



LEGEND	
(E)	ELECTRIC METER
(T)	ELECTRIC TRANSFORMER
(F)	FIRE HYDRANT
(G)	GAS METER
(V)	GAS VALVE
(A)	GUY ANCHOR
(S)	SANITARY SEWER CLEAN OUT
(M)	SANITARY SEWER MANHOLE
(S)	SIGN
(S)	STORM SEWER MANHOLE
(T)	TELEPHONE MANHOLE
(B)	TRAFFIC BOLLARD
(U)	UNIDENTIFIED MANHOLE
(U)	UTILITY POLE
(W)	WATER METER
(V)	WATER VALVE
(P.O.B.)	POINT OF BEGINNING
(X)	"X" CUT IN CONCRETE FOUND
(PKF)	PK NAIL FOUND
(MNS)	MAG NAIL W/ WASHER STAMPED "CFA KHA" SET
(C.M.)	CONTROL POINT MONUMENT
(R.D.)	RECORD DISTANCE
(I.N.)	INSTRUMENT NUMBER
(V.P.)	VOLUME PAGE
(S.F.)	SQUARE FEET
(F.K.A.)	FORMERLY KNOWN AS
(M.R.D.C.T.)	MAP RECORDS, DALLAS COUNTY, TEXAS
(O.P.R.D.C.T.)	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
(D.R.D.C.T.)	DEED RECORDS, DALLAS COUNTY, TEXAS

OWNER'S CERTIFICATION

WHEREAS, EWING PROPERTIES, TEXAS LLC is the sole owner of the tract of land situated in the McKinney & Williams Survey, Abstract No. 1052, City of Dallas, Dallas County, Texas and being all of Lots 35 through 44, Block 12 of Trinity Industrial District, Installment No. 4, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 12, Page 459, Map Records, Dallas County, Texas, and being all of a called 0.950 acre tract of land described in the Special Warranty Deed to Ewing Properties Texas, LLC recorded in Instrument No. 201300162410, Official Public Records, Dallas County, Texas, and being all of a called 0.238 acre tract of land described in the Special Warranty Deed to Ewing Properties Texas, LLC, recorded in Instrument No. 201300162409, Official Public Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a cut "X" found for the north corner of said Lot 44, Block 12, at the intersection of the southwest right-of-way line of Riverfront Boulevard (formerly Industrial Boulevard - a called 130-foot wide right-of-way, Volume 5, Page 5, Map Records, Dallas County, Texas) and the southeast right-of-way line of Cole Street (a called 73-foot wide right-of-way, Volume 12, Page 459, Map Records, Dallas County, Texas), from which a PK nail found for the east corner of Lot 1, Block 17 of Trinity Industrial District, Installment No. 6, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 15, Page 297, Map Records, Dallas County, Texas, bears North 32°34'46" West, a distance of 8.60 feet, and with a tangent curve to left with a radius of 2799.93 feet, a central angle of 01°19'05", a chord bearing and distance of North 33°14'18" West, 64.40 feet, and an arc length of 64.41 feet;

THENCE with said southwest right-of-way line, South 32°34'46" East, a distance of 115.00 feet to a mag nail with washer stamped "CFA KHA" set for the east corner of said Lot 44, Block 12, and the north corner of Lot 45, Block 12 of said Trinity Industrial District, Installment No. 4;

THENCE with the common line of said Lots 35-44 and said Lot 45, Block 12, South 57°25'14" West, a distance of 450.00 feet to a mag nail with washer stamped "CFA KHA" set for the south corner of said Lot 35, Block 12, and the east corner of Lot 34, Block 12 of said Trinity Industrial District, Installment No. 4;

THENCE with the common line of said Lots 34 and 35, Block 12, North 32°34'46" West, a distance of 115.00 feet to a mag nail with washer stamped "CFA KHA" set in said southeast right-of-way line of Cole Street and at the common northerly corner of Lot 34 and Lot 35, Block 12 of said Trinity Industrial District, Installment No. 4;

THENCE with said southeast right-of-way line and the northwesterly line of Lot 35 through 44, Block 12 of said Trinity Industrial District, Installment No. 4, North 57°25'14" East, a distance of 450.00 feet to a point for corner; to the **POINT OF BEGINNING** and containing 51,750 square feet or 1.188 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, EWING PROPERTIES, TEXAS LLC, acting by and through their duly authorized agents, does hereby adopt this plat, designating the herein described property as **COLEFRONT ADDITION**, an addition to the City of Dallas, Dallas County, Texas, and does 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 _____ this the ___ day of _____, 2022.

By: _____

Name: _____

Title: _____

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 _____, 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 the ___ day of _____, 2022.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT:

I, Craig D. Bartosh, 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.

Dated this _____ day of _____, 2022.

Craig D. Bartosh
Texas Registered Professional Land Surveyor No. 6459

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 _____, 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 _____, 2022.

Notary Public in and for the State of Texas
My commission expires: _____

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

NOTES:

- Bearings based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
- The purpose of this plat is to combine ten platted lots into one lot for development.
- Lot to lot drainage will not be allowed without City of Dallas paving and drainage engineering section approval.
- There are no trees on the surveyed property at the time of survey.
- The coordinates shown hereon are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983(2011) on grid coordinate values, no scale and no projection.

PRELIMINARY PLAT
COLEFRONT ADDITION
BEING A REPLAT OF ALL OF LOTS 35-44, BLOCK 12 TRINITY INDUSTRIAL DISTRICT NO. 4 MCKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 1052 CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY PLAN FILE NO. S212-115

Kimley»Horn
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3620
Scale 1" = 40' Drawn by MRW Checked by CDB Date FEB 2022 Project No. 064592100 Sheet No. 1 OF 1

OWNER:
EWING PROPERTIES, TEXAS LLC
114 LESLIE ST
DALLAS, TEXAS 75207
CONTACT: BRANDON YAITES
PHONE: 214-228-7086
EMAIL: BRANDON@EWING-PROPERTIES.NET

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700, DALLAS, TEXAS 75240
CONTACT: CAITLIN FLAHERTY, P.E.
PHONE: 972-770-1300
EMAIL: CAITLIN.FLAHERTY@KIMLEY-HORN.COM

DRAWN BY: MRW, CHECKED BY: CDB, DATE: FEB 2022, PROJECT NO: 064592100, SHEET NO: 1 OF 1, FILED BY: BARTOSH, CDRG 2/25/2022 5:08 PM LAST SAVED: 2/25/2022 5:03 PM