

NOTES:

- "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."
- THIS PLAT CREATES 30 LOTS OUT OF THAT CERTAIN CALLED 100.000 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN FROM PIONEER PROPERTIES, LLC TO CHEROKEE RIDGE DEVELOPMENT, LLC, AS RECORDED IN INSTRUMENT NUMBER 202201036316 OF THE OFFICIAL PUBLIC RECORDS OF SMITH COUNTY, TEXAS.
- BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 AS DETERMINED BY GPS OBSERVATIONS ON LEICA GNSS REFERENCE NETWORK.
- THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS NOT SHOWN THAT AFFECT THE PROPERTY.
- THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- IN PROVIDING THIS SURVEY NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING THE EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY OR LOCATION OF ANY UTILITY EXISTING ON THE SUBJECT PROPERTY WHETHER PRIVATE, MUNICIPAL OR PUBLIC OWNED. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
- THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF BULLARD, SMITH COUNTY, TEXAS.
- FLOODPLAIN DESIGNATION, IF ANY, WAS NOT DETERMINED BY THIS SURVEYOR.

OWNER'S STATEMENT:

OWNER STATEMENT:
I, WILLIAM L. HUNT III, AM THE OWNER OF THE TRACT OF LAND SHOWN HEREON, AND HEREBY ACCEPT THIS AS ITS PLAN FOR THE SUBDIVIDING INTO LOTS AND BLOCKS AND DO DEDICATE TO THE PUBLIC FOREVER THE STREETS, ALLEYS AND EASEMENTS AS SHOWN. IT IS THE OWNER'S RESPONSIBILITY TO VERIFY EASEMENTS PRIOR TO CONSTRUCTING ANY IMPROVEMENTS.

AGREED TO AND ACCEPTED BY:

WILLIAM L. HUNT III - MANAGING MEMBER
CHEROKEE RIDGE DEVELOPMENT LLC

SUBSCRIBED AND SWORN BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS, THIS THE _____ DAY OF _____, 2024.

NOTARY PUBLIC, STATE OF TEXAS

APPROVAL:

THIS PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BULLARD, TEXAS, ON THIS THE _____ DAY OF _____, 2024.

CHAIRMAN

ATTEST

DORIS CROCKETT, CITY SECRETARY

THIS PLAT APPROVED BY THE CITY COUNCIL OF THE CITY OF BULLARD, TEXAS, ON THIS THE _____ DAY OF _____, 2024.

MAYOR

ATTEST

DORIS CROCKETT, CITY SECRETARY

THIS PLAT APPROVED BY THE CITY ENGINEER, CITY OF BULLARD, TEXAS, ON THIS THE _____ DAY OF _____, 2024.

BRIAN CAPPS, CITY ENGINEER

ATTEST

DORIS CROCKETT, CITY SECRETARY

SURVEYOR'S CERTIFICATE:

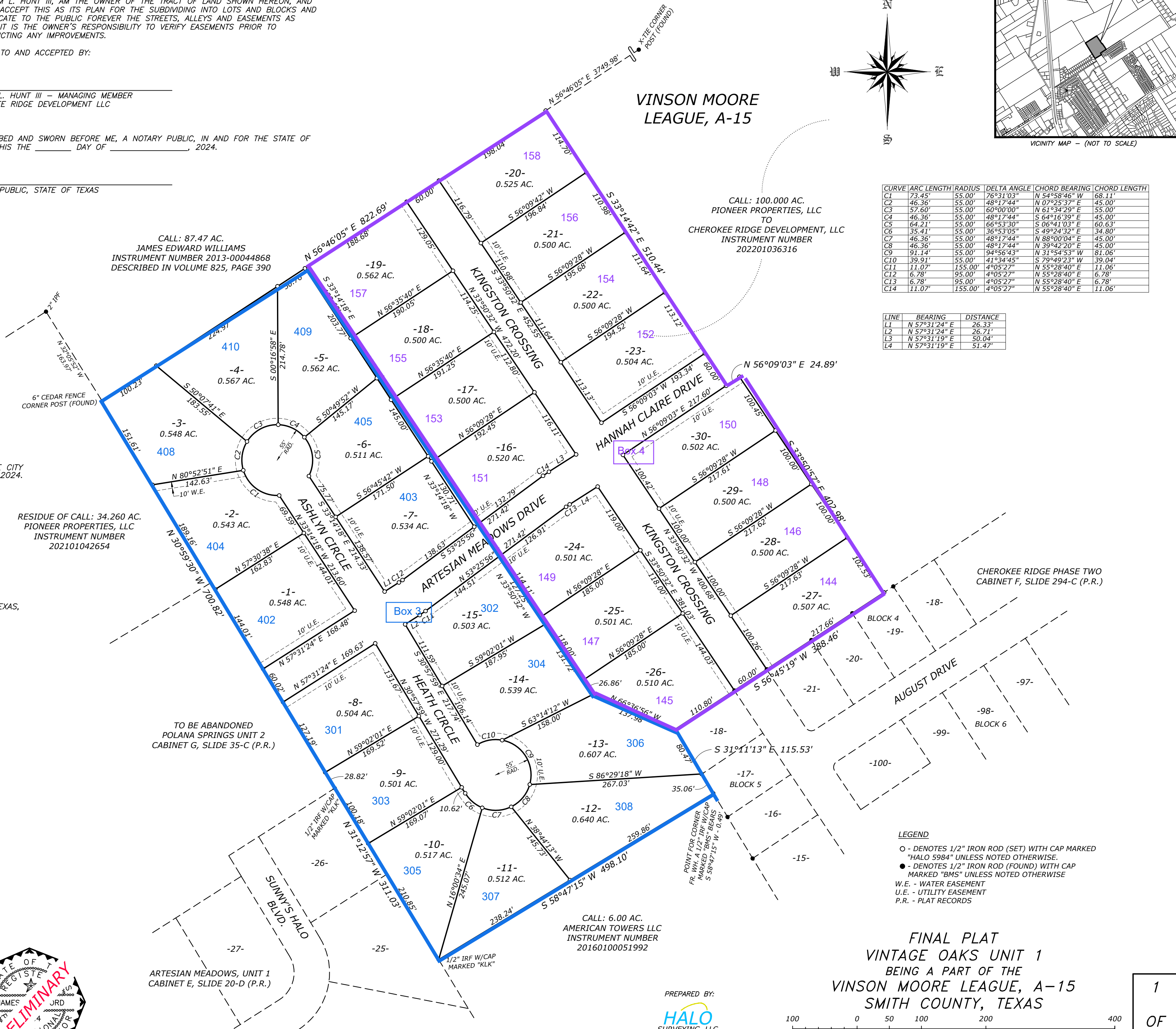
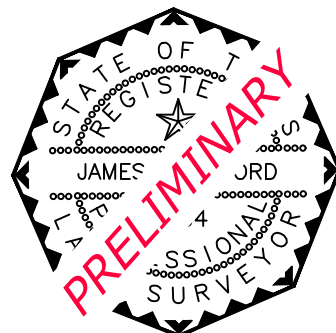
KNOW ALL MEN BY THESE PRESENTS:

I, JAMES CRAWFORD, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5984, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND BEARINGS, DISTANCES, AREAS, AND MONUMENTS ARE AS SHOWN.

GIVEN UNDER MY HAND & SEAL, THIS THE 27TH DAY OF SEPTEMBER, 2024.

(PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY)
THIS DOCUMENT SHALL NOT BE RECORDED
FOR ANY PURPOSE AND SHALL NOT BE USED, VIEWED OR
RELIED UPON AS A FINAL SURVEY DOCUMENT.

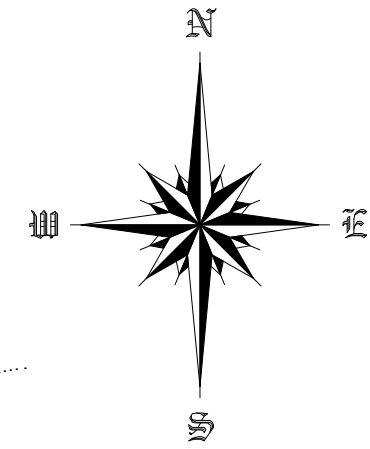
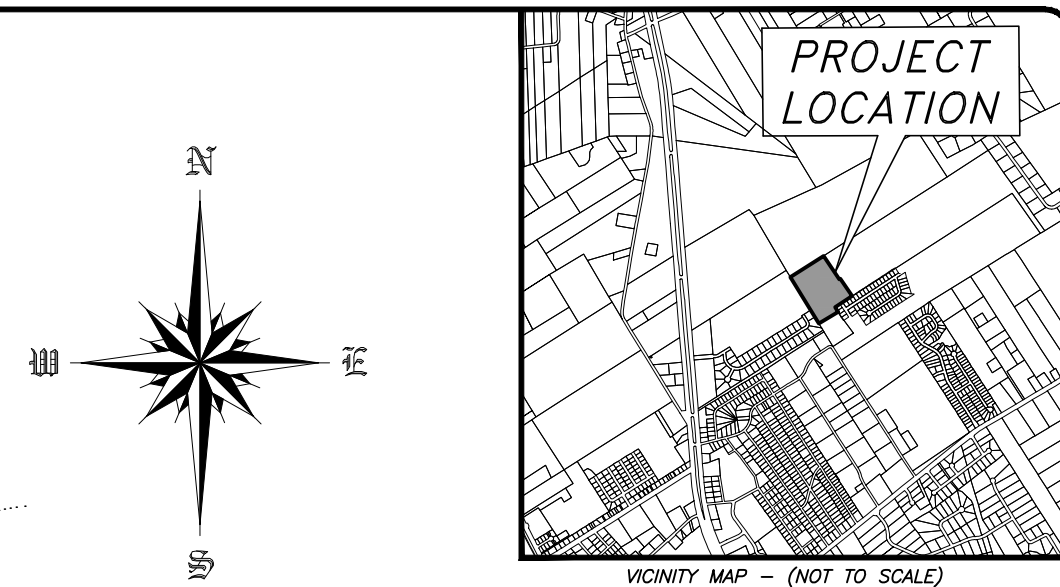
JAMES CRAWFORD
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5984



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	73.45'	55.00'	76°31'03"	N 54°58'46" W	68.11'
C2	46.36'	55.00'	48°17'44"	N 07°25'37" E	45.00'
C3	57.60'	55.00'	60°00'00"	N 61°34'29" E	55.00'
C4	46.36'	55.00'	48°17'44"	S 64°16'39" E	45.00'
C5	64.21'	55.00'	66°53'30"	S 06°41'03" E	60.63'
C6	35.41'	55.00'	36°53'05"	S 49°24'32" E	34.80'
C7	46.36'	55.00'	48°17'44"	N 88°00'04" E	45.00'
C8	46.36'	55.00'	48°17'44"	N 39°42'20" E	45.00'
C9	91.14'	55.00'	94°56'43"	N 31°54'53" W	81.06'
C10	39.91'	55.00'	41°34'45"	S 79°49'23" W	39.04'
C11	11.07'	155.00'	4°05'27"	N 55°28'40" E	11.06'
C12	6.78'	95.00'	4°05'27"	N 55°28'40" E	6.78'
C13	6.78'	95.00'	4°05'27"	N 55°28'40" E	6.78'
C14	11.07'	155.00'	4°05'27"	N 55°28'40" E	11.06'

LINE	BEARING	DISTANCE
L1	N 57°31'24" E	26.33'
L2	N 57°31'24" E	26.71'
L3	N 57°31'19" E	50.04'
L4	N 57°31'19" E	51.47'

LEGEND
 ○ - DENOTES 1/2" IRON ROD (SET) WITH CAP MARKED "HALO 5984" UNLESS NOTED OTHERWISE
 ● - DENOTES 1/2" IRON ROD (FOUND) WITH CAP MARKED "BMS" UNLESS NOTED OTHERWISE
 W.E. - WATER EASEMENT
 U.E. - UTILITY EASEMENT
 P.R. - PLAT RECORDS



FINAL PLAT
 VINTAGE OAKS UNIT 1
 BEING A PART OF THE
 VINSON MOORE LEAGUE, A-15
 SMITH COUNTY, TEXAS

SCALE IN FEET

100 0 50 100 200 400

RECORDED IN CABINET SLIDE _____ OF THE
 PLAT RECORDS OF SMITH COUNTY, TEXAS.



PREPARED BY:
 HALO SURVEYING, LLC
 9097 COUNTY ROAD 2193
 WHITEHOUSE, TEXAS 75791
 (903) 570-0857
 TBPELS FIRM REGISTRATION NO. 10194259

DRAWN BY: B.A.J. CHECKED BY: T.J.C. FILE: 24044271 FILE: VINTAGEOAKS-U1 DATE: 09/26/2024