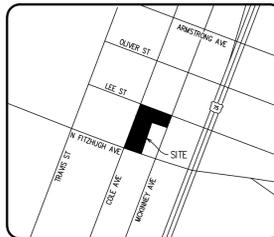


1 inch = 30 ft.



LEGEND

Table with 2 columns: Symbol and Description. Includes symbols for iron rods, monuments, and various record types (AMS, IRF, CM, C.C.#, DRDCT, OPRDCT).

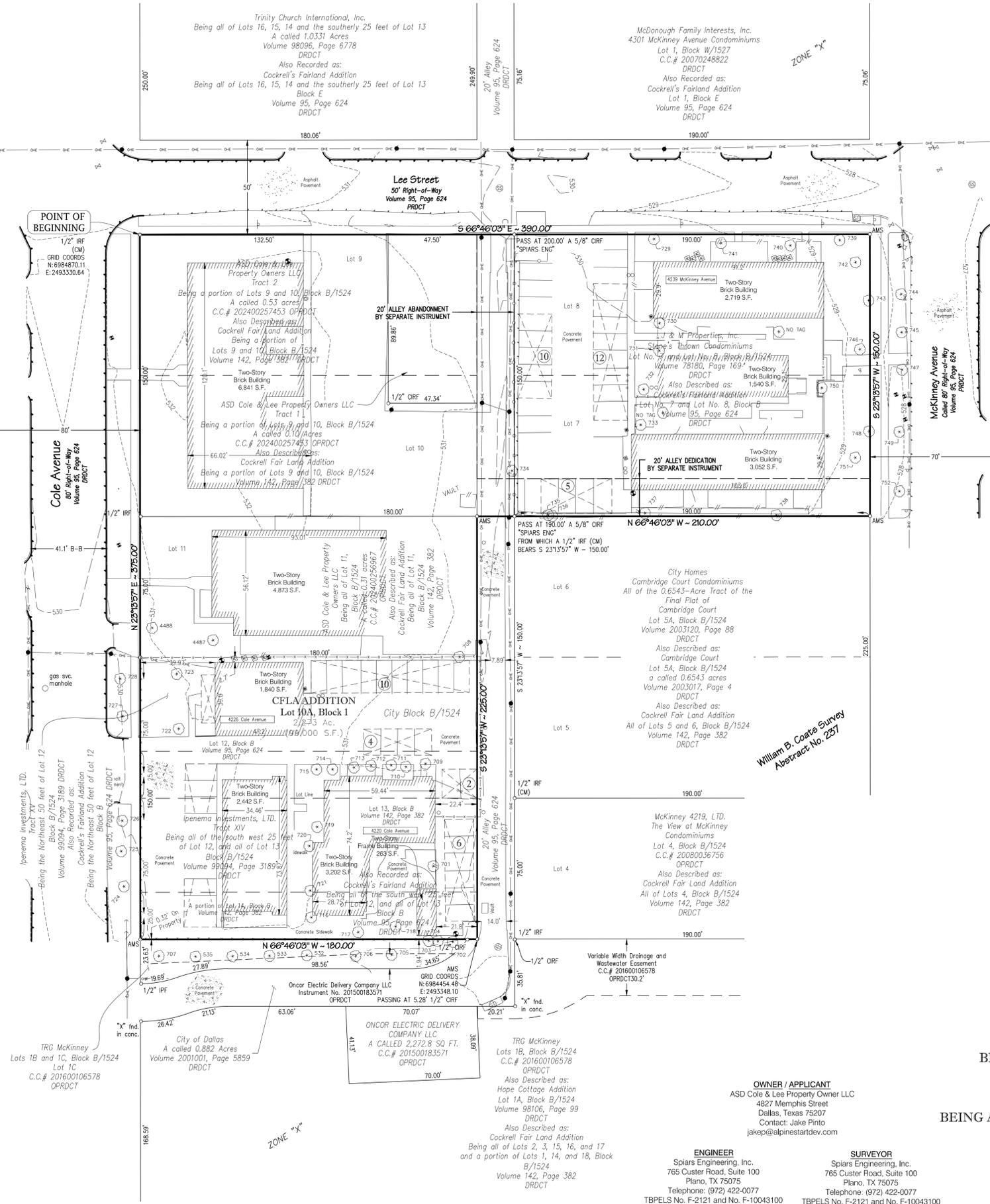
Cockrell Fairland Park Lot 1A, Block F/1528 C.C.# 201600315568 OPRDCT

Trinity Church International, Inc. Being all of Lots 16, 15, 14 and the southerly 25 feet of Lot 13 A called 1.0331 Acres Volume 98096, Page 6778 DRDCT

McDonough Family Interests, Inc. 4301 McKinney Avenue Condominiums Lot 1, Block W/1527 C.C.# 20070248822 DRDCT

Mason's Sub-Division of Lots No. 19 & 20 in Block D (1526) of Cockrell's Fairland Addition Volume 7, Page 137 MRDCT

Vertical list of references and descriptions for various lots and blocks, including 'Cockrell's Fairland Addition' and 'Cockrell's Fairland Addition'.



Vertical list of references and descriptions for various lots and blocks, including 'Cockrell's Fairland Addition' and 'Cockrell's Fairland Addition'.

Table with 3 columns: TAG NO., COMMON NAME, and DBH (INCHES). Lists tree inventory data for various tree types like Ash, Oak, Hackberry, etc.

NOTES: 1. Basis of bearing being Grid North, Texas State Plane Coordinate System... 2. Selling a portion of this addition by metes and bounds is a violation of City ordinance... 3. Lot to lot drainage will not be allowed without engineering section approval...

PRELIMINARY PLAT CFLA ADDITION LOTS 10A, BLOCK 1 A PART OF CITY BLOCK B BEING A REPLAT OF LOTS 7, 8, 9, 10, 11, 12 AND 13, BLOCK B AND BEING A PORTION OF A 20' ALLEY, COCKRELL'S FAIRLAND ADDITION AND BEING A REPLAT OF LOT 13 AND A PORTION OF LOT 14, BLOCK B/1524 COCKRELL FAIR LAND ADDITION AND BEING OUT OF THE WILLIAM B. COATS SURVEY, ABSTRACT NO. 237 DALLAS COUNTY, TEXAS CITY PLAN FILE NO. PLAT-26-000063 ENGINEER NO. _____

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

BEING a 2.273 acre tract of land situated in the William B. Coats Survey, Abstract No. 237, City of Dallas, Dallas County, Texas, being a replat of Lots 7, 8, 9, 10, 11, 12, and 13, Block B, and a portion of a 20-foot Alley, Cockrell's Fairland Addition, to the City of Dallas according to the plat recorded in Volume 95, Page 624, of the Deed Records of Dallas County, Texas, and being a replat of Lots 7, 8, 9, 10, 11, 12, and 13, and a portion of Lot 14, Block B/1524, Cockrell Fair Land Addition, to the City of Dallas according to the replat recorded in Volume 142, Page 382, of said Deed Records, said 2.278 acre tract having a bearing basis of Grid North, Texas State Plane Coordinates, North Central Zone 4202, NAD83 Datum (NAD83 2011, EPOCH Date 2010.00) with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found the north corner of said Block B, said corner being the north corner of said Lot 9, and said corner being at the intersection of the southeast right-of-way line of Cole Avenue (a 50' right-of-way) and the southwest right-of-way line of Lee Street (a 50' right-of-way) of said Cockrell's Fairland Addition;

THENCE, S 66°46'03" E, along and with the northeast line of said Block B, same being the southwest right-of-way line of said Lee Street, passing a 5/8-inch iron rod with plastic cap stamped "SPIARS ENG" found for the north corner of said Lot 8, said corner being the east corner of said 20-foot Alley, and continuing in all a total distance of 390.00 feet, to a 3/4-inch aluminum cap stamped "SUBDIVISION - CFLA - 2026 - DO NOT DISTURB" set for the east corner of said Block B, said corner being the east corner of said Lot 8, and said corner being at the intersection of the southwest right-of-way line of said Lee Street and the northwest right-of-way line of McKinney Avenue (a 80' right-of-way) of said Cockrell's Fairland Addition;

THENCE, S 23°13'57" W, along and with the southeast line of said Block B, same being the northwest right-of-way line of said McKinney Avenue, a distance of 150.00 feet to a 3/4-inch aluminum cap stamped "SUBDIVISION - CFLA - 2026 - DO NOT DISTURB" set for the south corner of said Lot 7, same being the east corner of Lot 6, Block B of said Cockrell's Fairland Addition;

THENCE, N 66°46'03" W, departing said northwest right-of-way line, and along and with the southwest line of said Lot 7, same being the common northeast line of said Lot 6, a distance of 190.00 feet to a 5/8-inch iron rod with plastic cap stamped "SPIARS ENG" found for the west corner of said Lot 7, said corner being the north corner of said Lot 6, from which a 1/2-inch iron rod found bears S 23°13'57" W, a distance of 150.00 feet for the west corner of Lot 5, said corner being the north corner of Lot 4, Block B of said Cockrell's Fairland Addition, and continuing over and across said Alley, in all a total distance of 210.00 feet to a 3/4-inch aluminum cap stamped "SUBDIVISION - CFLA - 2026 - DO NOT DISTURB" set for the south corner of said Lot 10, said corner being the east corner of said Lot 11, and said corner being on the northwest right-of-way of said Alley;

THENCE, S 23°13'57" W, along and with the southeast lines of said Lots 11, 12, and 13 of said Cockrell's Fairland Addition, same being the southeast lines of said Lot 13, and a portion of Lot 14 of said Cockrell Fair Land Addition, and same being the common northwest right-of-way line of said Alley, a distance of 225.00 feet to a 3/4-inch aluminum cap stamped "SUBDIVISION - CFLA - 2026 - DO NOT DISTURB" set for the south corner of said Lot 13 of said Cockrell's Fairland Addition, said corner being on the southeast line of said Lot 14, from which east corner of said Lot 14 bears N 23°13'57" E, a distance of 25.00 feet;

THENCE, N 66°46'03" W, departing the northwest right-of-way line of said 20-foot Alley, and along and with the southwest line of Lot 13 of said Cockrell's Fairland Addition, same being over and across said Lot 14, a distance of 180.00 feet to a 3/4-inch aluminum cap stamped "SUBDIVISION - CFLA - 2026 - DO NOT DISTURB" set for the west corner of Lot 13 of said Cockrell's Fairland Addition, said corner being on the northwest line of said Lot 14, said corner being on the northwest line of said Block B, and said corner being on the aforementioned southeast right of-way line of said Cole Avenue;

THENCE N 23°13'57" E, along and with the northwest line of said Block B, same being the common southeast right-of-way line of said Cole Avenue, a distance of 375.00 feet to the POINT OF BEGINNING with the subject tract containing 99,000 square feet or 2.273 acres of land.

SURVEYOR'S CERTIFICATE

That I, Warren Edward Primeau, of Spiars Engineering, Inc., do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Dallas, Texas.

Dated this the ____ day of _____, 2026.

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. TAC TITLE 22, PT. 6, CH. 138, SUBCH. B, SECT. 138.33

WARREN EDWARD PRIMEAU R.P.L.S. NO. 6846

Survey valid only with original signature and seal of R.P.L.S.

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Warren Edward Primeau, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2026.

Notary Public, State of Texas

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, ASD COLE & LEE PROPERTY OWNERS LLC, do hereby adopt this plat designating the hereinabove described property as CFLA ADDITION, an Addition to the City of Dallas, and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strip for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Dallas, Texas.

Witness our hands at Dallas County, Texas, this ____ day of _____, 2026.

ASD COLE & LEE PROPERTY OWNERS LLC

By: _____
SIGNER'S NAME, TITLE

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared ASD COLE & LEE PROPERTY OWNERS LLC, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2026.

Notary Public, State of Texas

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, IPENEMA INVESTMENTS, LTD., do hereby adopt this plat designating the hereinabove described property as CFLA ADDITION, an Addition to the City of Dallas, and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strip for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Dallas, Texas.

Witness our hands at _____ County, Texas, this ____ day of _____, 2026.

IPENEMA INVESTMENTS, LTD.

By: _____
SIGNER'S NAME, TITLE

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared IPENEMA INVESTMENTS, LTD., known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2026.

Notary Public, State of Texas

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, J&M PROPERTIES, INC., do hereby adopt this plat designating the hereinabove described property as CFLA ADDITION, an Addition to the City of Dallas, and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strip for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Dallas, Texas.

Witness our hands at _____ County, Texas, this ____ day of _____, 2026.

J&M PROPERTIES, INC.

By: _____
SIGNER'S NAME, TITLE

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared J&M PROPERTIES, INC., known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2026.

Notary Public, State of Texas

| |
|--|
| PLACE COUNTY RECORDING LABEL HERE |
| CERTIFICATE OF APPROVAL |
| I, _____, Chairperson or 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 ADDITION
LOTS 10A, BLOCK 1
A PART OF CITY BLOCK B
BEING A REPLAT OF LOTS 7, 8, 9, 10, 11, 12 AND 13, BLOCK B
AND BEING A PORTION OF A 20' ALLEY,
COCKRELL'S FAIRLAND ADDITION
AND
BEING A REPLAT OF LOT 13 AND A PORTION OF LOT 14, BLOCK B/1524
COCKRELL FAIR LAND ADDITION
AND BEING OUT OF THE
WILLIAM B. COATS SURVEY, ABSTRACT NO. 237
DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. PLAT-26-000063
ENGINEER NO. _____

OWNER / APPLICANT
ASD Cole & Lee Property Owner LLC
4827 Memphis Street
Dallas, Texas 75207
Contact: Jake Pinto
jakep@alpinestartdev.com

ENGINEER
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPELS No. F-2121 and No. F-10043100
Contact: Jamie Gallagher

SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPELS No. F-2121 and No. F-10043100
Contact: Warren Primeau