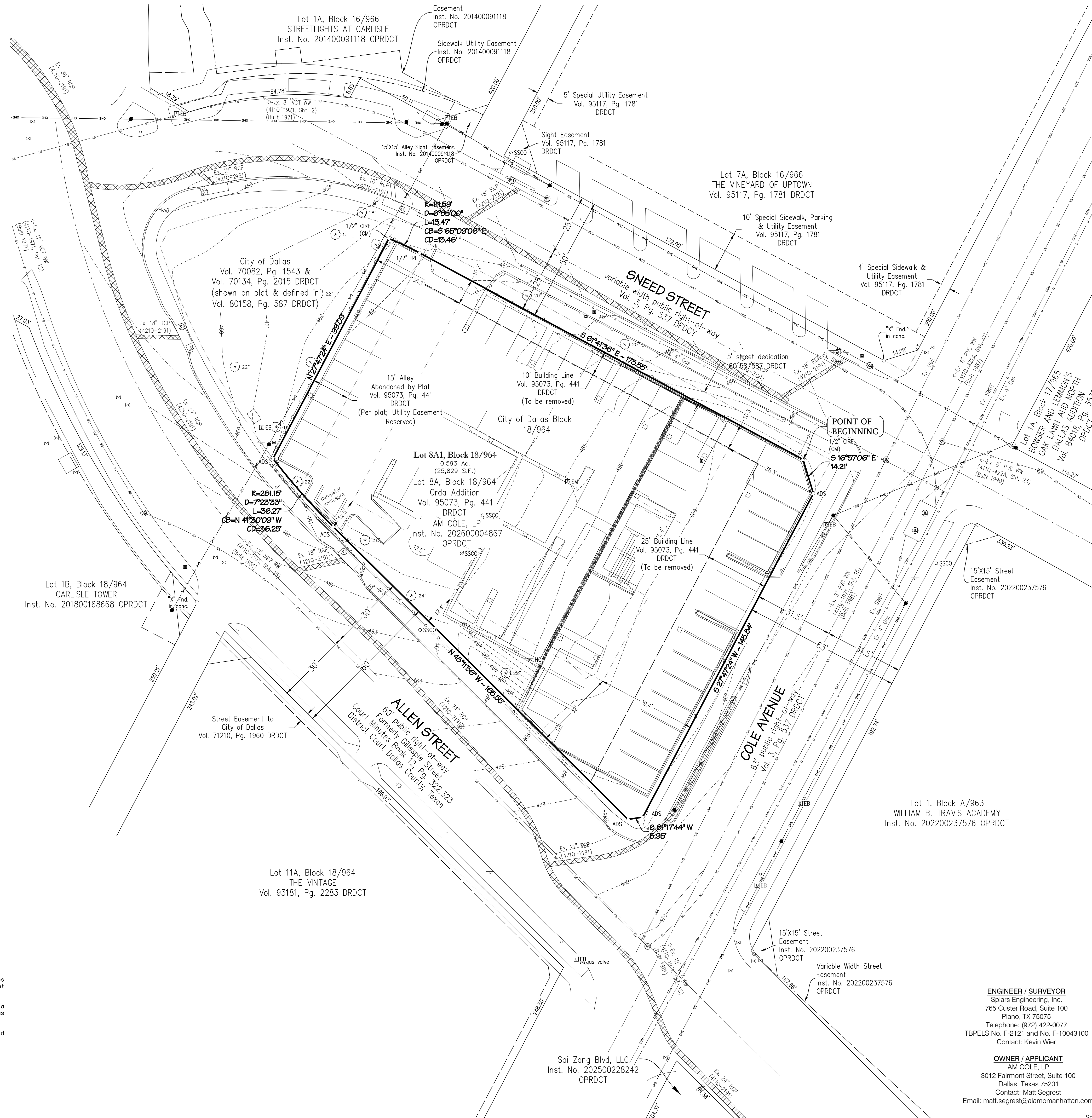


LOCATION MAP  
N.T.S.

LEGEND	
(Not all items may be applicable)	
IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
ADS	3-1/4" ALUMINUM DISC STAMPED "SPIARS ENG AM COLE ADDITION RPLS 5252" SET
CM	CONTROL MONUMENT
Esmt.	EASEMENT
No.	NUMBER
Inst./Doc.	INSTRUMENT OR DOCUMENT
DRDCT	DEED RECORDS, DALLAS COUNTY, TEXAS
MRDCT	MAP RECORDS, DALLAS COUNTY, TEXAS
OPRDCT	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS



- NOTES:
1. Basis of bearing: State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
  2. Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
  3. The purpose of the plat is to create a legal building site and remove a building line.
  4. All buildings on the subject property are to be removed.

PRELIMINARY REPLAT  
**AM COLE ADDITION**  
 LOTS 8A1, BLOCK 18/964  
 BEING A REPLAT OF LOT 8A, BLOCK 18/964  
 ORDA ADDITION  
 CITY OF DALLAS BLOCK 18/964  
 AND BEING OUT OF THE JOHN GRIGSBY SURVEY,  
 ABSTRACT NO. 495  
 IN THE CITY OF DALLAS,  
 DALLAS COUNTY, TEXAS  
 CITY PLAN FILE NO. PLAT-26-000085  
 ENGINEERING FILE NO. \_\_\_\_\_  
 SHEET 1 OF 2

**ENGINEER / SURVEYOR**  
 Spiars Engineering, Inc.  
 765 Cluster Road, Suite 100  
 Plano, TX 75075  
 Telephone: (972) 422-0077  
 TBPELS No. F-2121 and No. F-10043100  
 Contact: Kevin Wier

**OWNER / APPLICANT**  
 AM COLE, LP  
 3012 Fairmont Street, Suite 100  
 Dallas, Texas 75201  
 Contact: Matt Segrest  
 Email: matt.segrest@alamnomanhattan.com

Drawing: 6/20/25 JOB525-207 2809 Cole Avenue, SPIARS ENGINEERING, INC. 207 Preliminary Plat.dwg. Saved By: Juller. Save Time: 3/12/2026 8:04:30 AM. Plotted by: Juller. Plot Date: 3/12/2026 8:05 AM.

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

WHEREAS AM COLE, LP is the owner of a tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas, being Lot 8A, Block 18/964, Orda Addition, an addition to the City of Dallas, Texas, according to the plat recorded in Volume 95073, Page 441, Deed Records, Dallas County, Texas and being all of a tract of land conveyed to AM COLE, LP., by deed recorded in Instrument No. 20260004867, of the Official Public Records of Dallas County, Texas, with the subject tract being more particularly described as follows.

BEGINNING at the north corner of a right-of-way corner clip at the intersection of the southwest line of Sneed Street, a variable width right-of-way and the northwest line of Cole Avenue, a 63' public right-of-way, as shown in Oak Lawn and North Dallas, an addition to the City of Dallas, according to the plat recorded in Volume 3, Page 537, of said Deed Records;

THENCE S 16°57'06" E, 14.21 feet, with said right-of-way corner clip, to a brass washer stamped "SPIARS ENG AM COLE ADDITION RPLS 5252" set at the southeast corner of said right-of-way corner clip;

THENCE S 27°47'24" W, 145.84 feet, with said northwest line of Cole Street, to a brass washer stamped "SPIARS ENG AM COLE ADDITION RPLS 5252" set at the easternmost corner of a right-of-way corner clip at the intersection of said northwest line of Cole Avenue and the northeast line of Allen Street, a 60' public right-of-way, formerly known as Gillespie Street, recorded in Court Minutes Book 12, Page 322 and 323, District Court Dallas County, Texas;

THENCE S 81°17'44" W, 5.95 feet, with said right-of-way corner clip to a brass washer stamped "SPIARS ENG AM COLE ADDITION RPLS 5252" set at the southwest corner of said right-of-way corner clip;

THENCE with said northeast line of Allen Street, the following:

N 45°11'56" W, 165.55 feet, to a brass washer stamped "SPIARS ENG AM COLE ADDITION RPLS 5252" set at the beginning of a curve to the right;

Around a tangent curve to the right having a central angle of 07°23'33", a radius of 281.15 feet, a chord of N 41°30'09" W - 36.25 feet, an arc length of 36.27 feet, to a brass washer stamped "SPIARS ENG AM COLE ADDITION RPLS 5252" set at the southeast corner of a tract of land conveyed to City of Dallas, by deed recorded in Volume 70082, Page 1543 and Volume 70134, Page 2015 both of said Deed Records same being shown on plat and defined in Volume 80158, Page 587, of said Deed Records;

THENCE N 27°47'24" E, 99.09 feet with the southeast line of said City of Dallas tract, to a 1/2" capped iron rod found;

THENCE with said southwest line of Sneed Street, the following:

Around a non-tangent curve to the right having a central angle of 06°55'00", a radius of 111.59 feet, a chord of S 65°09'06" E - 13.46 feet, an arc length of 13.47 feet, to a 1/2" iron rod found;

S 61°41'36" E, 173.55 feet to the POINT OF BEGINNING with the subject tract containing 25,829 square feet or 0.593 acres of land.

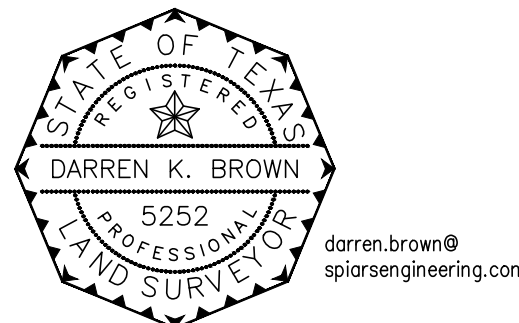
#### SURVEYOR'S CERTIFICATE

That I, Darren K. Brown, 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 thereon 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

DARREN K. BROWN, R.P.L.S. NO. 5252



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 Darren K. Brown, 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, AM COLE, LP, do hereby adopt this plat designating the hereinabove described property as AM COLE 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 plotting ordinances, rules, regulations and resolutions of the City of Dallas, Texas.

Witness our hands at \_\_\_\_\_ County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

AM COLE, LP

By: \_\_\_\_\_  
Matt Segrest, Manager

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 Matt Segrest, 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  
I, \_\_\_\_\_, 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 REPLAT

### AM COLE ADDITION

LOTS 8A1, BLOCK 18/964  
BEING A REPLAT OF LOT 8A, BLOCK 18/964  
ORDA ADDITION  
CITY OF DALLAS BLOCK 18/964  
AND BEING OUT OF THE JOHN GRIGSBY SURVEY,  
ABSTRACT NO. 495  
IN THE CITY OF DALLAS,  
DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. PLAT-26-000085  
ENGINEERING FILE NO. \_\_\_\_\_  
SHEET 2 OF 2

OWNER / APPLICANT  
AM COLE, LP  
3012 Fairmont Street, Suite 100  
Dallas, Texas 75201  
Contact: Matt Segrest  
Email: matt.segrest@alamomanihattan.com

ENGINEER / 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: Kevin Wier