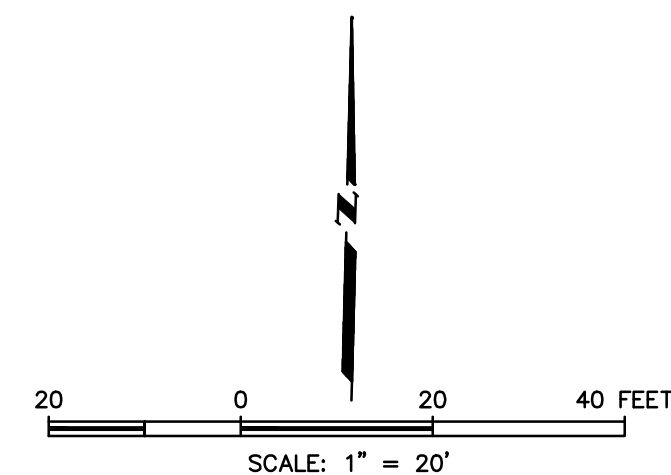




TV	CABLE TV MANHOLE
CM	COMMUNICATIONS MANHOLE
EB	ELEVATION BENCHMARK
GM	GAS MARKER FLAG
GS	GAS SIGN
EB	ELECTRIC BOX
LS	LIGHT STANDARD
EM	ELECTRIC MANHOLE
UP	UTILITY POLE
HP	HANDICAPPED PARKING SIGN
V	VACUUM
IV	IRRIGATION VALVE
SSC	SANITARY SEWER CLEAN OUT
SS	SANITARY SEWER MANHOLE
DS	STORM SEWER MANHOLE
TB	TRAFFIC BOLLARD
TRB	TRAFFIC BOX
TRW	CROSS WALK SIGNAL
TRM	TRAFFIC MANHOLE
U	UNIDENTIFIED MANHOLE
FH	FIRE HYDRANT
WM	WATER METER
WV	WATER VALVE
P.O.B.	POINT OF BEGINNING
OH	OVERHEAD ELECTRIC LINE
C.M.	CONTROLLING MONUMENT
IRFC	IRON ROD WITH CAP FOUND
PKF	PK NAIL FOUND
XF	"X" CUT IN CONCRETE FOUND
IRSC	1/2" IRON ROD W/ YELLOW PLASTIC CAP STAMPED "VOTEX SURVEYING" SET
MNS	MAG NAIL W/STEEL WASHER STAMPED "VOTEX SURVEYING" SET
PFC	POINT FOR CORNER (UNABLE TO FIND OR SET)

"ZONE X" OTHER AREAS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN



**OWNER**  
CDA INVESTMENTS INC.  
CONTACT: CHANDER DUGGAL  
2405 E. HIGHWAY 121  
LEWISVILLE, TEXAS 75056  
PH. (214) 315-0588  
EMAIL: Cmduggal@yahoo.com

VOTEX SURVEYING COMPANY - TBPLS FIRM NO. 10013600  
10440 N. CENTRAL EXPWY, STE. 800 DALLAS, TEXAS 75231  
PH. (469) 333-8831; candy@votexsurveying.com  
PROJECT NO. 2022-044 SHEET 1 OF 2

OWNER'S CERTIFICATE

STATE OF TEXAS §  
COUNTY OF DALLAS §

WHEREAS CDA Investments, Inc. are the owners of a tract of land situated in the Edward Wilburn Survey, Abstract No. 1583, City Block 7437, Official Block Numbers of the City of Dallas, Dallas County, Texas, being all of that certain tract of land conveyed to CDA Investments, Inc. deed recorded in Instrument No. 201000296938, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.) and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with yellow cap stamped "RPLS 1810" found for corner in the north right-of-way line of L.B.J. Freeway (Interstate 635; a variable width right-of-way) and the east line of said CDA Investments tract; said point being the southwest corner of Lot 3B, Block A/7437, Walgreen's Preston L.B.J. Addition No. 2, an addition to the City of Dallas, Texas, according to the plat thereof recorded in Instrument No. 201100158017, O.P.R.D.C.T. and the northeast corner of a tract of land conveyed to the State of Texas by deed recorded in Instrument No. 20080323734, Official Public Records, Dallas County, Texas;

THENCE with said north right-of-way line of L.B.J. Freeway, the following courses and distances:

N 80°43'07" W, a distance of 98.08 feet to a point for corner;

N 73°21'41" W, a distance of 23.97 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" set for corner at the south end of a right-of-way corner clip at the intersection of said north right-of-way line of L.B.J. Freeway with the east right-of-way line of Preston Road (State Highway No. 289; a variable width right-of-way);

THENCE N 28°15'42" W, with said right-of-way corner clip, a distance of 21.47 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" set at the north corner of said right-of-way corner clip;

THENCE N 06°24'44" W, with said east right-of-way line of Preston Road, a distance of 108.02 feet to a mag nail with washer stamped "VOTEX SURVEYING" set for corner in the south line of Lot 5, Block A/7437, Walgreen's Preston L.B.J. Addition, an addition to the City of Dallas, Texas, according to the plat thereof recorded in Volume 2001157, Page 52, Deed Records, Dallas County, Texas and the north line of said CDA Investments tract;

THENCE N 89°06'10" E, with the common line of said Lot 5 and said CDA Investments tract, a distance of 139.88 feet to a mag nail with washer stamped "VOTEX SURVEYING" set for corner in said south line of Lot 5 at the northwest corner of Lot 4, Block A of said Walgreen's Preston L.B.J. Addition and the northeast corner of said CDA Investments tract;

THENCE S 00°48'26" E, with the common line of said Lot 4 and said CDA Investments tract, at a distance of 82.52 feet passing the northwest corner of said Lot 3B and continuing with the common line of said Lot 3B and said CDA Investments tract for a total distance of 151.14 feet to the POINT OF BEGINNING and containing 18,461 square feet or 0.424 acres of land, more or less.

SURVEYOR'S STATEMENT

I, Candy Hone, 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 \_\_\_\_\_, 2022.

PRELIMINARY

RELEASED 12/9/2022 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE  
RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED  
UPON AS A FINAL SURVEY DOCUMENT.

Candy Hone, Registered Professional Land Surveyor, No. 5867  
Votex Surveying Company - Firm No. 10013600 - (469) 333-8831

STATE OF TEXAS §  
COUNTY OF DALLAS §

Before me, the undersigned, a Notary Public in and for the County and State on this day personally appeared Candy Hone, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ of \_\_\_\_\_, 2022.

Notary Public, State of Texas

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That \_\_\_\_\_, acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein described property as **CDA INVESTMENTS 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, Texas.

WITNESS my hand this the \_\_\_\_ day of \_\_\_\_\_, 2022.

By: CDA INVESTMENTS, INC.

Chander Duggal, President

STATE OF TEXAS §  
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the County and State on this day personally appeared Chander Duggal, 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 purpose and consideration therein and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public, State of Texas

WITNESS my hand this the \_\_\_\_ day of \_\_\_\_\_, 2022.

PRELIMINARY PLAT  
CDA INVESTMENTS  
ADDITION

LOTS 1, BLOCK A/7437  
0.424 ACRES

OUT OF THE  
EDWARD WILBURN SURVEY, ABSTRACT NO. 1583  
CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY  
PLAN FILE NO. S223-046

OWNER  
CDA INVESTMENTS INC.  
CONTACT: CHANDER DUGGAL  
2405 E. HIGHWAY 121  
LEWISVILLE, TEXAS 75056  
PH. (214) 315-0588  
EMAIL: Cmduggal@yahoo.com

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