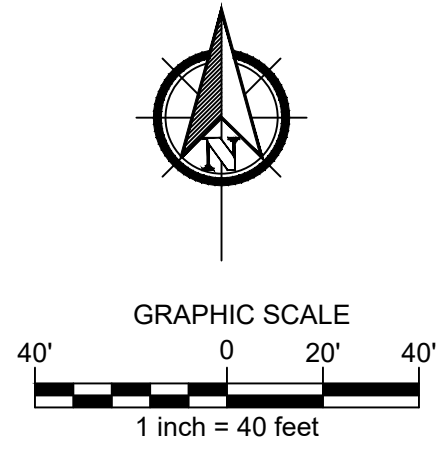


VICINITY MAP
(NOT TO SCALE)



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 _____, 2024.

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.

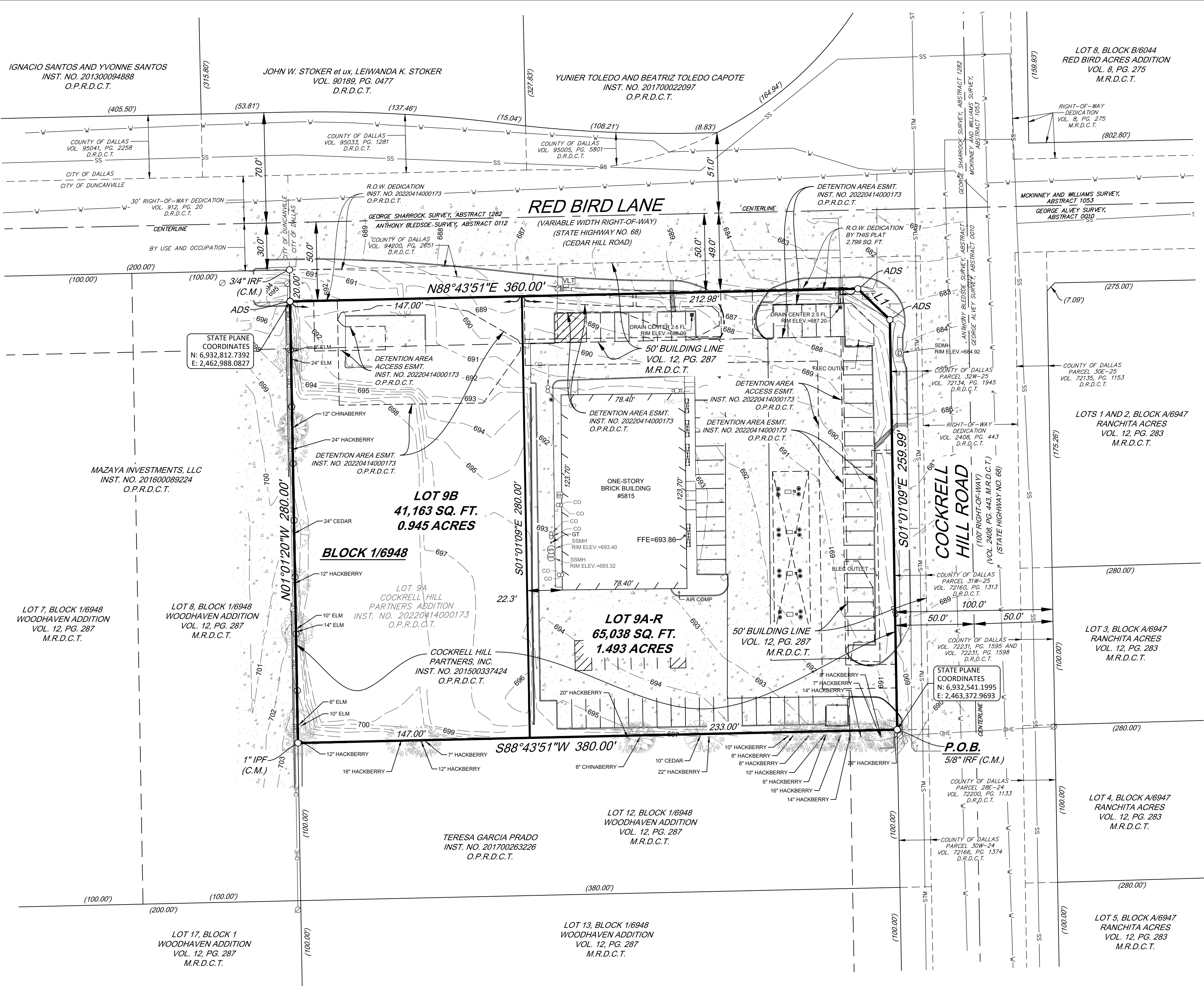
David A. Minton
Registered Professional Land Surveyor no. 6233

STATE OF TEXAS §
COUNTY OF DALLAS §

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



LEGEND

- BOUNDARY/LOT CORNER
- A/C UNIT
- ★ LIGHT POLE
- ⚡ TRAFFIC LIGHT POLE
- POWER POLE
- ⚡ POWER POLE w/ LIGHT
- ⚡ POWER POLE w/ W/FORMER
- ⚡ POWER POLE w/ METER BOX
- ⚡ ELECTRIC BOX
- GUY WIRE
- ⚡ ELECTRIC TRANSFORMER
- ⚡ ELECTRIC MANHOLE
- ⚡ ELECTRIC VAULT
- ⚡ GAS METER
- ⚡ GAS MANHOLE
- ⚡ GAS VALVE
- ⚡ GAS MARKER
- ⚡ GAS PUMP
- ⚡ WASTEWATER MANHOLE
- ⚡ WASTEWATER CLEANOUT
- ⚡ ELECTRIC TRANSFORMER
- ⚡ STORM DRAIN MANHOLE
- ⚡ TELECOMMUNICATION MANHOLE
- ⚡ TELECOMMUNICATION MARKER
- ⚡ TELECOMMUNICATION PEDESTAL
- ⚡ FIRE HYDRANT
- ⚡ WATER METER
- ⚡ WATER VALVE
- ⚡ WATER MANHOLE
- ⚡ WATER IRRIGATION BOX
- ⚡ WATER MARKER
- ⚡ MAILBOX
- BOLLARD
- SIGN
- MONITORING WELL
- ⚡ UNKNOWN MANHOLE
- ⚡ UNKNOWN VAULT

LINETYPES

- STREET CENTERLINE
- OVERHEAD ELECTRIC LINE
- WASTEWATER LINE
- STORM SEWER
- WATER LINE
- SANITARY SEWER
- ELECTRIC
- BUILDING

ABBREVIATIONS
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
IPF IRON PIPE FOUND
R.O.W. RIGHT OF WAY

Line Table		
Line #	Direction	Length
L1	S 46°08'39" E	28.24'

GENERAL NOTES:

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

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.

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

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 follows:

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 230, 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. _____