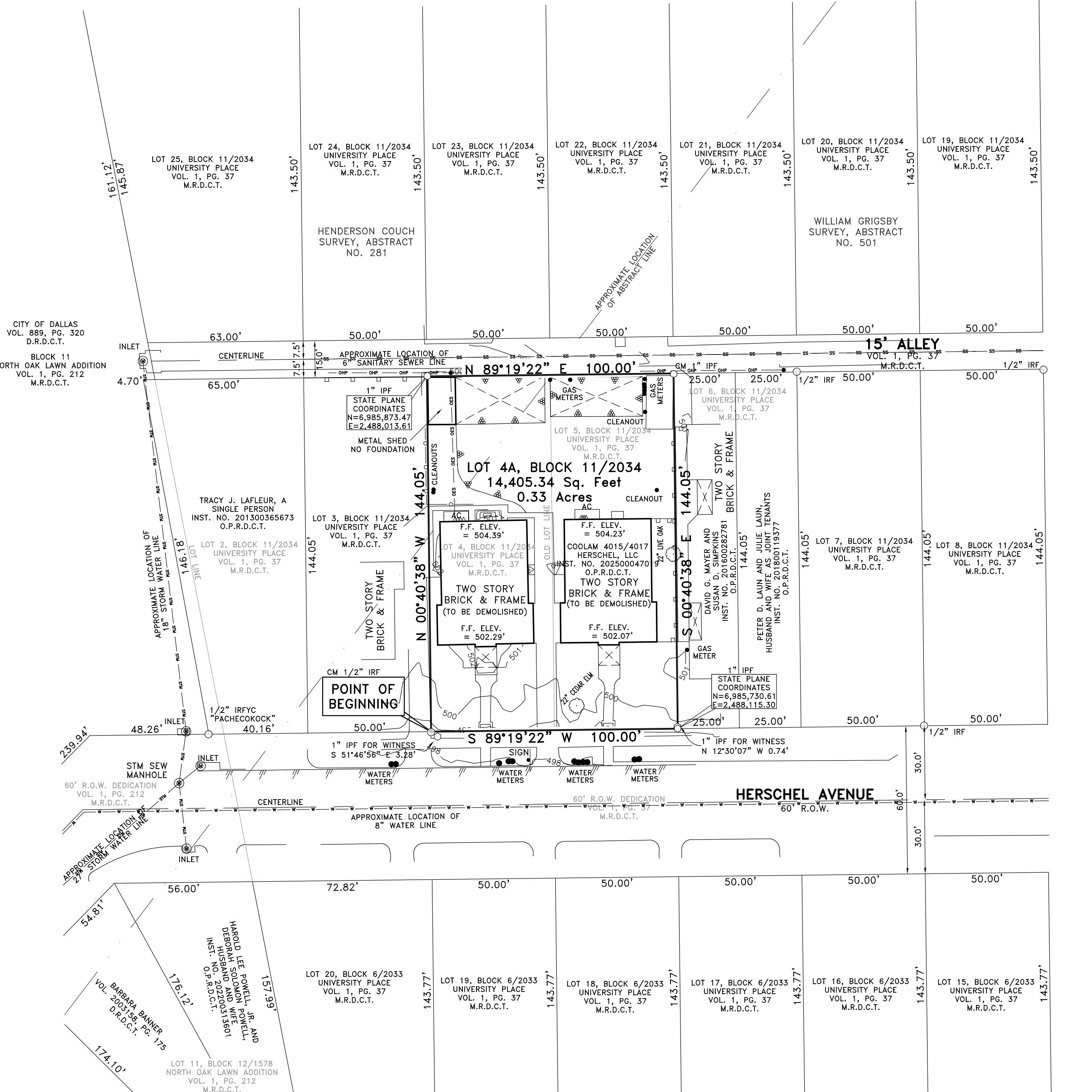


VICINITY MAP
NOT TO SCALE



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.

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.

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 of 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
_____, 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 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.cbgtxllc.com



OWNER: COOLAM 4015/4017
HERSCHEL, LLC
AGENT: JORGE CAVAZOS
1413 E. CHADBOURNE ROAD
DALLAS, TEXAS 75209
PHONE: 469-235-0576
EMAIL: JORGE@HFGGENERALCONTRACTORS.COM

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

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