

- GENERAL NOTES**
- The purpose of this plat is to create one lot of record from three (3) existing lots.
 - The bearings and grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011), Texas North Central Zone 4202.
 - Selling a portion of a tract, platted lot, or platted addition by metes and bounds without an approved subdivision or re-subdivision by the local city could be a violation of City Ordinance and State Law.
 - Controlling monuments; as shown.
 - Lot-to-lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering section approval.
 - This property is located in "Non-Shaded Zone X", according to the F.E.M.A. Flood Insurance Rate Map dated July 7, 2014 as shown on Map Number 48113C0335K.
 - The existing buildings are to be demolished.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

That I, **MATTHEW RAABE**, 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 _____ day of _____, 2025.

PRELIMINARY

this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

Matthew Raabe, R.P.L.S. # 6402

STATE OF TEXAS §
COUNTY OF DENTON §

Before me, the undersigned Notary Public in and for said County and State on this day personally appeared **MATTHEW RAABE**, known to me to be the person whose name is subscribed to the foregoing considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 2025.

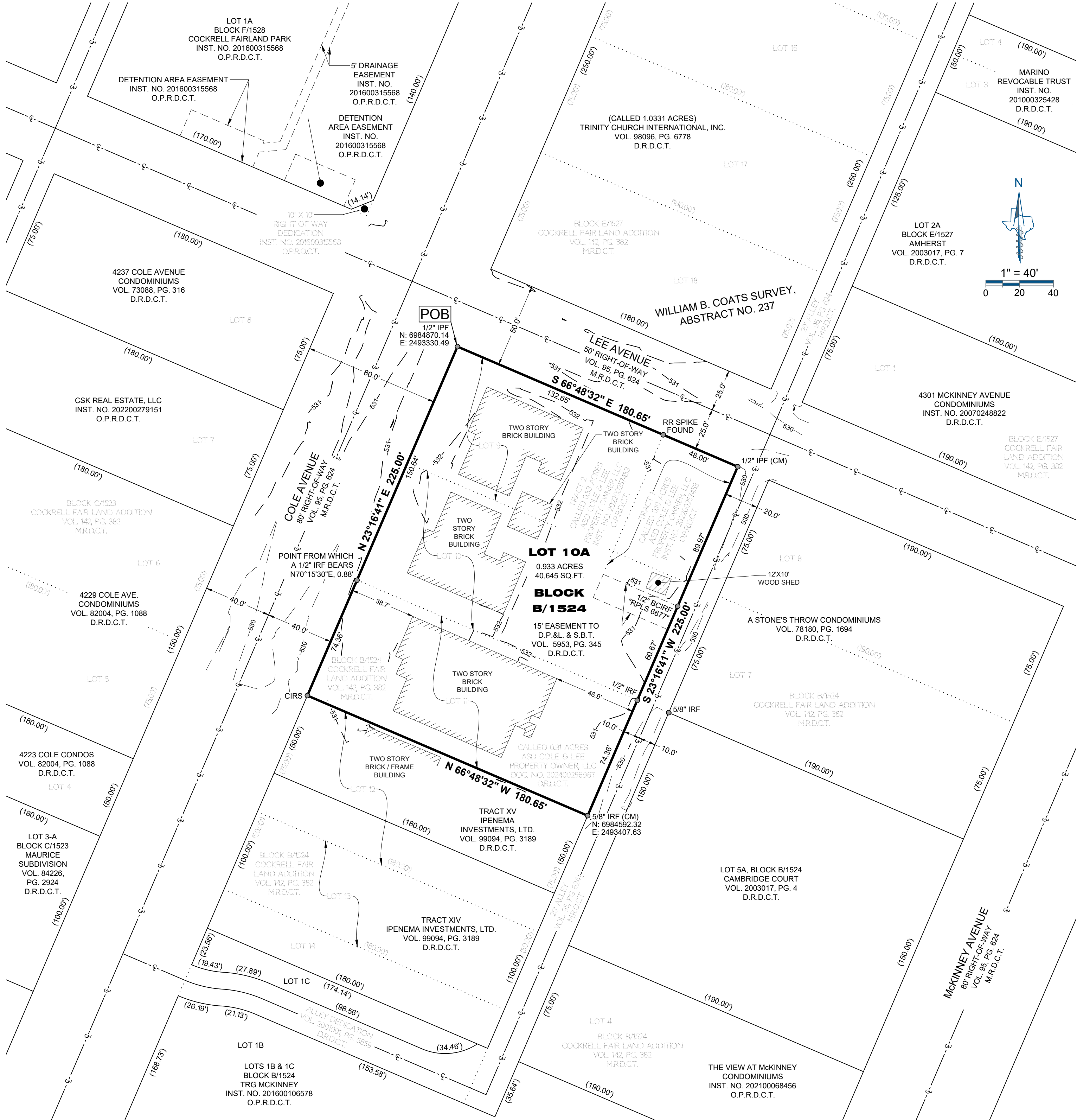
Notary Public in and for the State of Texas

SURVEYOR
Eagle Surveying, LLC
Contact: Brad Eubanks
222 S. Elm Street, Suite 200
Denton, TX 76201
(940) 222-3009

ENGINEER
Spiars Engineering and Surveying
Contact: Kevin S. Wier, P.E.
501 W. President George Bush Hwy, Sute: 200
Richardson, TX 75080
(972) 422-0077

OWNER
ASD Cole & Lee Property Owner, LLC
Contact:
4827 Memphis Street
Dallas, TX 75207

LEGEND			
●	Boundary Monument as noted	POB	Point of Beginning
()	Record Call	INST. NO.	Instrument Number
CIRS	1/2" iron rod with green plastic cap stamped "Eagle Surveying" set	D.R.D.C.T.	Deed Records, Dallas County, Texas
SQ.FT.	Square Feet	O.P.R.D.C.T.	Official Public Records, Dallas County, Texas
RR	RR Spike Found	VOL.	Volume
BCIRF	Blue Capped Iron Rod Found	PG.	Page
IPF	Iron Pipe Found	— — — —	Subject Boundary Line
IRF	Iron Rod Found	— — — —	EASEMENT
D.P.&L.	Dallas Power & Light Company	— Q —	CENTERLINE
S.B.T.	Southwestern Bell Telephone Company	OLD LOT/DEED LINE
(CM)	Controlling Monument		



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS; **ASD COLE & LEE PROPERTY OWNER, LLC**, is the owner of a 0.933 acre tract of land out of the William B. Coats Survey, Abstract No. 237, situated in the City of Dallas, Dallas County, Texas, being all of a called 0.31 acre tract of land conveyed to ASD Cole & Lee Property Owner, LLC by Special Warranty Deed of record in Instrument Number 202400256967 of the Official Public Records of Dallas County, Texas, and all of a called 0.53 acre and a called 0.10 acre tract of land conveyed to ASD Cole & Lee Property Owner, LLC by Special Warranty Deed of record in Instrument Number 202400257453 of said Official Public Records, same being all of Lots 9, 10 and 11, Block B/1524 of Cockrell Fair Land Addition, a subdivision of record in Volume 142, Page 382 of the Map Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron pipe found at the intersection of the southeast right-of-way line of Cole Avenue (80-foot right-of-way) and the southwest right-of-way line of Lee Avenue (50-foot right-of-way), being the north corner of said Lot 9 and said 0.53 acre tract;

THENCE, S66°48'32"E, along the southwest right-of-way line of Lee Avenue and the common northeast line of said Lot 9, passing a railroad spike found for the north corner of said 0.10 acre tract and the northernmost east corner of said 0.53 acre tract at a distance of 132.65 feet, and continuing along said course for a total distance of 180.65 feet to a 1/2 inch iron pipe found at the intersection of the southwest right-of-way line of Lee Avenue (50-foot right-of-way) and the northwest right-of-way line of a 20-foot alley of record in said Cockrell Fair Land Addition, being the east corner of said Lot 9 and said 0.10 acre tract;

THENCE, S23°16'41"W, along the northwest right-of-way line of said 20-foot alley, being the common southeast lines of said Lots 9, 10 and 11, passing a 1/2 inch iron rod with blue plastic cap stamped "RPLS 6677" found at the southernmost east corner of said 0.53 acre tract and the south corner of said 0.10 acre tract at a distance of 60.67 feet, and continuing along said course, passing a 1/2 inch iron rod found at the east corner of said Lot 11 and said 0.31 acre tract, being the south corner of said Lot 10 and said 0.53 acre tract at a distance of 150.64 feet, and continuing along said course for a total distance of 225.00 feet to a 5/8 inch iron rod found at the south corner of said Lot 11 and said 0.31 acre tract, being the east corner of Lot 12, Block B/1524 of said Cockrell Fair Land Addition;

THENCE, N66°48'32"W, leaving the northwest right-of-way line of said 20-foot alley, along the southwest line of said Lot 11, being the common northeast line of said Lot 12, a distance of 180.65 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the southeast right-of-way line of Cole Avenue, being the north corner of said Lot 12 and the west corner of said Lot 11 and said 0.31 acre tract;

THENCE, N23°16'41"E, along the southeast right-of-way line of Cole Avenue, being the common northwest lines of said Lots 11, 10 and 9, a distance of 225.00 feet to the **POINT OF BEGINNING**, and containing an area of 0.933 acres (40,645 square feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT **ASD COLE & LEE PROPERTY OWNER, LLC**, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **CFLA**, an addition to the City of Dallas, Dallas County, Texas and does 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 _____, 2025.

OWNER: **ASD COLE & LEE PROPERTY OWNER, LLC**

By: _____

Printed Name and Title

STATE OF TEXAS §
COUNTY OF _____ §

Before me, the undersigned Notary Public in and for said County and State on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 2025.

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

I, **Tony Shiddi**, Chairperson or **Brent Rubin**, Vice Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the _____ day of _____ A.D. 20____ and same was duly approved on the _____ day of _____ A.D. 20____ by said Commission.

Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas

Attest:

Secretary

**PRELIMINARY PLAT
CFLA**

LOT 10A, BLOCK B/1524

BEING 0.933 ACRES IN CITY BLOCK B/1524 SITUATED IN THE WILLIAM B. COATS SURVEY, ABSTRACT NO. 237, CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S245-102
CITY ENGINEERING NO. _____

PAGE 1 OF 1			Eagle Surveying, LLC 222 South Elm Street Suite 200 Denton, TX 76201 940.222.3009 www.eaglesurveying.com TX Firm # 10194177
JOB NUMBER	2412.012-03		
DATE	01/16/2025		
REVISION	-		
DRAWN BY	DJJ		