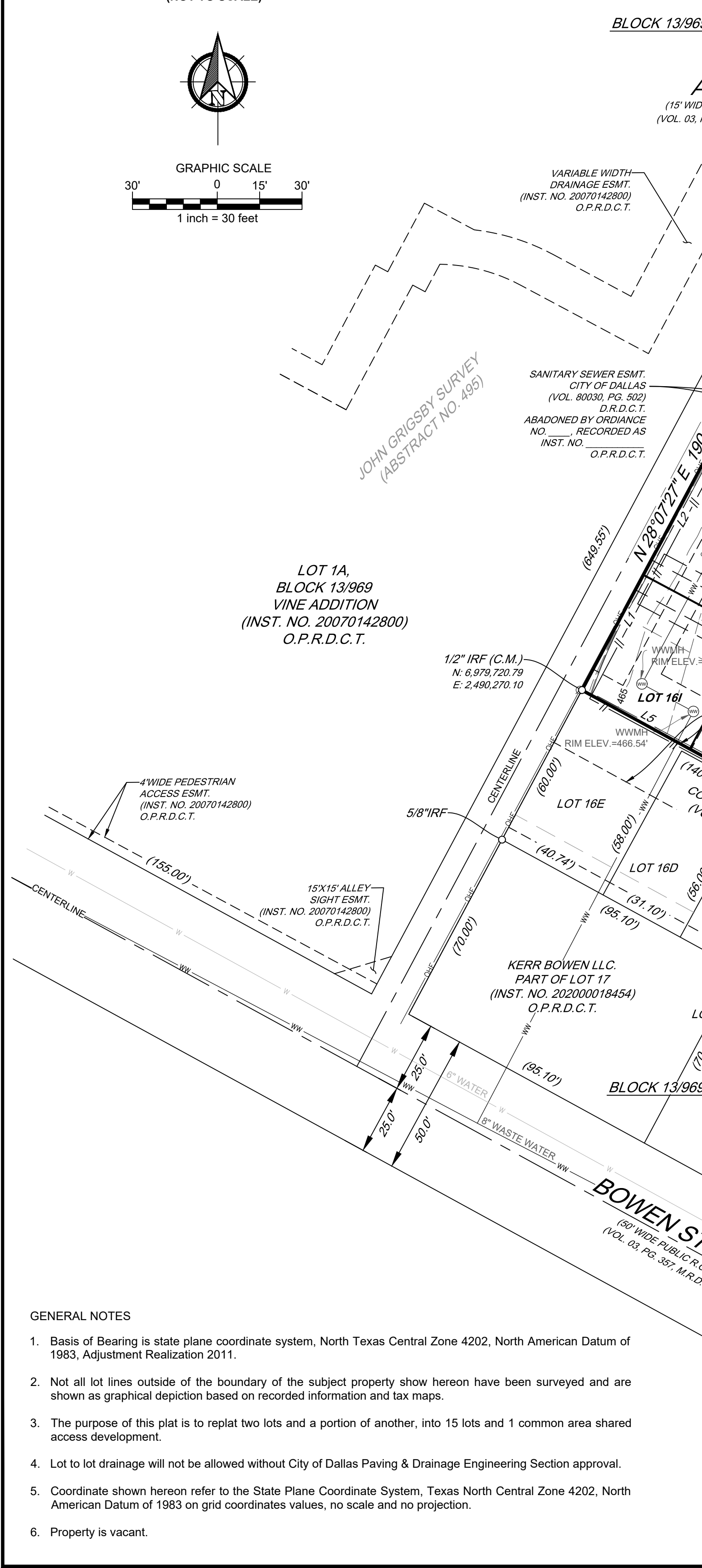
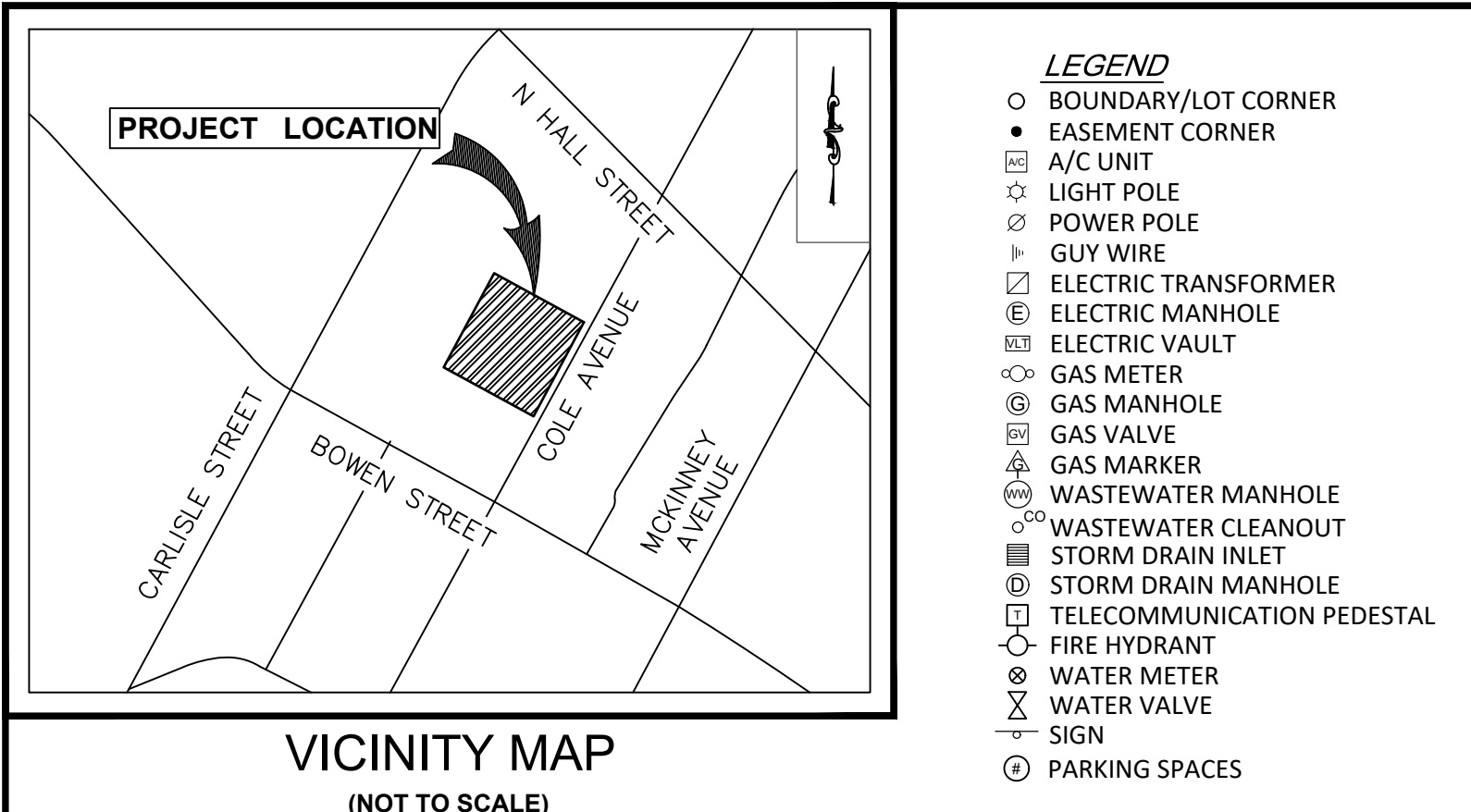
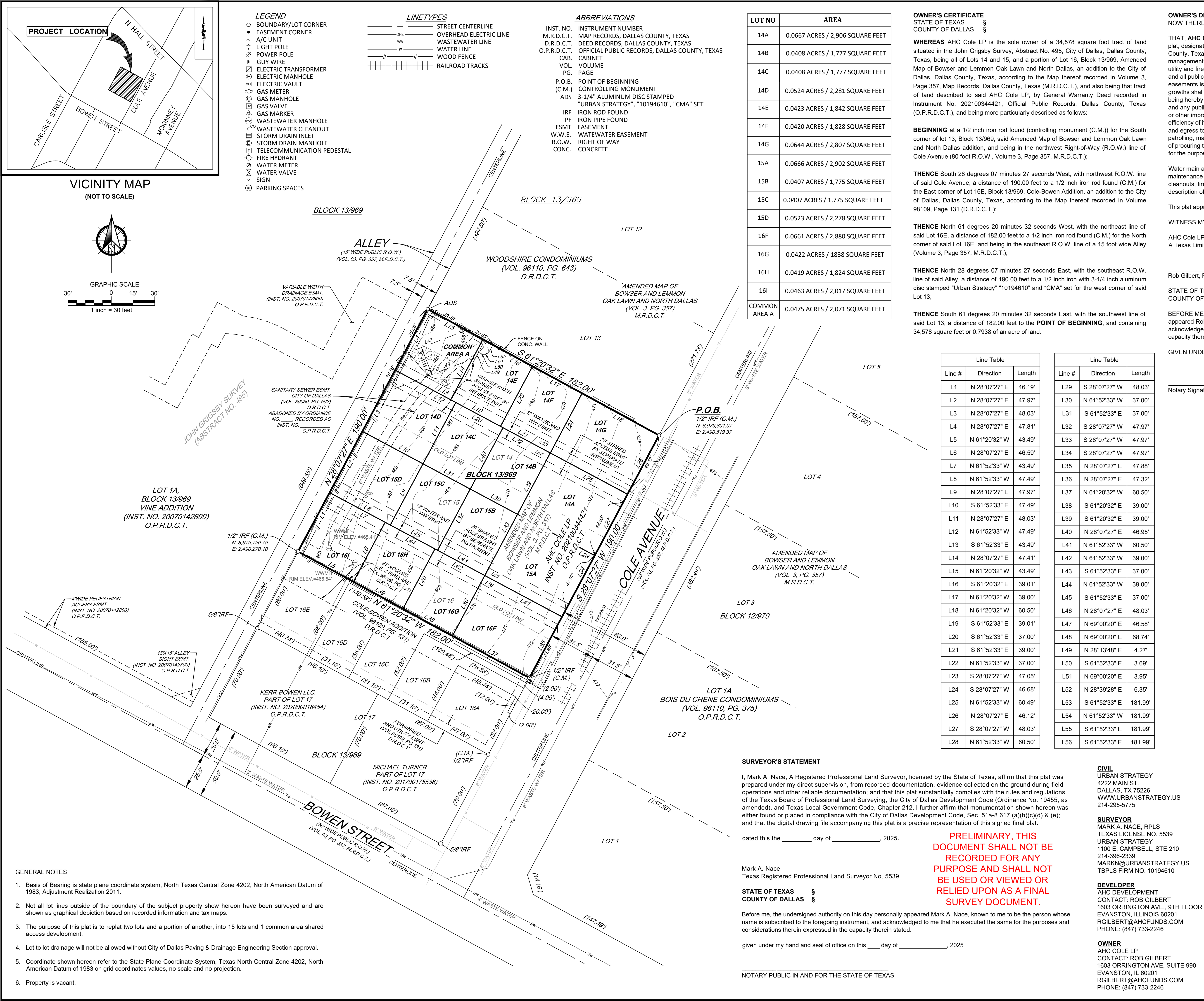


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PLOT DATE: 06/20/2025 12:42 PM
PLOTTER: HP DesignJet 5000



LEGEND	
○	BOUNDARY/LOT CORNER
●	EASEMENT CORNER
■	A/C UNIT
☆	LIGHT POLE
⋈	POWER POLE
⋈	GUY WIRE
⊞	ELECTRIC TRANSFORMER
⊞	ELECTRIC MANHOLE
⊞	ELECTRIC VAULT
⊞	GAS METER
⊞	GAS MANHOLE
⊞	GAS VALVE
⊞	GAS MARKER
⊞	WASTEWATER MANHOLE
⊞	WASTEWATER CLEANOUT
⊞	STORM DRAIN INLET
⊞	STORM DRAIN MANHOLE
⊞	TELECOMMUNICATION PEDESTAL
⊞	FIRE HYDRANT
⊞	WATER METER
⊞	WATER VALVE
⊞	SIGN
⊞	PARKING SPACES

LINETYPES	
---	STREET CENTERLINE
---	OVERHEAD ELECTRIC LINE
---	WASTEWATER LINE
---	WATER LINE
---	WOOD FENCE
---	RAILROAD TRACKS

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
CAB.	CABINET
VOL.	VOLUME
PG.	PAGE
P.O.B.	POINT OF BEGINNING
(C.M.)	CONTROLLING MONUMENT
ADS	3-1/4" ALUMINUM DISC STAMPED
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
ESMT	EASEMENT
W.W.E.	WASTEWATER EASEMENT
R.O.W.	RIGHT OF WAY
CONC.	CONCRETE

LOT NO	AREA
14A	0.0667 ACRES / 2,906 SQUARE FEET
14B	0.0408 ACRES / 1,777 SQUARE FEET
14C	0.0408 ACRES / 1,777 SQUARE FEET
14D	0.0524 ACRES / 2,281 SQUARE FEET
14E	0.0423 ACRES / 1,842 SQUARE FEET
14F	0.0420 ACRES / 1,828 SQUARE FEET
14G	0.0644 ACRES / 2,807 SQUARE FEET
15A	0.0666 ACRES / 2,902 SQUARE FEET
15B	0.0407 ACRES / 1,775 SQUARE FEET
15C	0.0407 ACRES / 1,775 SQUARE FEET
15D	0.0523 ACRES / 2,278 SQUARE FEET
16F	0.0661 ACRES / 2,880 SQUARE FEET
16G	0.0422 ACRES / 1838 SQUARE FEET
16H	0.0419 ACRES / 1,824 SQUARE FEET
16I	0.0463 ACRES / 2,017 SQUARE FEET
COMMON AREA A	0.0475 ACRES / 2,071 SQUARE FEET

OWNER'S CERTIFICATE
STATE OF TEXAS \$
COUNTY OF DALLAS \$

WHEREAS AHC Cole LP is the sole owner of a 34,578 square foot tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas, being all of Lots 14 and 15, and a portion of Lot 16, Block 13/969, Amended Map of Bowser and Lemmon Oak Lawn and North Dallas, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 3, Page 357, Map Records, Dallas County, Texas (M.R.D.C.T.), and also being that tract of land described to said AHC Cole LP, by General Warranty Deed recorded in Instrument No. 202100344421, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found (controlling monument (C.M.)) for the South corner of Lot 13, Block 13/969, said Amended Map of Bowser and Lemmon Oak Lawn and North Dallas addition, and being in the northwest Right-of-Way (R.O.W.) line of Cole Avenue (80 foot R.O.W., Volume 3, Page 357, M.R.D.C.T.);

THENCE South 28 degrees 07 minutes 27 seconds West, with northwest R.O.W. line of said Cole Avenue, a distance of 190.00 feet to a 1/2 inch iron rod found (C.M.) for the East corner of Lot 16E, Block 13/969, Cole-Bowen Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 98109, Page 131 (D.R.D.C.T.);

THENCE North 61 degrees 20 minutes 32 seconds West, with the northeast line of said Lot 16E, a distance of 182.00 feet to a 1/2 inch iron rod found (C.M.) for the North corner of said Lot 16E, and being in the southeast R.O.W. line of a 15 foot wide Alley (Volume 3, Page 357, M.R.D.C.T.);

THENCE North 28 degrees 07 minutes 27 seconds East, with the southeast R.O.W. line of said Alley, a distance of 190.00 feet to a 1/2 inch iron with 3-1/4 inch aluminum disc stamped "Urban Strategy" "10194610" and "CMA" set for the west corner of said Lot 13;

THENCE South 61 degrees 20 minutes 32 seconds East, with the southwest line of said Lot 13, a distance of 182.00 feet to the **POINT OF BEGINNING**, and containing 34,578 square feet or 0.7938 of an acre of land.

Line Table		
Line #	Direction	Length
L1	N 28°07'27" E	46.19'
L2	N 28°07'27" E	47.97'
L3	N 28°07'27" E	48.03'
L4	N 28°07'27" E	47.81'
L5	N 61°20'32" W	43.49'
L6	N 28°07'27" E	46.59'
L7	N 61°52'33" W	43.49'
L8	N 61°52'33" W	47.49'
L9	N 28°07'27" E	47.97'
L10	S 61°52'33" E	47.49'
L11	N 28°07'27" E	48.03'
L12	N 61°52'33" W	47.49'
L13	S 61°52'33" E	43.49'
L14	N 28°07'27" E	47.41'
L15	N 61°20'32" W	43.49'
L16	S 61°20'32" E	39.01'
L17	N 61°20'32" W	39.00'
L18	N 61°20'32" W	60.50'
L19	S 61°52'33" E	39.01'
L20	S 61°52'33" E	37.00'
L21	S 61°52'33" E	39.00'
L22	N 61°52'33" W	37.00'
L23	S 28°07'27" W	47.05'
L24	S 28°07'27" W	46.68'
L25	N 61°52'33" W	60.49'
L26	N 28°07'27" E	46.12'
L27	S 28°07'27" W	48.03'
L28	N 61°52'33" W	60.50'

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

SURVEYOR
MARK A. NACE, RPLS
TEXAS LICENSE NO. 5539
URBAN STRATEGY
1100 E. CAMPBELL, STE 210
214-396-2339
MARKN@URBANSTRATEGY.US
TBPLS FIRM NO. 10194610

DEVELOPER
AHC DEVELOPMENT
CONTACT: ROB GILBERT
1603 ORRINGTON AVE., 9TH FLOOR
EVANSTON, ILLINOIS 60201
RGILBERT@AHCFUNDS.COM
PHONE: (847) 733-2246

OWNER
AHC COLE LP
CONTACT: ROB GILBERT
1603 ORRINGTON AVE., SUITE 990
EVANSTON, IL 60201
RGILBERT@AHCFUNDS.COM
PHONE: (847) 733-2246

OWNER'S DEDICATION
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, **AHC Cole LP**, acting by and through its duly authorized agent, Rob Gilbert, President, does hereby adopt this plat, designating the herein described property as **COLE MEWS ADDITION**, 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 _____, 2025.

AHC Cole LP
A Texas Limited Partnership

Rob Gilbert, President

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 Rob Gilbert, 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 _____, 2025.

Notary Signature

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

PRELIMINARY PLAT

COLE MEWS ADDITION

A SHARED ACCESS DEVELOPMENT
LOTS 14A-14G, 15A-15D & 16F-16I, COMMON AREA A
BLOCK 13/969,
0.7938 ACRES / 34,578 SQUARE FEET
BEING A REPLAT OF ALL OF LOTS 14, 15,
AND A PORTION OF LOT 16, BLOCK 13/969
BOWSER & LEMMONS OAK LAWN AND NORTH DALLAS ADDITIONS
RECORDED IN VOL. 3, PG. 537, IN THE
PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
SITUATED IN THE JOHN GRIGSBY SURVEY, ABSTRACT NO. 495,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S245-229
RECORD NO. PLAT-25-000076
ENGINEERING PLAN FILE NO. _____

ISSUE DATE: 08/06/2025 | PROJECT NO.: 253032 | SCALE: 1 inch = 30 ft. | PAGE 1 OF 1

GENERAL NOTES

- Basis of Bearing is 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.
- The purpose of this plat is to replat two lots and a portion of another, into 15 lots and 1 common area shared access development.
- Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section approval.
- Coordinate shown hereon refer to the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 on grid coordinates values, no scale and no projection.
- Property is vacant.