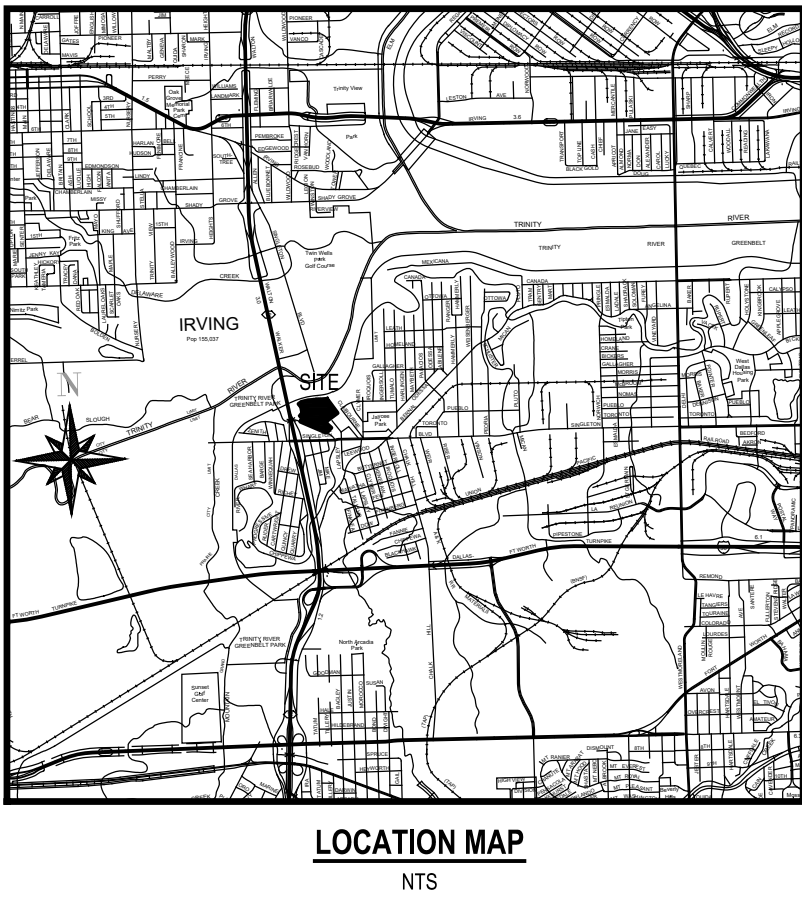
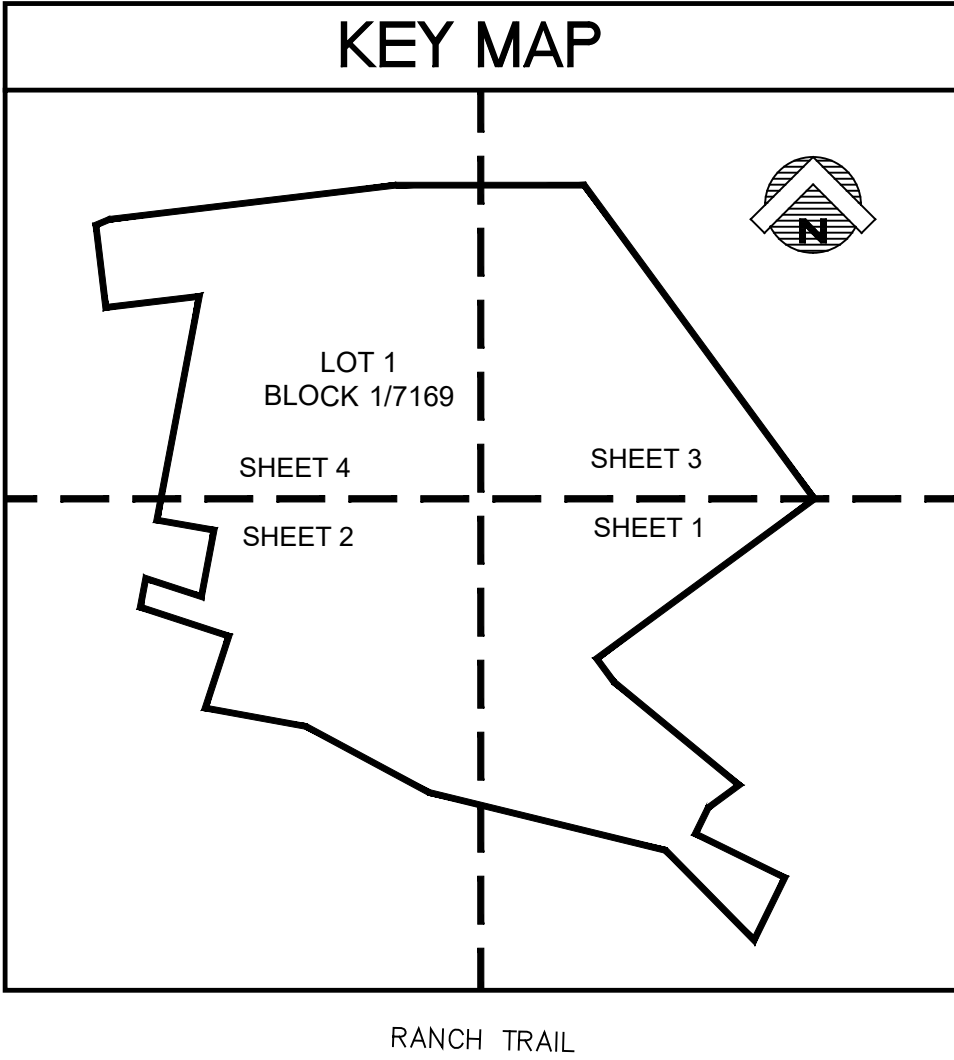


WATER LINE (SEE SHEET 2)

STATE PLANE COORDINATES
N= 6970861.05
E= 2456373.23



- LEGEND:
- IRF - IRON ROD FOUND
 - IRFC - IRON ROD FOUND CAPPED
 - R.O.W. - RIGHT-OF-WAY
 - CM - CONTROLLING MONUMENT
 - 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
 - INST. NO. - INSTRUMENT NUMBER
 - P.O.B. - POINT OF BEGINNING
 - FND - FOUND
 - ESMT- EASEMENT
 - VOL. - VOLUME
 - PG. - PAGE
 - C.U.D. - COMMUNITY UNIT DEVELOPMENT
 - F.M.M. - FLOODWAY MONUMENT SET
 - MON SET - 3 1/4" METAL CAP STAMPED "CORE COLD STORAGE ADDITION RPLS NO. 1740"

- GENERAL NOTES:
1. BASIS OF BEARING - THE BASIS OF BEARING OF THIS SURVEY IS TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.
 2. LOT-TO-LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
 3. THE PURPOSE OF THIS PLAT IS TO CONVERT 133 RESIDENTIAL LOTS INTO ONE COMMERCIAL LOT AND REMOVE ALL PLATTED LINES AND EASEMENTS.
 4. COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
 5. NO STRUCTURES ON PROPERTY. ANY FLATWORK CROSSING PROPERTY LINE WILL BE REMOVED.
 6. TXDOT APPROVAL MAY BE REQUIRED FOR ANY DRIVEWAY MODIFICATION OR NEW ACCESS POINT(S).

PRELIMINARY PLAT
CORE COLD STORAGE ADDITION

LOT 1, BLOCK 1/7169
SITUATED IN THE M. AND R. REYNOLDS SURVEY, ABSTRACT NO. 1227 AND
IN THE B.B.B. & C. RAILROAD COMPANY SURVEY, ABSTRACT NO. 207,
DALLAS COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN LOT 16,
BLOCK A/7169 AND ALL OF THOSE CERTAIN LOTS 1 THROUGH 7, BLOCK B/7169, LOTS 1 THROUGH
50, BLOCK C/7169, LOTS 1 THROUGH 27, BLOCK D/7169, LOTS 1 THROUGH 23, BLOCK E/7169, LOTS
9 THROUGH 28, BLOCK F/7169 AND ALL OF THOSE CERTAIN LOTS 9 THROUGH 13, BLOCK G/7169,
JOE IRWIN ADDITION NO. 5, AN ADDITION TO THE CITY OF DALLAS,
DALLAS COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN
VOLUME 11, PAGE 13, PLAT RECORDS, DALLAS COUNTY, TEXAS, AND
21.354 ACRE TRACT OF AND ALSO BEING A PORTION OF LOGAN DRIVE, A
50' RIGHT-OF-WAY, ALL OF MARCOLE STREET, A 50' RIGHT-OF-WAY, A PORTION OF WILSON
STREET, A 50' RIGHT-OF-WAY, ALL OF LACOLEMAN STREET, A 50' RIGHT-OF-WAY, A PORTION OF
LAPSEY AVENUE, A 50' RIGHT-OF-WAY AN A PORTION OF BLANDY STREET, A 50' RIGHT-OF-WAY,
AND 21.354 ACRE TRACT BEING A PORTION OF A 15' ALLEY AND A PORTION OF A 100 FOOT WIDE
DALLAS POWER AND LIGHT COMPANY RIGHT-OF-WAY EASEMENT
CITY PLAN FILE NO. S234-095
ENGINEER PLAN NO. 311T-_____

PAGE 1 OF 5

OWNER/DEVELOPER:
AR & PR LLC
11204 HARRY HINES BLVD.
DALLAS, TX 75229
PHONE: 214-876-9455
AZIZ SHIVJI

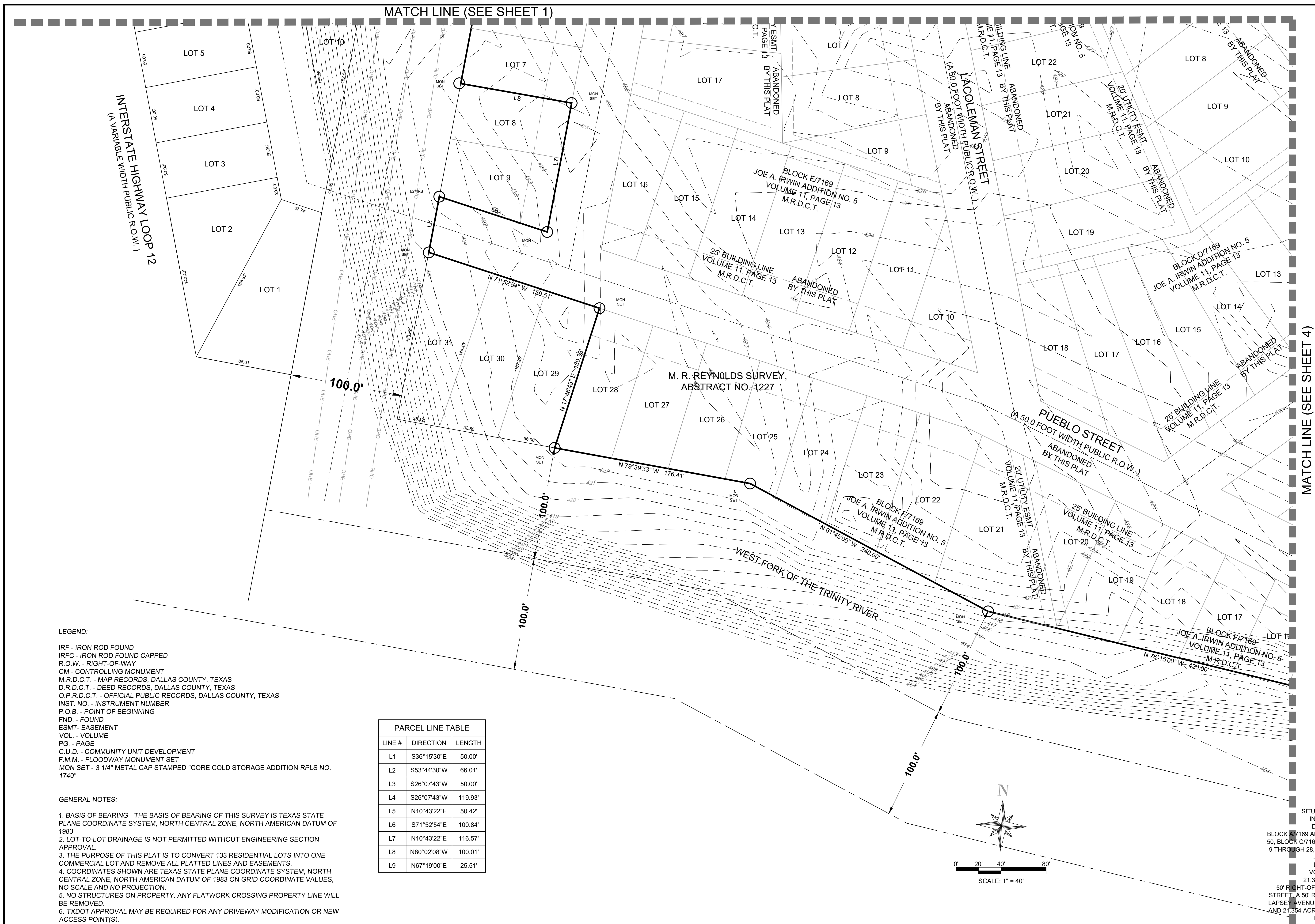
NO.	DATE	REVISION
1.		
2.		
3.		

CENTRO RESOURCES
TBPS No. 10193888

1475 HERITAGE PKWY., STE 217
MANSFIELD, TEXAS 76063

(817) 354-1445
(817) 798-4039 CELL
surveygroup@att.net

JOB NO.:	23-110
DATE:	APRIL 2, 2024
SCALE:	1" = 80'
DRAWN BY:	RM





























MATCH LINE (SEE SHEET 4)

PRELIMINARY PLAT
CORE COLD STORAGE ADDITION
LOT 1, BLOCK 1/7169

SITUATED IN THE M. AND R. REYNOLDS SURVEY, ABSTRACT NO. 1227 AND
IN THE B.B. & C. RAILROAD COMPANY SURVEY, ABSTRACT NO. 207,
DALLAS COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN LOT 16,
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9 THROUGH 28, BLOCK F/7169 AND ALL OF THOSE CERTAIN LOTS 9 THROUGH 13, BLOCK G/7169,
JOE IRWIN ADDITION NO. 5, AN ADDITION TO THE CITY OF DALLAS,
DALLAS COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN
VOLUME 11, PAGE 13; PLAT RECORDS, DALLAS COUNTY, TEXAS. AND
21.354 ACRE TRACT OF AND ALSO BEING A PORTION OF LOGAN DRIVE, A
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STREET, A 50' RIGHT-OF-WAY, ALL OF LACOLEMAN STREET, A 50' RIGHT-OF-WAY, A PORTION OF
LAPSEY AVENUE, A 50' RIGHT-OF-WAY AN A PORTION OF BLANDY STREET, A 50' RIGHT-OF-WAY,
AND 21.354 ACRE TRACT BEING A PORTION OF A 15' ALLEY AND A PORTION OF A 100 FOOT WIDE
DALLAS POWER AND LIGHT COMPANY RIGHT-OF-WAY EASEMENT
CITY PLAN FILE NO. S234-095
ENGINEER PLAN NO. 311T-

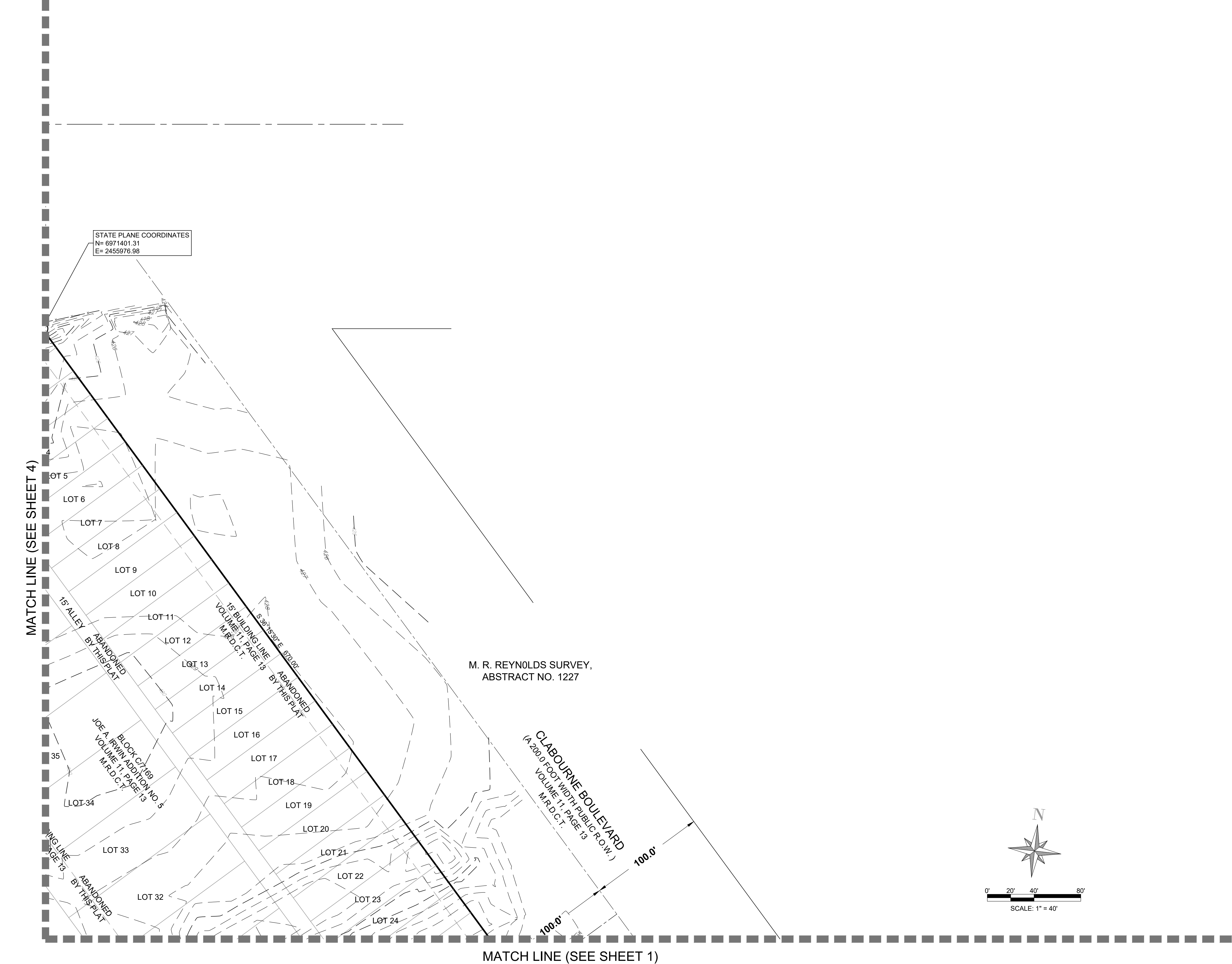
PAGE 2 OF 5

LEGEND			
	GAS METER		FIRE HYDRANT
	GAS VALVE		WATER METER
	TELEPHONE PEDESTAL		BOLLARD
	POWER POLE		WATER VALVE
	DOWN GUY		TRANSFORMER PAD
	S.S. MAN HOLE		ELECTRIC MANHOLE
	CLEAN OUT		STORM DRAIN MAN HOLE
	MONITORING WELL		TRAFFIC SIGNAL POLE
	TRAFFIC SIGNAL BOX		SWB MAN HOLE
	GAS LINE MARKER		TREE
	VAULT		CONCRETE
	TELEPHONE MANHOLE		LIGHT POLE
			TYPICAL FENCE
			ELECTRIC BOX

OWNER/DEVELOPER:
AR & PR LLC
11204 HARRY HINES BLVD.
DALLAS, TX 75229
PHONE: 214-876-9455
AZIZ SHIVJI

NO.	DATE	REVISION
1.		
2.		
3.		

<div style="text-align: center;"> <h1><i>CENTRO RESOURCES</i></h1> <p>TBPS No. 10193888</p> </div>	JOB NO.: 23-110
	DATE: APRIL 2, 2024
1475 HERITAGE PKWY., STE 217 MANSFIELD, TEXAS 76063	SCALE: 1" = 80'
	DRAWN BY: RM

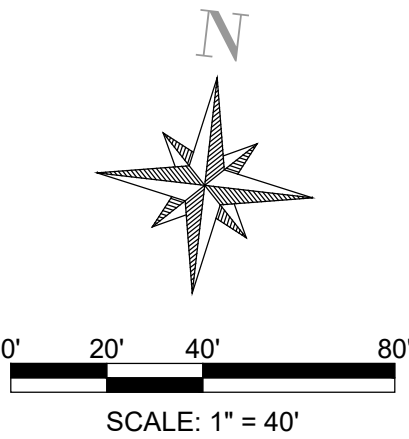


LEGEND:

IRF - IRON ROD FOUND
IRFC - IRON ROD FOUND CAPPED
R.O.W. - RIGHT-OF-WAY
CM - CONTROLLING MONUMENT
M.R.D.C.T. - MAP RECORDS, DALLAS COUNTY, TEXAS
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C.U.D. - COMMUNITY UNIT DEVELOPMENT
F.M.M. - FLOODWAY MONUMENT SET
MON SET - 3 1/4" METAL CAP STAMPED "CORE COLD STORAGE ADDITION RPLS NO. 1740"

GENERAL NOTES:

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6. TXDOT APPROVAL MAY BE REQUIRED FOR ANY DRIVEWAY MODIFICATION OR NEW ACCESS POINT(S).



PRELIMINARY PLAT
CORE COLD STORAGE ADDITION
LOT 1, BLOCK 1/7169

SITUATED IN THE M. AND R. REYNOLDS SURVEY, ABSTRACT NO. 1227 AND IN THE B.B.B. & C. RAILROAD COMPANY SURVEY, ABSTRACT NO. 207, DALLAS COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN LOT 16, BLOCK A/7169 AND ALL OF THOSE CERTAIN LOTS 1 THROUGH 7, BLOCK B/7169, LOTS 1 THROUGH 50, BLOCK C/7169, LOTS 1 THROUGH 27, BLOCK D/7169, LOTS 1 THROUGH 23, BLOCK E/7169, LOTS 9 THROUGH 28, BLOCK F/7169 AND ALL OF THOSE CERTAIN LOTS 9 THROUGH 13, BLOCK G/7169, JOE IRWIN ADDITION NO. 5, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 11, PAGE 13, PLAT RECORDS, DALLAS COUNTY, TEXAS. AND 21.354 ACRE TRACT OF AND ALSO BEING A PORTION OF LOGAN DRIVE, A 50' RIGHT-OF-WAY, ALL OF MARCOLE STREET, A 50' RIGHT-OF-WAY, A PORTION OF WILSON STREET, A 50' RIGHT-OF-WAY, ALL OF LACOLEMAN STREET, A 50' RIGHT-OF-WAY, A PORTION OF LAPSEY AVENUE, A 50' RIGHT-OF-WAY AN A PORTION OF BLANDY STREET, A 50' RIGHT-OF-WAY, AND 21.354 ACRE TRACT BEING A PORTION OF A 15' ALLEY AND A PORTION OF A 100 FOOT WIDE DALLAS POWER AND LIGHT COMPANY RIGHT-OF-WAY EASEMENT

CITY PLAN FILE NO. S234-095
ENGINEER PLAN NO. 311T-_____

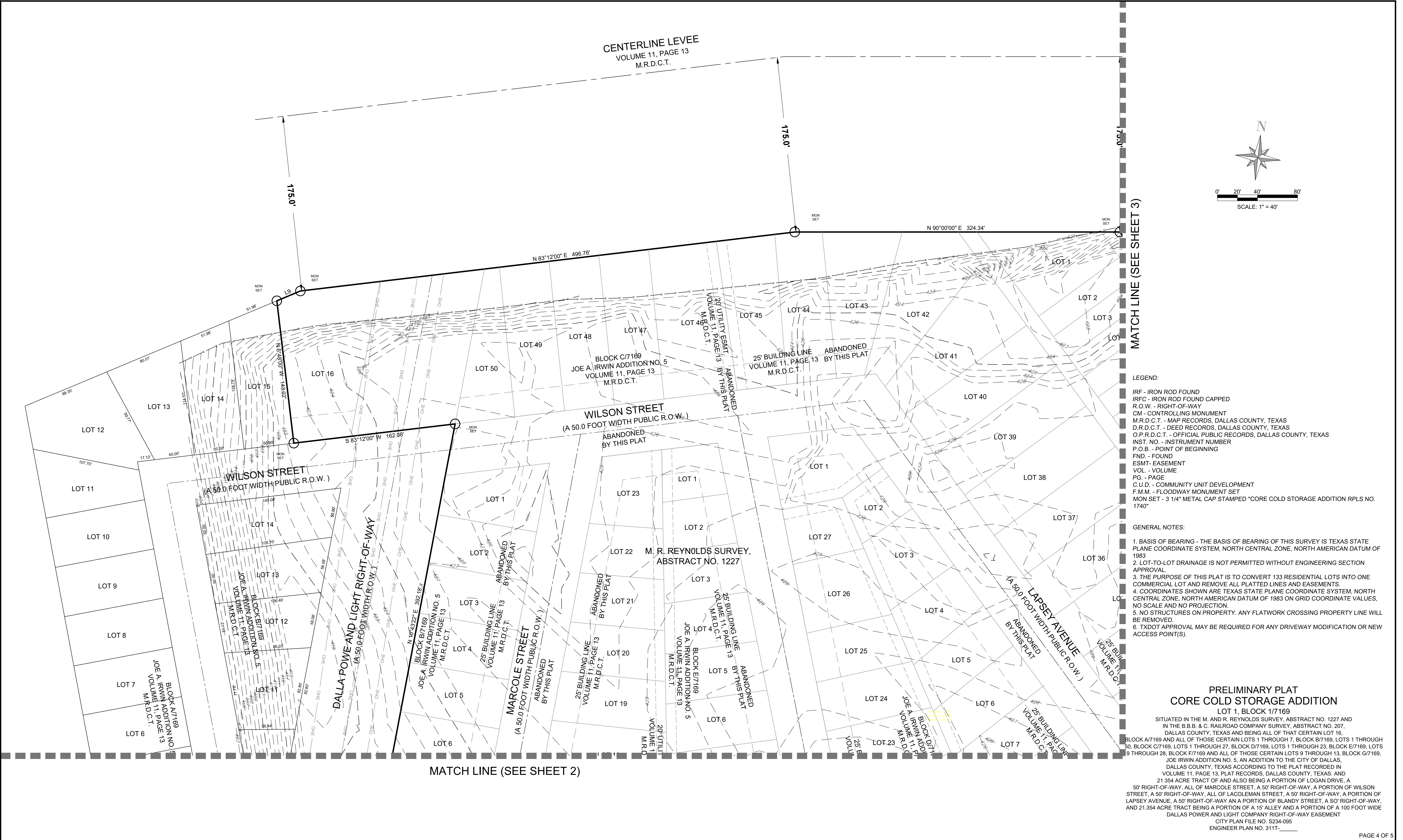
LEGEND					
	GAS METER		FIRE HYDRANT		MONITORING WELL
	GAS VALVE		WATER METER		TRAFFIC SIGNAL POLE
	TELEPHONE PEDESTAL		BOLLARD		TRAFFIC SIGNAL BOX
	POWER POLE		WATER VALVE		SWB MAN HOLE
	DOWN GUY		TRANSFORMER PAD		GAS LINE MARKER
	S.S. MAN HOLE		ELECTRIC MANHOLE		VAULT
	CLEAN OUT		STORM DRAIN MAN HOLE		TELEPHONE MANHOLE
	SIGN		LIGHT POLE		TYPICAL FENCE
	CONCRETE		TREE		ELECTRIC BOX

OWNER/DEVELOPER:
AR & PR LLC
11204 HARRY HINES BLVD.
DALLAS, TX 75229
PHONE: 214-876-9455
AZIZ SHIVJI

NO.	DATE	REVISION
1.		
2.		
3.		

CENTRO RESOURCES TBPS No. 10193888	
1475 HERITAGE PKWY., STE 217 MANSFIELD, TEXAS 76063	(817) 354-1445 (817) 798-4039 CELL surveygroup@att.net

JOB NO.:	23-110
DATE:	APRIL 2, 2024
SCALE:	1" = 80'
DRAWN BY:	RM



LEGEND					
	GAS METER		FIRE HYDRANT		MONITORING WELL
	GAS VALVE		WATER METER		TRAFFIC SIGNAL POLE
	TELEPHONE PEDESTAL		BOLLARD		TYPICAL FENCE
	POWER POLE		WATER VALVE		SWB MAN HOLE
	DOWN GUY		TRANSFORMER PAD		GAS LINE MARKER
	S.S. MAN HOLE		ELECTRIC MANHOLE		VAULT
	CLEAN OUT		STORM DRAIN MAN HOLE		TELEPHONE MANHOLE
	SIGN		LIGHT POLE		CONCRETE
	TREE		ELECTRIC BOX		

OWNER/DEVELOPER:
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1475 HERITAGE PKWY., STE 217 MANSFIELD, TEXAS 76063		(817) 354-1445 (817) 798-4039 CELL surveygroup@att.net	DRAWN BY: RM

OWNER'S CERTIFICATE

STATE OF TEXAS ~
COUNTY OF DALLAS ~

WHEREAS AR & PR LLC IS THE SOLE OWNERS OF A 21.354 ACRE TRACT OF LAND OUT OF THE M. AND R. REYNOLDS SURVEY, ABSTRACT NO. 1227 AND IN THE B.B.B. & C. RAILROAD COMPANY SURVEY, ABSTRACT NO. 207, CITY BLOCK 8500 IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN LOT 16, BLOCK A/7169 AND ALL OF THOSE CERTAIN LOTS 1 THROUGH 7, BLOCK B/7169, LOTS 1 THROUGH 50, BLOCK C/7169, LOTS 1 THROUGH 27, BLOCK D/7169, LOTS 1 THROUGH 23, BLOCK E/7169, LOTS 9 THROUGH 28, BLOCK F/7169 AND ALL OF THOSE CERTAIN LOTS 9 THROUGH 13, BLOCK G/7169, JOE IRWIN ADDITION NO. 5, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 11, PAGE 13, PLAT RECORDS, DALLAS COUNTY, TEXAS, AND 21.354 ACRE TRACT OF AND ALSO BEING A PORTION OF LOGAN DRIVE, A 50' RIGHT-OF-WAY, ALL OF MARCOLE STREET, A 50' RIGHT-OF-WAY, A PORTION OF WILSON STREET, A 50' RIGHT-OF-WAY, ALL OF LACOLEMAN STREET, A 50' RIGHT-OF-WAY, A PORTION OF LAPSEY AVENUE, A 50' RIGHT-OF-WAY AN A PORTION OF BLANDY STREET, A 50' RIGHT-OF-WAY, AND 21.354 ACRE TRACT BEING A PORTION OF A 15' ALLEY AND A PORTION OF A 100 FOOT WIDE DALLAS POWER AND LIGHT COMPANY RIGHT-OF-WAY EASEMENT, BEING AL OF THAT CERTAIN TRACT OF LAND CONVEYED TO AR & PR LLC BY GENERAL WARRANTY DEED AS RECORDED IN INSTRUMENT NO. 202300084287, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 27, BLOCK C/7169 AND BEING AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID BLANDY STREET WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF CLAIBOURNE BOULEVARD;

THENCE SOUTH 53 DEGREES 44 MINUTES 30 SECONDS WEST, ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID BLANDY STREET, A DISTANCE OF 465.01 TO A CITY OF DALLAS MONUMENT SET FOR CORNER;

THENCE SOUTH 36 DEGREES 15 MINUTES 30 SECONDS EAST, OVER AND ACROSS SAID BLANDY STREET, A DISTANCE OF 50.00 FEET TO A CITY OF DALLAS MONUMENT SET FOR CORNER, SAID POINT BEING THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID BLANDY STREET AND BEING THE NORTHEAST CORNER OF SAID LOT 9, BLOCK C/7169;

THENCE SOUTH 50 DEGREES 32 MINUTES 53 SECONDS EAST, ALONG THE EASTERLY LINE OF SAID LOTS 9-13, BLOCK G/7169, A DISTANCE OF 279.53 FEET TO A CITY OF DALLAS MONUMENT SET FOR CORNER, SAID POINT BEING THE EAST CORNER OF SAID LOT 13, BLOCK G/7169;

THENCE SOUTH 53 DEGREES 44 MINUTES 30 SECONDS WEST, ALONG THE SOUTHERLY LINE OF SAID LOT13, BLOCK G/7169, A DISTANCE OF 68.01 FEET TO A CITY OF DALLAS MONUMENT SET FOR CORNER, SAID POINT BEING THE SOUTHEAST CORNER OF SAID LOT 13, BLOCK G/7169, SAME POINT BEING IN THE NORTHERLY RIGHT-OF-WAY LINE OF SAID LOGAN DRIVE;

THENCE SOUTH 26 DEGREES 07 MINUTES 43 SECONDS WEST, OVER AND ACROSS LOGAN DRIVE, A DISTANCE OF 50.00 FEET TO A CITY OF DALLAS MONUMENT SET FOR CORNER, SAID POINT BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID LOGAN DRIVE, SAME POINT BEING IN THE NORTHERLY LINE OF SAID LOT 12, BLOCK F/7169;

THENCE SOUTH 63 DEGREES 52 MINUTES 17 SECONDS EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID LOGAN DRIVE, A DISTANCE OF 171.41 FEET TO A CITY OF DALLAS MONUMENT SET FOR CORNER, SAID POINT BEING THE NORTHEAST CORNEROF SAID LOT 9, BLOCK F/7169;

THENCE SOUTH 26 DEGREES 07 MINUTES 43 SECONDS WEST, ALONG THE EASTERLY LINE OF SAID LOT 9, BLOCK F/7169, A DISTANCE OF 119.93 FEET TO A CITY OF DALLAS MONUMENT SET FOR CORNER, SAID POINT BEING THE SOUTHEAST CORNER OF SAID LOT 9, BLOCK F/7169, SAME POINT BEING ON THE HIGH BANK OF THE WEST FORK OF THE TRINITY RIVER;

THENCE NORTH 44 DEGREES 35 MINUTES 00 SECONDS WEST, ALONG THE SOUTHERLY LINE OF SAID BLOCK F/7169 AND THE HIGH BANK OF THE WEST FORK OF THE TRINITY RIVER, A DISTANCE OF 217.18 FEET TO A CITY OF DALLAS MONUMENT SET FOR CORNER, SAID POINT BEING AN ANGLE POINT,

THENCE NORTH 76 DEGREES 15 MINUTES 00 SECONDS WEST, CONTINUING ALONG THE SOUTHERLY LINE OF SAID BLOCK F/7169 AND THE HIGH BANK OF THE WEST FORK OF THE TRINITY RIVER, A DISTANCE OF 420.00 FEET TO A CITY OF DALLAS MONUMENT SET FOR CORNER, SAID POINT BEING AN ANGLE POINT;

THENCE NORTH 61 DEGREES 45 MINUTES 00 SECONDS WEST, CONTINUING ALONG THE SOUTHERLY LINE OF SAID BLOCK F/7169 AND THE HIGH BANK OF THE WEST FORK OF THE TRINITY RIVER, A DISTANCE OF 240.00 FEET TO A CITY OF DALLAS MONUMENT SET FOR CORNER, SAID POINT BEING AN ANGLE POINT;

THENCE NORTH 79 DEGREES 39 MINUTES 33 SECONDS WEST, CONTINUING ALONG THE SOUTHERLY LINE OF SAID BLOCK F/7169 AND THE HIGH BANK OF THE WEST FORK OF THE TRINITY RIVER, A DISTANCE OF 280.47 FEET TO A CITY OF DALLAS MONUMENT SET FOR CORNER, SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 28, BLOCK F/7169;

THENCE NORTH 17 DEGREES 46 MINUTES 45 SECONDS EAST, DEPARTING THE HIGH BANK OF THE WEST FORK OF THE TRINITY RIVER AND ALONG THE WESTERLY LINE OF SAID LOT 28, BLOCK F/7169, A DISTANCE OF 130.33 FEET TO A CITY OF DALLAS MONUMENT SET FOR CORNER, SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 28, BLOCK F/7169, SAME POINT BEING IN THE SOUTHERLY RIGHT-OF-WAY LINE OF LOGAN DRIVE, NOW KNOWN AS PUEBLO DRIVE;

THENCE NORTH 71 DEGREES 52 MINUTES 54 SECONDS WEST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID PUEBLO DRIVE, A DISTANCE OF 159.51 FEET TO A CITY OF DALLAS MONUMENT SET FOR CORNER, SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 31, BLOCK F/7169, SAME POINT BEING IN THE EASTERLY LINE OF SAID 100 FOOT WIDE DALLAS POWER AND LIGHT COMPANY RIGHT-OF-WAY EASEMENT;

THENCE NORTH 10 DEGREES 43 MINUTES 22 SECONDS EAST, ALONG THE EASTERLY LINE OF SAID 100 FOOT WIDE DALLAS POWER AND LIGHT COMPANY RIGHT-OF-WAY EASEMENT, A DISTANCE OF 50.42 FEET TO A CITY OF DALLAS MONUMENT SET FOR CORNER, SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 9, BLOCK B/7169;

THENCE SOUTH 71 DEGREES 52 MINUTES 54 SECONDS EAST, DEPARTING THE EASTERLY LINE OF SAID 100 FOOT WIDE DALLAS POWER AND LIGHT COMPANY RIGHT-OF-WAY EASEMENT AND ALONG THE SOUTHERLY LINE OF SAID LOT 9, BLOCK B/7169, A DISTANCE OF 100.84 FEET TO A CITY OF DALLAS MONUMENT SET FOR CORNER, SAID POINT BEING THE SOUTHEAST CORNER OF SAID LOT 9, BLOCK B/7169, SAME POINT BEING IN THE WESTERLY RIGHT-OF-WAY LINE OF SAID MARCOLE STREET;

THENCE NORTH 10 DEGREES 43 MINUTES 22 SECONDS EAST, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID MARCOLE STREET, A DISTANCE OF 116.57 FEET TO A CITY OF DALLAS MONUMENT SET FOR CORNER, SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 8, BLOCK B/7169, SAME POINT BEING THE SOUTHEAST CORNER OF SAID LOT 7, BLOCK B/7169;

THENCE NORTH 80 DEGREES 02 MINUTES 08 SECONDS WEST, ALONG THE NORTHERLY LINE OF SAID LOT 8, BLOCK B/7169 AND THE SOUTHERLY LINE OF SAID LOT 7, BLOCK B/7169, A DISTANCE OF 100.01 FEET TO A CITY OF DALLAS MONUMENT SET FOR CORNER, SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 7, BLOCK B/7169, SAME POINT BEING THE NORTHWEST CORNER OF SAID LOT 8, BLOCK B/7169, SAID POINT BEING IN THE EASTERLY LINE OF SAID 100 FOOT WIDE DALLAS POWER AND LIGHT COMPANY RIGHT-OF-WAY EASEMENT;

THENCE NORTH 10 DEGREES 43 MINUTES 22 SECONDS EAST, CONTINUING ALONG THE EASTERLY LINE OF SAID 100 FOOT WIDE DALLAS POWER AND LIGHT COMPANY RIGHT-OF-WAY EASEMENT, A DISTANCE OF 392.18 FEET TO A CITY OF DALLAS MONUMENT SET FOR CORNER, SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 50, BLOCK C/7169, SAME POINT BEING IN THE NORTHERLY RIGHT-OF-WAY LINE OF SAID WILSON STREET;

THENCE SOUTH 83 DEGREES 12 MINUTES 00 SECONDS WEST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID WILSON STREET, A DISTANCE OF 162.08 FEET TO A CITY OF DALLAS MONUMENT SET FOR CORNER, SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 16, BLOCK C/7169, SAME POINT BEING THE SOUTHEAST CORNER OF SAID LOT 15, BLOCK C/7169;

THENCE NORTH 06 DEGREES 48 MINUTES 00 SECONDS WEST, ALONG THE WESTERLY LINE OF SAID LOT 16, BLOCK C/7169, A DISTANCE OF 143.02 FEET TO A CITY OF DALLAS MONUMENT SET FOR CORNER, SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 16, BLOCK C/7169, SAME POINT BEING THE NORTHEAST CORNER OF SAID LOT 15, BLOCK C/7169, SAME POINT BEING IN THE SOUTHERLY SOUTHERLY LINE OF A LEVEE AS RECORDED IN VOLUME 11, PAGE 13, MAP RECORDS, DALLAS COUNTY, TEXAS;

THENCE NORTH 67 DEGREES 19 MINUTES 00 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID LEVEE AND THE NORTHERLY LINE OF SAID BLOCK C/7169, A DISTANCE OF 25.51 FEET TO A CITY OF DALLAS MONUMENT SET FOR CORNER, SAID POINT BEING AN ANGLE POINT OF SAID LOT 16, BLOCK C/7169;

THENCE NORTH 83 DEGREES 12 MINUTES 00 SECONDS EAST, CONTINUING ALONG THE SOUTHERLY LINE OF SAID LEVEE AND THE NORTHERLY LINE OF SAID BLOCK C/7169, A DISTANCE OF 496.72 FEET TO A CITY OF DALLAS MONUMENT SET FOR CORNER, SAID POINT BEING AN ANGLE POINT OF SAID LOT 44, BLOCK C/7169;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, CONTINUING ALONG THE SOUTHERLY LINE OF SAID LEVEE AND THE NORTHERLY LINE OF SAID BLOCK C/7169, A DISTANCE OF 324.34 FEET TO A CITY OF DALLAS MONUMENT SET FOR CORNER, SAID POINT BEING THE NORTH CORNER OF SAID LOT 1, BLOCK D/7169, SAME POINT BEING IN THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID CLABOURNE BOULEVARD (A 200.9 FOOT WIDTH RIGHT-OF-WAY);

THENCE NORTH 36 DEGREES 15 MINUTES 30 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID CLABOURNE STREET, A DISTANCE OF 670.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 930,183 SQUARE FEET OR 21.354 ACRES OF COMPUTED LAND.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That AR & PR LLC, acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein described property as Lot 1, Block 1/7169, COLE CORE STORAGE 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).

Notwithstanding the general easement language recited above, the floodway easement shown on this plat is hereby dedicated to the public use forever, and may not be used in a manner inconsistent with the FLOODWAY EASEMENT STATEMENT recited on this plat, which statement is hereby adopted and accepted.

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. Sidewalks shall be constructed by the builder as required by City Council Resolutions No. 68-1038 and in accordance with the requirements of the Director of Public Works.

WITNESS, my hand at Dallas, Texas, this the ____ day of _____, 2024.

AR & PR LLC

BY: _____

PRINTED NAME : AZIZ SHIVJI

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared AZIZ SHIVJI, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same in the capacity herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2024.

Notary Public in and for Dallas County

Floodway Easement Statement
(Within a Common Area)

The existing water courses, creek or creeks described as Floodway Easement traversing along Block L/2313 within the limits of this addition, will remain as an open channel at all times and will be maintained by the Homeowner's Association. The City of Dallas will not be responsible for the maintenance and operation of said watercourses, creek or creeks or for any damage to private property or person that results from the flow of water along said creek, or for the control of erosion in the Floodway Easement.

No obstruction to the natural flow of storm water run-off shall be permitted by filling or by construction of any type of dam, bridge, fence, walkway or any other structure within the Floodway Easements, as hereinafter defined in Block L/2313 , unless approved by the Chief Engineer of Sustainable Development and Construction; provided, however, it is understood that in the event it becomes necessary for the City of Dallas to erect any type of drainage structure in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivision, then in such event, the City of Dallas shall have the right to enter upon the Floodway Easement at any point or points, to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. The Homeowner's Association shall keep clean and free of debris, silt, and any substance which would result in unsanitary conditions and the City of Dallas shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the Homeowner's Association to alleviate any undesirable conditions, which may occur.

The natural drainage channels and watercourses through Block L/2313, as in the case of all natural channels are subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City of Dallas shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure or structures within the Floodway Easement.

The natural drainage channel crossing each lot is shown by the Floodway Easement line as shown on the plat.

Floodway Marker monuments shall be installed, delineating the proposed Floodway Easement line, prior to filing of plat, along all rear or side lot lines that are adjacent to the creek as per City of Dallas drawing 424-109. The surveyor shall provide signed and sealed documentation that the Floodway Marker monuments have been installed prior to filing the Final Plat.

LEGEND:

IRF - IRON ROD FOUND
IRFC - IRON ROD FOUND CAPPED
R.O.W. - RIGHT-OF-WAY
CM - CONTROLLING MONUMENT
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
INST. NO. - INSTRUMENT NUMBER
P.O.B. - POINT OF BEGINNING
FND. - FOUND
ESMT- EASEMENT
VOL. - VOLUME
PG. - PAGE
C.U.D. - COMMUNITY UNIT DEVELOPMENT
F.I.M.M. - FLOODWAY MONUMENT SET
MON SET - 3 1/4" METAL CAP STAMPED "CORE COLD STORAGE ADDITION RPLS NO. 1740"

GENERAL NOTES:

- BASIS OF BEARING - THE BASIS OF BEARING OF THIS SURVEY IS TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983
- LOT-TO-LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
- THE PURPOSE OF THIS PLAT IS TO CONVERT 133 RESIDENTIAL LOTS INTO ONE COMMERCIAL LOT AND REMOVE ALL PLATTED LINES AND EASEMENTS.
- COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- NO STRUCTURES ON PROPERTY. ANY FLATWORK CROSSING PROPERTY LINE WILL BE REMOVED
- TXDOT APPROVAL MAY BE REQUIRED FOR ANY DRIVEWAY MODIFICATION OR NEW ACCESS POINT(S).

OWNER/DEVELOPER:

AR & PR LLC
11204 HARRY HINES BLVD.
DALLAS, TX 75229
PHONE: 214-876-9455
AZIZ SHIVJI

SURVEYOR'S STATEMENT

I, Larry Turman, 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 Land Surveying, 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.

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

Larry Turman Date
Registered Professional Land Surveyor, No. 1740

STATE OF TEXAS:
COUNTY OF DALLAS:

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Larry Turman, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2024.

Notary Public in and for Dallas County, Texas

CERTIFICATE OF APPROVAL

I, TONY SHIDID, CHARPERSON OR BRENT RUBIN, VICE CHARPERSON 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 CHARPERSON
CITY PLAN COMMISSION
DALLAS, TEXAS

ATTEST:

SECRETARY
























PRELIMINARY PLAT
CORE COLD STORAGE ADDITION
LOT 1, BLOCK 1/7169

SITUATED IN THE M. AND R. REYNOLDS SURVEY, ABSTRACT NO. 1227 AND IN THE B.B.B. & C. RAILROAD COMPANY SURVEY, ABSTRACT NO. 207, DALLAS COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN LOT 16, BLOCK A/7169 AND ALL OF THOSE CERTAIN LOTS 1 THROUGH 7, BLOCK B/7169, LOTS 1 THROUGH 50, BLOCK C/7169, LOTS 1 THROUGH 27, BLOCK D/7169, LOTS 1 THROUGH 23, BLOCK E/7169, LOTS 9 THROUGH 28, BLOCK F/7169 AND ALL OF THOSE CERTAIN LOTS 9 THROUGH 13, BLOCK G/7169, JOE IRWIN ADDITION NO. 5, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 11, PAGE 13, PLAT RECORDS, DALLAS COUNTY, TEXAS, AND 21.354 ACRE TRACT OF AND ALSO BEING A PORTION OF LOGAN DRIVE, A 50' RIGHT-OF-WAY, ALL OF MARCOLE STREET, A 50' RIGHT-OF-WAY, A PORTION OF WILSON STREET, A 50' RIGHT-OF-WAY, ALL OF LACOLEMAN STREET, A 50' RIGHT-OF-WAY, A PORTION OF LAPSEY AVENUE, A 50' RIGHT-OF-WAY AN A PORTION OF BLANDY STREET, A 50' RIGHT-OF-WAY, AND 21.354 ACRE TRACT BEING A PORTION OF A 15' ALLEY AND A PORTION OF A 100 FOOT WIDE DALLAS POWER AND LIGHT COMPANY RIGHT-OF-WAY EASEMENT

CITY PLAN FILE NO. S234-095
ENGINEER PLAN NO. 31117-_____

PAGE 5 OF 5

LEGEND

	GAS METER		FIRE HYDRANT		MONITORING WELL		SIGN
	GAS VALVE		WATER METER		TRAFFIC SIGNAL POLE		LIGHT POLE
	TELEPHONE PEDESTAL		TYPICAL FENCE		TYPICAL FENCE		CONCRETE
	POWER POLE		CONCRETE		CONCRETE		TREE
	DOWN GUY		TRANSFORMER PAD		VAULT		ELECTRIC BOX
	S.S. MAN HOLE		ELECTRIC MANHOLE		TELEPHONE MANHOLE		
	CLEAN OUT						