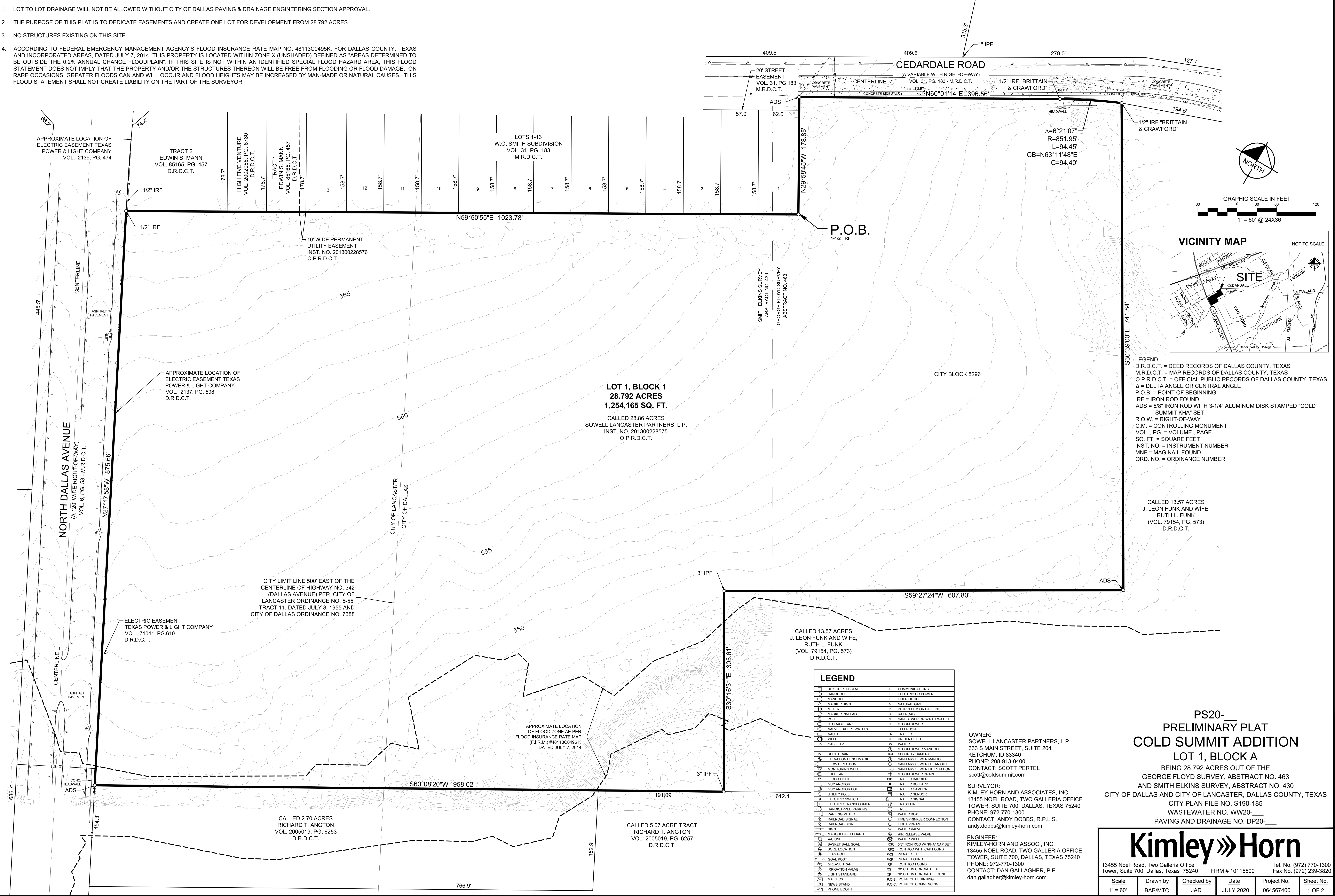


GENERAL NOTES:

1. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
2. THE PURPOSE OF THIS PLAT IS TO DEDICATE EASEMENTS AND CREATE ONE LOT FOR DEVELOPMENT FROM 28.792 ACRES.
3. NO STRUCTURES EXISTING ON THIS SITE.
4. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 48113C0495K, FOR DALLAS COUNTY, TEXAS AND INCORPORATED AREAS, DATED JULY 7, 2014, THIS PROPERTY IS LOCATED WITHIN ZONE X (UNSHADED) DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN". IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.



OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, SOWELL LANCASTER PARTNERS, L.P., is the owner of a tract of land situated in the Smith Elkins Survey, Abstract No. 430 and the George Floyd Survey, Abstract No. 463, City of Dallas, Dallas County, Texas, and City of Lancaster, Dallas County, Texas and all of a called 28.86 acre tract of land described in Special Warranty Deed to Sowell Lancaster Partners, L.P., recorded in Instrument No. 201300228575, Official Public Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 1-1/2" iron rod found for the east corner of Lot 1 of the W.O. Smith subdivision, an addition to the City of Dallas according to the plat recorded in Volume 31, Page 183 of the Map Records of Dallas County, Texas;

THENCE with the northeast line of said Lot 1, North 29°58'45" West, a distance of 178.85 feet to a 5/8" iron rod with 3-1/4" aluminum disk stamped "COLD SUMMIT KHA" set in the southeast right-of-way line of Cedardale Road (a 60-foot right-of-way) for corner;

THENCE with said southeast right-of-way line, the following courses and distances:

North 60°01'14" East, a distance of 396.56 feet to a 1/2" iron rod with "BRITTAIN & CRAWFORD" found at the beginning of a tangent curve to the right having a central angle of 6°21'07", a radius of 851.95 feet, a chord bearing and distance of North 63°11'48" East, 94.40 feet;
In a northeasterly direction, with said curve to the right, an arc distance of 94.45 feet to a 1/2" iron rod with "BRITTAIN & CRAWFORD" for the north corner of said 28.86 acre tract and a west corner of a called 13.67 acre tract of land described in Warranty Deed to J. Leon Funk and wife, Ruth L. Funk, recorded in Volume 79154, Page 573 of the Deed Records of Dallas County, Texas;

THENCE departing said southeast right-of-way line with the southwest line of said 13.57 acre tract, South 30°39'00" East, a distance of 741.84 feet to a 5/8" iron rod with 3-1/4" aluminum disk stamped "COLD SUMMIT KHA" set for the east corner of said 28.86 acre tract;

THENCE with a northwest line of said 13.57 acre tract, South 59°27'24" West, a distance of 607.80 feet to a 3-inch iron pipe found for a west corner of said 13.57 acre tract;

THENCE with a southwest line of said 13.57 acre tract, South 30°16'31" East, a distance of 305.61 feet to a 3-inch iron pipe found at an east corner of said 28.86 acre tract and in the northwest line of a called 5.07 acre tract of land described in Warranty Deed to Richard T. Angton, recorded in Volume 2005019, Page 6257 of said Deed Records;

THENCE with said northwest line of the 5.07 acre tract, South 60°08'20" West, passing the north corner of a called 2.70 acre tract of land described in Warranty Deed to Richard T. Angton, recorded in Volume 2005019, Page 6253 of said Deed Records, at a distance of 191.09 feet and continuing with the northwest line of said 2.70 acre tract in all a total distance of 958.02 feet to a 5/8" iron rod with 3-1/4" aluminum disk stamped "COLD SUMMIT KHA" set in the northeast right-of-way line of North Dallas Avenue (a 120-foot wide right-of-way) for the south corner of said 28.86 acre tract;

THENCE with said northeast right-of-way line, North 27°17'58" West, a distance of 875.66 feet to a 1/2" iron rod found for the west corner of said 28.86 acre tract and the south corner of a tract of land described as "Tract 2" in Warranty Deed to Edwin S. Mann recorded in Volume 85165, Page 457 of the Deed Records of Dallas County, Texas;

THENCE departing said northeast right-of-way line and with the northwest line of said 20.86 acre tract, North 59°50'55" East, a distance of 1023.78 feet to the POINT OF BEGINNING and containing 28.792 acres or 1,254,165 square feet of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That SOWELL LANCASTER PROPERTIES, L.P., a Texas limited partnership, acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein described property as COLD SUMMIT ADDITION, an addition to the City of Dallas and City of Lancaster, 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 and City of Lancaster.

Witness our hands at Kansas City, Missouri, this _____ day of _____, 2020.

By: SOWELL LANCASTER PARTNERS, L.P., a Texas limited partnership

Scott Pertel, President & Chief Executive Officer

STATE OF IDAHO §
COUNTY OF BLAINE §

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

Given under my hand and seal of office on this the _____ day of _____, 2020.

Notary Public In And For The State of _____

My Commission expires on:

SURVEYOR'S STATEMENT

I, J. Andy Dobbs, 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 & 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 _____, 2020.

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

J. Andy Dobbs
Registered Professional Land Surveyor No. 6196
Kimley-Horn and Associates, Inc.
13455 Noel Road, Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
972-770-1300

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 J. Andy Dobbs 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 _____, 2020.

Notary Public in and for the State of Texas

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

CITY CERTIFICATION

Approval:

Senior Planner

Attest:

Planner

PS20-____
PRELIMINARY PLAT
COLD SUMMIT ADDITION
LOT 1, BLOCK A

BEING 28.792 ACRES OUT OF THE
GEORGE FLOYD SURVEY, ABSTRACT NO. 463
AND SMITH ELKINS SURVEY, ABSTRACT NO. 430
CITY OF DALLAS AND CITY OF LANCASTER, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S190-185
WASTEWATER NO. WW20-____
PAVING AND DRAINAGE NO. DP20-____

OWNER:
SOWELL LANCASTER PARTNERS, L.P.
333 S MAIN STREET, SUITE 204
KETCHUM, ID 83340
PHONE: 208-913-0400
CONTACT: ANDY DOBBS, R.P.L.S.
scott@coldsummit.com

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA OFFICE
TOWER, SUITE 700, DALLAS, TEXAS 75240
PHONE: 972-770-1300
CONTACT: DAN GALLAGHER, P.E.
andy.dobbs@kimley-horn.com

ENGINEER:
KIMLEY-HORN AND ASSOC., INC.
13455 NOEL ROAD, TWO GALLERIA OFFICE
TOWER, SUITE 700, DALLAS, TEXAS 75240
PHONE: 972-770-1300
CONTACT: DAN GALLAGHER, P.E.
dan.gallagher@kimley-horn.com

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	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	BAB/MTC	JAD	JULY 2020	064567400	2 OF 2