS PLAT

NOTE 'B'  
15' WIDE DRAINAGE EASEMENT PER THIS PLAT

NOTE 'C'  
10' WIDE UTILITY EASEMENT ALONG THE R.O.W. OF ALL STREETS PER THIS PLAT

**FINAL PLAT**  
**CHEROKEE RIDGE PHASE ONE**  
**VINSON MOORE SURVEY, A-20**  
**CITY OF BULLARD**  
**SMITH COUNTY, TEXAS**

**BMS TYLER SURVEYORS**  
**BOB MATUSH SURVEYING, INC.**  
REGISTERED PROFESSIONAL LAND SURVEYORS  
2624 KENSINGTON DRIVE, SUITE 107 TYLER, TEXAS 75703  
TEL. (903) 561-7287 www.bmstyler.com  
T.B.P.E.L.S. FIRM NO. 10048200

JASON KEY  
5.00 AC.  
C.F.N. 2014-00041785  
O.P.R.S.C.

PAGE 1 OF 2

PLAT RECORDED IN CABINET 'F', SLIDE \_\_\_\_\_  
DATE RECORDED: \_\_\_\_\_

JOB NO. 20-020 DATE: 24 MAY 2021 SCALE: 1"=120'