

VICINITY MAP

(NOT TO SCALE)

OWNER'S DEDICATION

NOW THEREFORE. KNOW ALL MEN BY THESE PRESENTS

THAT, Cockrell Hill Partners, Inc., acting by and through their duly authorized agent, , do hereby adopt this plat, designating the herein described property as WOODHAVEN ADDITION REVISED, an addition to the City of Dallas, Dallas County, Texas, and do 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 and upon 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, Texas. WITNESS MY HAND THIS DAY OF , 2024. Cockrell Hill Partners, Inc. a Texas corporation

Representative 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 , known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

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

Notary Signature

SURVEYOR'S CERTIFICATE STATE OF TEXAS COUNTY OF DALLAS §

I, David A. Minton, 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 and the city of Dallas, Texas development codes and ordinances. I further affirm that monumentation shown hereon was either found or set under my direction and supervision.

dated this the day of , 2024.

David A. Minton Registered Professional Land Surveyor no. 6233

STATE OF TEXAS COUNTY OF DALLAS §

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.

Before me, the undersigned authority, a notary public in and for the said county and state, on this day personally appeared David A. Minton, 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 and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this the day of , 2024.

Notary Public, in and for the State of Texas

IGNACIO SANTOS AND YVONNE SANTOS JOHN W. STOKER et ux, LEIWANDA K. STOKER INST. NO. 201300094888 YUNIER TOLEDO AND BEATRIZ TOLEDO CAPOTE VOL. 90189, PG. 0477 O.P.R.D.C.T. INST. NO. 201700022097 D.R.D.C.T. (53.81') (405.50') COUNTY OF DALLAS CITY OF DALLAS CITY OF DUNCANVILLE 30' RIGHT-OF-WAY DEDICATION ---GEORGE SHARROCK, SURVEY, ABSTRACT 1282 ANTHONY BLEDSOE SURVEY, ABSTRACT 0112 (STATE HIGHWAY NO. 68) (CEDAR HILL ROAD) BY USE AND OCCUPATION -(200.00') N88°43'51"E 360.00' (C.M.) STATE PLANE COORDINATES 🕱 N: 6,932,812.7392 DETENTION AREA E: 2,462,988.0827 — ACCESS ESMT INST. NO. 20220414000173 _ *O.P.R.D.C.T.* - DETENTION AREA ESMT. INST. NO. 20220414000173 O.P.R.D.C.T. DETENTION AREA ESMT. INST NO 20220414000173 MAZAYA INVESTMENTS, LLC O.P.R.D.C.T. INST. NO. 201600089224 O.P.R.D.C.T. BRICK BUILDING LOT 9B 41,163 SQ. FT. 0.945 ACRES BLOCK 1/6948 COCKRELL\HILL 22.3' LOT 8, BLOCK 1/6948 PARTNERS ADDITION LOT 7, BLOCK 1/6948 INST. NO. 20220\14000173 WOODHAVEN ADDITION LOT 9A-R **WOODHAVEN ADDITION** 0.P.R.D.C. T. VOL. 12, PG. 287 VOL. 12, PG. 287 65,038 SQ. FT. M.R.D.C.T. M.R.D.C.T. 1.493 ACRES . COCKRELL HILL PARTNERS, INC. INST. NO. 201500337424 O.P.R.D.C.T. 147.00' S88°43'51"W 380.00" 1" IPF~ (C.M.) TERESA GARCIA PRADO INST. NO. 201700263226 O.P.R.D.C.T. (380.00') (100.00') (100.00')

LEGEND

□ TRAFFIC LIGHT POLE

Ø

POWER POLE w/ LIGHT

WASTEWATER MANHOLE

■ ELECTRIC TRANSFORMER

STORM DRAIN MANHOLE

MONITORING WELL

UNKNOWN VAULT

MH UNKNOWN MANHOLE

TELECOMMUNICATION MANHOLE

^{CO} WASTEWATER CLEANOUT

© ELECTRIC MANHOLE

Ø POWER POLE w/ METER BOX

Ø POWER POLE

■ ELECTRIC BOX

™ ELECTRIC VAULT

© GAS MANHOLE

■ GUY WIRE

GAS METER

GV GAS VALVE

☐ GAS PUMP

GAS MARKER

O BOUNDARY/LOT CORNER

A/C UNIT **☼ LIGHT POLE**

ABBREVIATIONS

LOT 17, BLOCK 1

WOODHAVEN ADDITION

M.R.D.C.T.

VOL. 12, PG. 287

INST. NO. INSTRUMENT NUMBER M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS

D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

VOL. VOLUME

PG. PAGE (XX° XX' XX") RECORD BEARING

> (XX.XX) RECORD DISTANCE P.O.B. POINT OF BEGINNING

(C.M.) CONTROLLING MONUMENT

ADS 3-1/4" ALUMINUM DISC STAMPED

"URBAN STRATEGY" "10194610" "WAR" IRF IRON ROD FOUND

WATER LINE

——— E ——— ELECTRIC

/ / / BUILDING

———— ss ———— SANITARY SEWER

IPF IRON PIPE FOUND

R.O.W. RIGHT OF WAY

LINETYPES — — STREET CENTERLINE OVERHEAD ELECTRIC LINE STORM SEWER

TELECOMMUNICATION MARKER ▼ TELECOMMUNICATION PEDESTAL FIRE HYDRANT ⊗ WATER METER WATER VALVE WATER MANHOLE WATER IRRIGATION BOX WATER MARKER MB MAILBOX BOLLARD ⊸ SIGN Line# **GENERAL NOTES**

O.P.R.D.C.T.

> 50' BUILDING LINE

VOL. 12, PG. 287

ACCESS ESM

50' BUILDING LINE

10" HACKBERRY — Solo Andrews

8" HACKBERRY —

10" HACKBERRY —

6" HACKBERRY -

16" HACKBERRY —

14" HACKBERRY -

VOL. 12, PG. 287

M.R.D.C.T.

7" HACKBERRY -

28" HACKBERRY

■ INST. NO. 20220414000173

DETENTION AREA ESMT.

M.R.D.C.T.

ONE-STORY

FFF=693 86

10" CEDAR —

LOT 12, BLOCK 1/6948

WOODHAVEN ADDITION

VOL. 12, PG. 287

M.R.D.C.T.

LOT 13, BLOCK 1/6948

WOODHAVEN ADDITION

VOL. 12, PG. 287

M.R.D.C.T.

Line Table

Direction

L1 S 46°08'39" E 28.24'

Bearings are based on State Plane Coordinate System, North Texas Central Zone 4202, North American datum of 1983. Adjustment realization 2011.

- DETENTION AREA ESMT.

O.P.R.D.C.1

INST. NO. 20220414000173

2,799 SQ. FT.

R.O.W. DEDICATION

-ADS

VOL. 2408, PG. 443

100.0'

STATE PLANE

COORDINATES

-P.O.B.

5/8" IRF (C.M.)

PARCEL 30W-24 VOL. 72166, PG. 1374 D.R.D.C.T.

COUNTY OF DALLAS

N: 6,932,541.1995

E: 2,463,372.9693

50.0' ₄

50.0' g

Not all lot lines outside of the boundary of the subject property show hereon have been surveyed and are shown as graphical depiction based on recorded information and tax maps.

Lot to lot drainage will not be allowed without City of Dallas paving & drainage engineering section approval.

All existing underground utilities shown are approximate location and/or scaled in graphically according to existing as-builts.

PURPOSE NOTE:

The purpose of this plat is to replat one (1) lot, into two (2) lots of record from an existing platted lot.

CIVIL URBAN STRATEGY 4222 MAIN ST. DALLAS, TX 75226 WWW.URBANSTRATEGY.US 214-295-5775

SURVEYOR DAVID A. MINTON, RPLS **TEXAS LICENSE NO 6233 URBAN STRATEGY** 1100 E. CAMPBELL, STE 210 214-396-2339 DAVIDM@URBANSTRATEGY.US

DEVELOPER/ OWNER ASLAM HEMANI 1421 INDIAN SPRINGS CARROLLTON, TX 75007 PHONE: 214-517-1938

TBPLS FIRM NO. 10194610

COCKRELL HILL PARTNERS, INC. 12977 TRINITY BLVD., STE. 105 EULESS, TEXAS 76040

EMAIL: ASLAMHEMANI@GMAIL.COM

OWNER'S CERTIFICATE STATE OF TEXAS COUNTY OF DALLAS

LOT 8. BLOCK B/6044

RED BIRD ACRES ADDITION

VOL. 8, PG. 275

M.R.D.C.T.

(802.80')

LOTS 1 AND 2, BLOCK A/6947

RANCHITA ACRES

VOL. 12, PG. 283

M.R.D.C.T.

(280.00')

LOT 3. BLOCK A/6947

RANCHITA ACRES

VOL. 12, PG. 283

M.R.D.C.T.

(280.00')

LOT 4, BLOCK A/6947

RANCHITA ACRES

VOL. 12, PG. 283

M.R.D.C.T.

(280.00')

LOT 5, BLOCK A/6947

RANCHITA ACRES

VOL. 12, PG. 283

M.R.D.C.T.

MCKINNEY AND WILLIAMS SURVEY,

GEORGE ALVEY SURVEY,

WHEREAS Cockrell Hill Partners, Inc. is the sole owner of a 106,201 square foot or a 2.438 acre tract of land situated in the Anthony Bledsoe Survey, Abstract No. 112, City of Dallas, Dallas County, Texas, being that tract of land conveyed to said Cockrell Hill Partners, Inc., by Warranty Deed with Vendor's Lien recorded in Instrument No. 201500337424, Official Public Records, Dallas County, Texas, and being all of Lot 9A, Block 1/6948, Cockrell Hill Partners Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Instrument No. 20220414000173, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as

BEGINNING at a 5/8 inch iron rod found for the northeast corner of Lot 12, Block 1/6948, Woodhaven Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 12, Page 287, Map Records, Dallas County, Texas (M.R.D.C.T.), and being in the west Right-of-Way (R.O.W.) line of Cockrell Hill Road (100 foot R.O.W., Volume 2408, Page 443, Deed Records, Dallas County, Texas (D.R.D.C.T.);

THENCE South 88 degrees 43 minutes 51 seconds West, with the north line of said Lot 12, a distance of 380.00 feet to a 1 inch iron pipe found for the northwest corner of said Lot 12, and being on the east line of Lot 8, Block 1/6948, said Woodhaven Addition;

THENCE North 01 degrees 01 minutes 09 seconds West, with the east line of said Lot 8, a distance of 280.00 feet to a 1/2 inch iron rod with 3-1/4 inch aluminum disk stamped "Urban Strategy" "10194610" and "WAR" set for the southwest corner of a variable width R.O.W. dedication to the City of Dallas, recorded in said Cockrell Hill Partners Addition, and being in the south R.O.W. line of Red Bird Lane (variable width R.O.W., previously known as State Highway 68 and Cedar Hill Road, Volume 12, Page 287, M.R.D.C.T.);

THENCE, with the south R.O.W. line of said Red Bird Lane, the following bearings and distances:

North 88 degrees 43 minutes 51 seconds East, a distance of 360.00 feet to a 3-1/4 inch aluminum disk stamped "Urban Strategy" "10194610" and "WAR" set for corner;

South 46 degrees 08 minutes 39 seconds East, a distance of 28.24 feet to a 3-1/4 inch aluminum disk stamped "Urban Strategy" "10194610" and "WAR" set for the intersection of the South R.O.W. line of said Red Bird Lane, and the west R.O.W. line of said Cockrell Hill Road;

THENCE South 01 degrees 01 minutes 09 seconds East, with the west R.O.W. line of said Cockrell Hill Road, a distance of 259.99 feet to the **POINT OF BEGINNING**, and containing 106,201 square feet or 2.438 acres of land.

PLACE COUNTY RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, Tony Shidid, 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 ______, 20___. by said Commission

> Chairperson or Vice Chairperson City Plan Commission Dallas, Texas

Attest:

Secretary

1100 E. Campbell Road, Suite 210, Richardson, Texas 75081 Firm Registration #10194610, 214.396.2339 www.urbanstrategy.us

REPLAT PLAT

WOODHAVEN ADDITION REVISED LOTS 9A-R AND LOT 9B, BLOCK 1/6948 2.438 ACRES / 106,201 SQUARE FEET BEING A REPLAT OF

LOT 9A. BLOCK 1/6948. COCKRELL HILL PARTNERS ADDITION RECORDED IN INST. NO. 20220414000173. IN THE PUBLIC RECORDS OF DALLAS COUNTY, TEXAS OUT OF THE ANTHONY BLEDSOE SURVEY, ABSTRACT NO. 112

> CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY PLAN FILE NO. S245-044

ENGINEERING PLAN FILE NO. ISSUE DATE: 10/31/2024 | PROJECT NO.: 241075 | SCALE: 1 inch = 40 ft. | PAGE 1 OF 1