

**LINETYPES**

—	STREET CENTERLINE
—	ASPHALT
—	OVERHEAD ELECTRIC LINE
—	UNDERGROUND ELECTRIC LINE
—	SANITARY SEWER LINE
—	STORM-RAIN LINE
—	WATER LINE
—	WOOD FENCE
—	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  
A.D.S. 1/2" IRON SET W/ 3-1/4" ALUMINUM DISC  
STAMPED "URBAN STRATEGY" "1019461" "CCA"  
IRF IRON ROD FOUND  
YC YELLOW CAP  
ESMT EASEMENT

**LEGEND**

- BOUNDARY/LOT CORNER
- A/C UNIT
- LIGHT POLE
- ⊕ TRAFFIC LIGHT POLE
- ⊕ POWER POLE
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- ⊕ ELECTRIC BOX
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- ⊕ WATER MANHOLE
- ⊕ WATER IRRIGATION BOX
- ⊕ SIGN
- ⊕ UNKNOWN VAULT
- TREE

**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 herein 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.
- Coordinates shown herein refer to the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 (Adjustment Realization 2011)
- Existing structures to remain.

**PLAT PURPOSE:**  
THE PURPOSE OF THIS PLAT IS TO CREATE ONE PLATTED LOT OUT OF AN UN-PLATTED TRACT OF LAND

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

**WHEREAS** Cochran Chapel Methodist Church is the sole owner of a 309,655 square foot or 7.109 acre tract of land situated in the James L. Farquhar Survey, Abstract No. 455, and the Wilson Baker Survey, Abstract No. 54, in the City of Dallas, Dallas County, Texas, being that called 4.651 tract, that called 2.335 acre tract, and that called 2.003 acre tract of land described to said Cochran Chapel Methodist Church, by Deed of Trust recorded in Volume 73242, Page 1367, Deed Records, Dallas County, Texas, (D.R.D.C.T.), said 2.0 acre tract being the remainder of that tract of land described to said Cochran Chapel Methodist Church by Warranty Deed with Vendor's Lien recorded in Volume 426, Page 239, D.R.D.C.T.; and being more particularly described as follows:

**BEGINNING** at a 1/2 iron rod with 3-1/4 inch aluminum disk stamped "Urban Strategy" "10164610" and "CCA" set for the northwest corner of said Cochran Chapel Methodist Church tract, the northeast corner of a 3.3 foot Right-of-Way (R.O.W.) dedication recorded in Instrument No. 202000136389, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), and being in the south R.O.W. line of Northwest Highway (variable width R.O.W. and TXDOT R.O.W., CSJ No. 0353-053105, Volume 1414, Page 122, D.R.D.C.T., from which a 1/2 inch iron rod with cap stamped "Roomie" found for witness bears South 02 degrees 27 minutes 54 seconds East, a distance of 3.30 feet, and being the beginning of a non-tangent curve to the right, having a radius of 1759.90 feet, a central angle of 10 degrees 30 minutes 44 seconds, and a chord bearing and distance of South 86 degrees 06 minutes 35 seconds East, 322.44 feet;

**THENCE** with the south R.O.W. line of said Northwest Highway, the following bearings and distances:  
With said curve to the right, an arc distance of 322.89 feet to a 1/2 iron rod with 3-1/4 inch aluminum disk stamped "Urban Strategy" "10164610" and "NMA" set for corner;

South 81 degrees 54 minutes 42 seconds East, a distance of 135.13 feet to a 1/2 iron rod with 3-1/4 inch aluminum disk stamped "Urban Strategy" "10164610" and "CCA" set for a corner clip at the intersection of the south R.O.W. line of said Northwest Highway, and the west R.O.W. line of Midway Road (80 foot R.O.W., formerly Midway Church Road, also known as County Road 209, according to Volume 73201, Page 1020, Map Records, Dallas County, Texas (M.R.D.C.T.);

**THENCE** with said corner clip and intersection, South 60 degrees 23 minutes 22 seconds East, a distance of 71.35 feet to a 1/2 iron rod with 3-1/4 inch aluminum disk stamped "Urban Strategy" "10164610" and "CCA" set for the southeast corner of said R.O.W. dedication to the State of Texas (200600042626), and being in the west R.O.W. line of said Midway Road;

**THENCE**, with the west R.O.W. line of said Midway Road, the following bearings and distances:  
South 25 degrees 19 minutes 16 seconds West, a distance of 182.60 feet to a 1/2 inch iron rod found for the beginning of a tangent curve to the right, having a radius of 501.80 feet, a central angle of 31 degrees 08 minutes 44 seconds, and a chord bearing and distance of South 09 degrees 44 minutes 54 seconds East, 269.43 feet;

With said curve to the right, an arc distance of 272.77 feet to a 1/2 iron rod with 3-1/4 inch aluminum disk stamped "Urban Strategy" "10164610" and "CCA" set for corner, from which a 3 inch iron pipe found for witness bears North 20 degrees 55 minutes 24 seconds East, a distance of 4.54 feet, and being the beginning of a non-tangent curve to the right, having a radius of 442.38 feet, a central angle of 15 degrees 37 minutes 52 seconds, and a chord bearing and distance of South 13 degrees 38 minutes 16 seconds West, 120.31 feet;

With said curve to the right, and arc distance of 120.69 feet to a 1/2 iron rod with 3-1/4 inch aluminum disk stamped "Urban Strategy" "10164610" and "CCA" set for corner;

South 25 degrees 28 minutes 06 seconds West, a distance of 1.17 feet to a 1/2 iron rod with 3-1/4 inch aluminum disk stamped "Urban Strategy" "10164610" and "CCA" set for the beginning of a curve to the left, having a radius of 1172.95 feet, a central angle of 10 degrees 35 minutes 41 seconds, and a chord bearing and distance of South 22 degrees 09 minutes 30 seconds West, 216.58 feet;

With said curve to the left, an arc distance of 216.89 feet to a 1/2 iron rod with 3-1/4 inch aluminum disk stamped "Urban Strategy" "10164610" and "CCA" set for the intersection of the west R.O.W. line of said Midway Road, and the north R.O.W. line of Cochran Chapel Road (50 foot R.O.W., according to Volume 88216, Page 2276, M.R.D.C.T.), from which a 1/2 inch iron rod found for witness bears North 66 degrees 36 minutes 28 seconds West, a distance of 0.22 feet;

**THENCE** North 81 degrees 38 minutes 40 seconds West, with the north R.O.W. line of said Cochran Chapel Road, a distance of 188.11 feet to a 3/8 inch iron rod found for the southeast corner of a called 2.003 acre tract of land described to Ernie & Roxanne Sadau, by deed recorded in Instrument No. 202100333784, O.P.R.D.C.T.;

**THENCE** North 06 degrees 18 minutes 48 seconds East, with the east line of said Ernie & Roxanne Sadau tract, a distance of 416.34 feet to a 3/8 inch iron rod found for the northeast corner of said Ernie & Roxanne Sadau tract, from which a 3/4 inch iron rod found for witness bears North 81 degrees 10 minutes 58 seconds West, a distance of 0.82 feet;

**THENCE** South 89 degrees 38 minutes 44 seconds West, with the north line of said Ernie & Roxanne Sadau, and the north line of a called 2.068 acre tract of land described to Adam & Christy Blumenfeld, by deed recorded in Instrument No. 200600233267, O.P.R.D.C.T., a distance of 369.35 feet to a 1/2 inch iron rod with plastic yellow cap stamped "Roomie" for the southeast corner of Lot 6, said Bluffs at Cochran Chapel addition;

**THENCE** North 03 degrees 06 minutes 40 seconds West, with the east line of said Bluffs at Cochran Chapel addition, a distance of 387.01 feet to the **POINT OF BEGINNING**, and containing 309,655 square feet or 7.109 acres of land.

Line Table

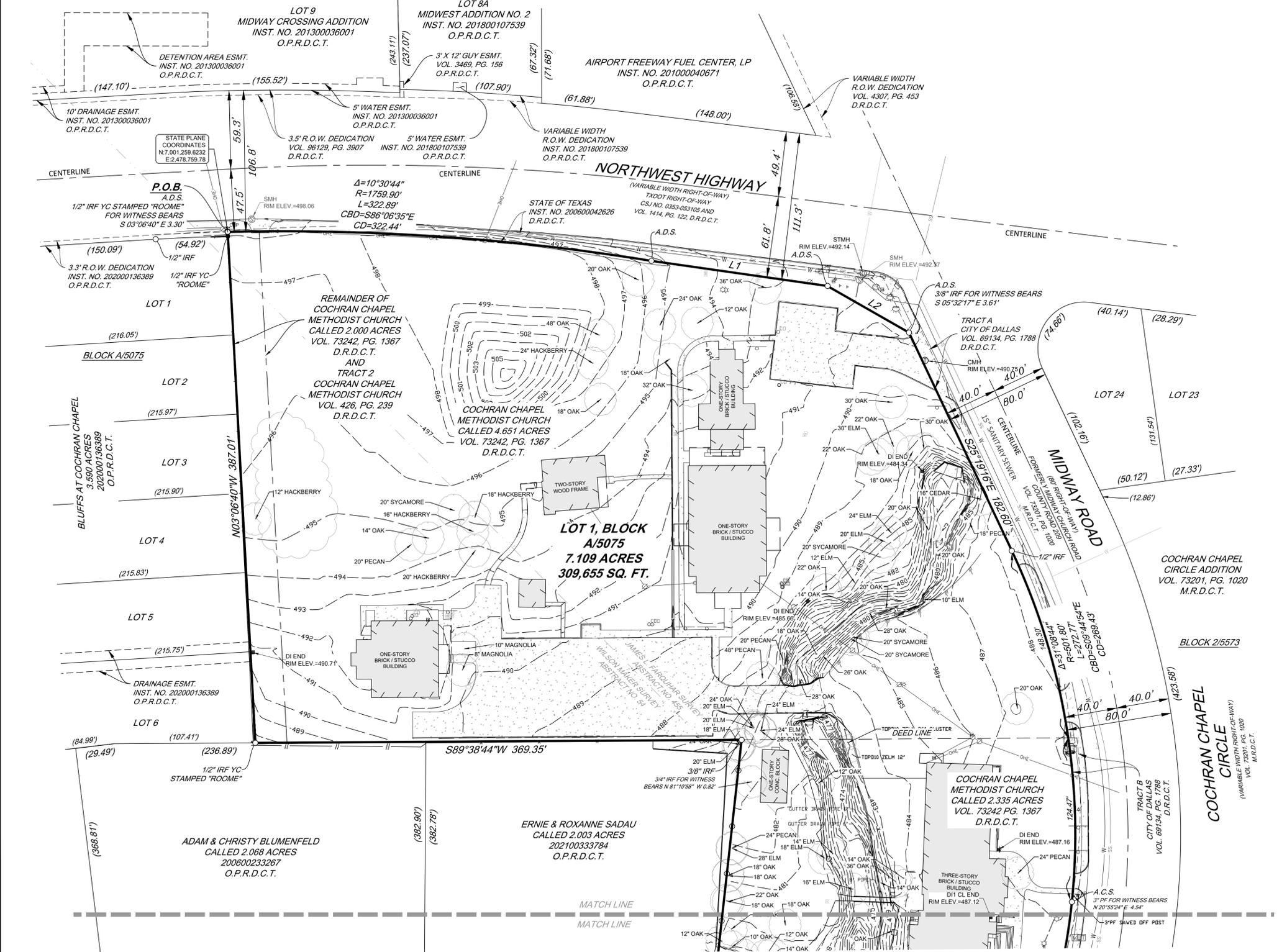
Line #	Direction	Length
L1	S 81°54'42" E	135.13'
L2	S 60°23'22" E	71.35'
L3	S 25°28'06" W	1.17'

Curve Table

Curve #	Delta	Radius	Length	Chord Bearing	Chord Distance
C1	15° 37' 52"	442.38'	120.69'	S 13°38'16" W	120.31'

**PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.**

**VICINITY MAP (NOT TO SCALE)**



**PRELIMINARY PLAT**

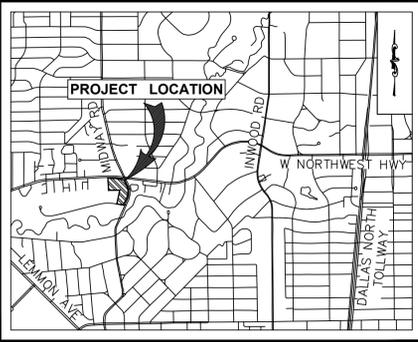
**COCHRAN CHAPEL ADDITION**  
LOT 1, BLOCK A/5075  
OUT OF THE  
JAMES L. FARQUHAR SURVEY, ABSTRACT NO. 455  
& WILSON BAKER SURVEY, ABSTRACT NO. 54  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S245-130  
ENGINEERING PLAN FILE NO. \_\_\_\_\_

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

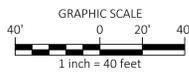
**SURVEYOR**  
MARK A. NACE, RPLS  
TEXAS LICENSE NO 5539  
URBAN STRATEGY  
1100 E. CAMPBELL, STE 210  
214-396-2339  
MARKN@URBANSTRATEGY.US  
TBPLS FIRM NO. 10194610

**DEVELOPER/ OWNER**  
COCHRAN CHAPEL UNITED  
METHODIST CHURCH  
CONTACT: DEBORAH COLE  
9027 MIDWAY ROAD  
DALLAS, TX 75209  
214-352-4889  
DEBORAHANCOLE@HOTMAIL.COM

FILE NAME: S:\231024-PRELIMINARY PLAT.DWG  
DATE PLOTTED: 07/20/2025 10:30:00 AM  
PLOTTER: HP DesignJet T1200  
PLOT DATE: 07/20/2025 10:30:00 AM



VICINITY MAP  
(NOT TO SCALE)



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— SIGN  
□ UNKNOWN VAULT  
○ TREE

**OWNER'S DEDICATION**

Now therefore, know all men by these presents:

That, **Cochran Chapel United Methodist Church**, acting by and through its duly authorized agent, Deborah Cole, does hereby adopt this plat, designating the herein described property as, **Cochran Chapel 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 roadway 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.

Owner: Cochran Chapel United Methodist Church

by: \_\_\_\_\_  
Deborah Cole

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 Deborah Cole, 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 \_\_\_ day of \_\_\_, 2025.

\_\_\_\_\_  
Notary Public, in and for said state

**SURVEYOR'S CERTIFICATE**

STATE OF TEXAS §  
COUNTY OF NAME §

I, **Mark A. Nace**, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded down 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 inumentation, evidence collected o 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.

\_\_\_\_\_  
Mark A. Nace  
Registered Professional Land Surveyor  
Texas Registration No. 5539

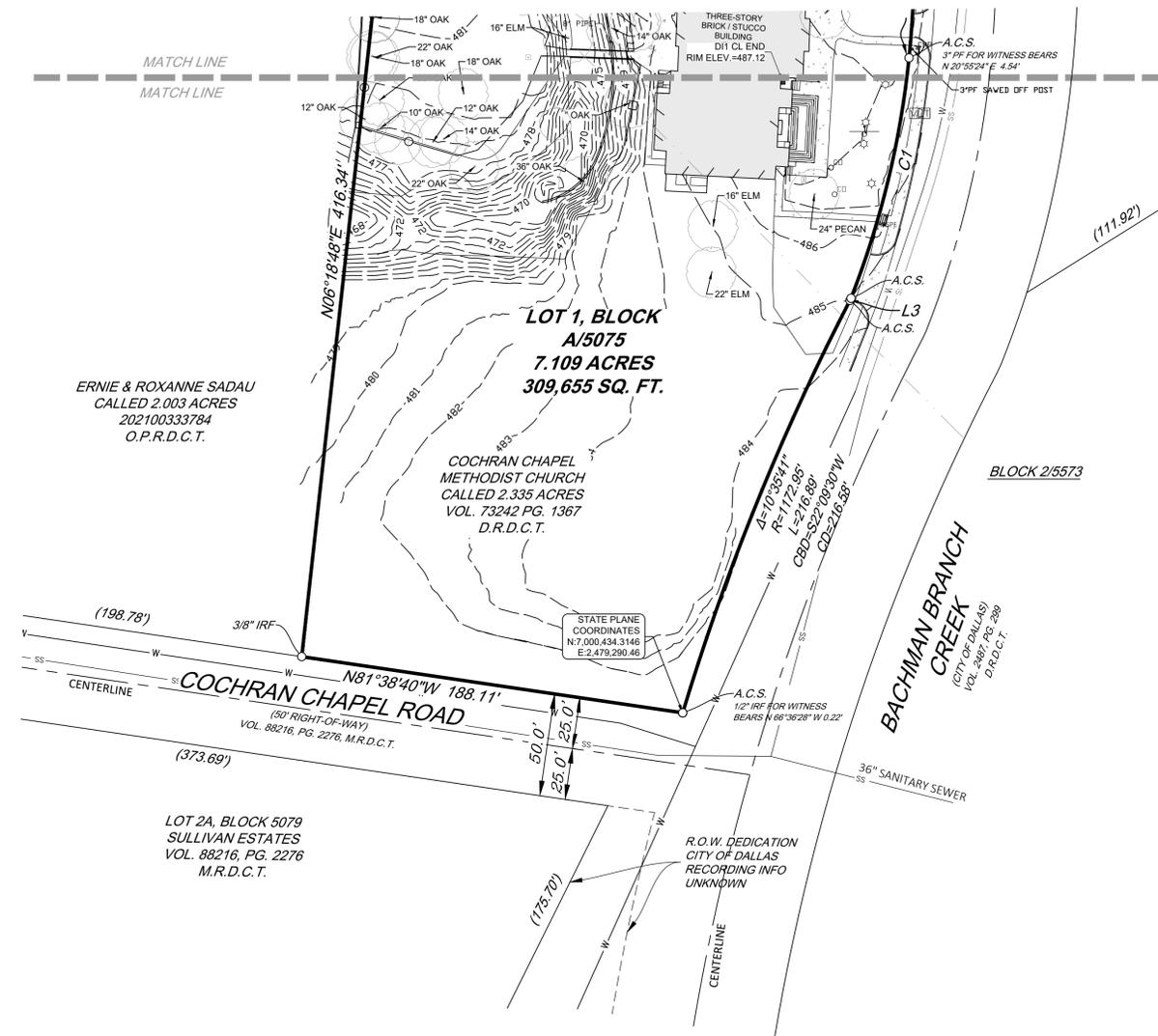
STATE OF TEXAS §  
COUNTY OF NAME §

Before me, the undersigned authority, a notary public in and for the said county and state, on this day personally appeared **Mark A. Nace**, 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 \_\_\_, 2025.

\_\_\_\_\_  
Notary Public, in and for the State of Texas

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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

**GENERAL NOTES**

- Basis of bearing is State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983, Adjustment Realization 2011.
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LOT 1, BLOCK A/5075  
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