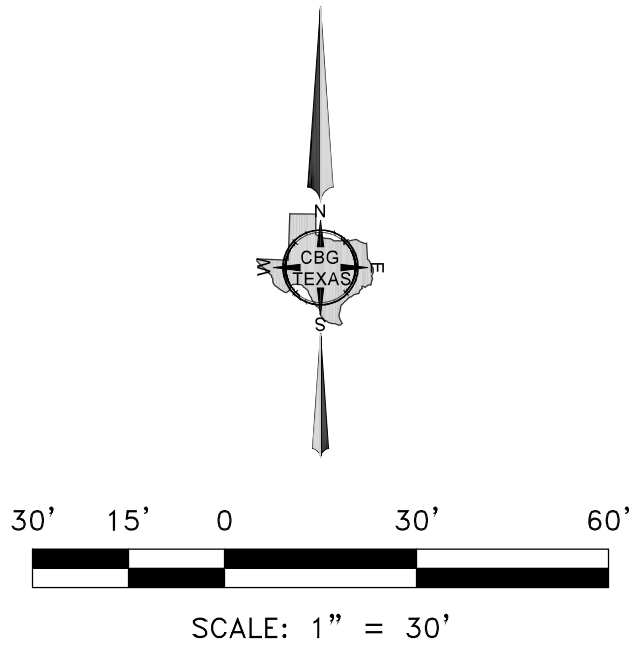


VICINITY MAP  
NOT TO SCALE



STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS Coolam 4015/4017 Herschel, LLC, is the owner of a 14,405.34 square foot tract of land situated in the William Grigsby Survey, Abstract Number 501 and Henderson Couch Survey, Abstract Number 281, in the City of Dallas, Dallas County, Texas and being Lots 4 and 5, Block 11/2034, University Place, an Addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 1, Page 37, Map Records, Dallas County, Texas, same being a tract of land conveyed to Coolam 4015/4017 Herschel, LLC, by General Warranty Deed recorded in Instrument Number 202500047019, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being along the North right-of-way line of Herschel Avenue (a 60 foot right-of-way), same being the Southeast corner of Lot 3, 11/2034, of said University Place Addition, from which a 1 inch pipe found bears South 51 degrees 46 minutes 56 seconds East, a distance of 3.28 feet for witness;

THENCE North 00 degree 40 minutes 38 seconds West, along the East line of said Lot 3, a distance 144.05 feet to a 1 inch iron pipe for corner, said corner being the Northeast corner of said Lot 3, same being along the South right-of-way line of a 15 foot alley, recorded in Volume 1, Page 37, Map Records, Dallas County, Texas;

THENCE North 89 degrees 19 minutes 22 seconds East, along the South line of said 15 foot alley, a distance of 100.00 feet to a 1 inch iron pipe found for corner, said corner being the Northwest corner of a tract of land conveyed to David G. Mayer and Susan D. Simpkins, by deed recorded in Instrument Number 201600282781, Official Public Records, Dallas County, Texas;

THENCE South 00 degree 40 minutes 38 seconds East, along the West line of said Mayer / Susan tract, a distance of 144.05 feet to a 1 inch iron pipe found for corner, said corner being the Southwest corner of said Mayer / Susan tract, same being along North along the North right-of-way line of said Herschel Avenue, from which a 1 inch iron pipe found bears North 12 degrees 30 minutes 07 seconds West, a distance of 0.74 feet for witness;

THENCE South 89 degrees 19 minutes 22 seconds West, along the North right-of-way line of said Herschel Avenue, a distance of 100.00 to the POINT OF BEGINNING and containing 14,405.34 square feet and or 0.33 acres of land.

SURVEYOR'S STATEMENT:

I, Bryan Connolly, a 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 Engineers and Land Surveyors, the City of Dallas Development Code (Ordinance no. 19455, as amended), and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.617 (a)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

RELEASED FOR REVIEW ON 10/23/2025. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connolly  
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connolly 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Notary Public in and for the State of Texas

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Coolam 4015/4017 Herschel LLC, acting by and though their duly authorized agent, Jorge Cavazos, does hereby adopt this plat, designating the herein described property as **COOLAM 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 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.

WITNESS, my hand at Dallas, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Coolam 4015/4017 Herschel, LLC

BY: \_\_\_\_\_  
Jorge Cavazos (Agent)

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Jorge Cavazos 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Notary Public in and for Dallas County, 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 PLAT  
**COOLAM ADDITION**  
LOT 4A, BLOCK 11/2034  
BEING A REPLAT OF LOTS 4 AND LOT 5, BLOCK 11/2034  
OF UNIVERSITY PLACE ADDITION  
WILLIAM GRIGSBY SURVEY, ABSTRACT NO. 501 &  
HENDERSON COUCH SURVEY, ABSTRACT NO. 281  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO.: PLAT-25-000126  
ENGINEERING PLAN NO.: DP-\_\_\_\_



PLANNING & SURVEYING  
Main Office  
1413 E. I-30, Ste. 7  
Garland, Tx. 75043  
P 214.349.9485  
F 214.349.2216  
Firm No. 10168800  
www.cbgtllc.com

OWNER: COOLAM 4015/4017  
HERSCHEL, LLC  
AGENT: JORGE CAVAZOS  
8322 CHADBOURNE ROAD  
DALLAS, TEXAS 75209  
PHONE: 469-235-9576  
EMAIL: JORGE@HFGGENERALCONTRACTORS.COM

SCALE: 1"=30' / DATE: 10-20-2025 / JOB NO. 2502789 / DRAWN BY: JLA

GENERAL NOTES

- 1) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).
- 2) THE PURPOSE OF THIS REPLAT IS TO COMBINE LOTS 4 AND 5 TO CREATE ONE LOT.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
- 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 6) THE PROPOSED LAND USE IS MULTI FAMILY.

LEGEND

D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS  
M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS  
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS  
INST. NO. = INSTRUMENT NUMBER  
VOL., PG. = VOLUME, PAGE  
SQ. FT. = SQUARE FEET  
CM = CONTROLLING MONUMENT  
R.O.W. = RIGHT-OF-WAY  
IRF = IRON ROD FOUND  
IPF = IRON PIPE FOUND