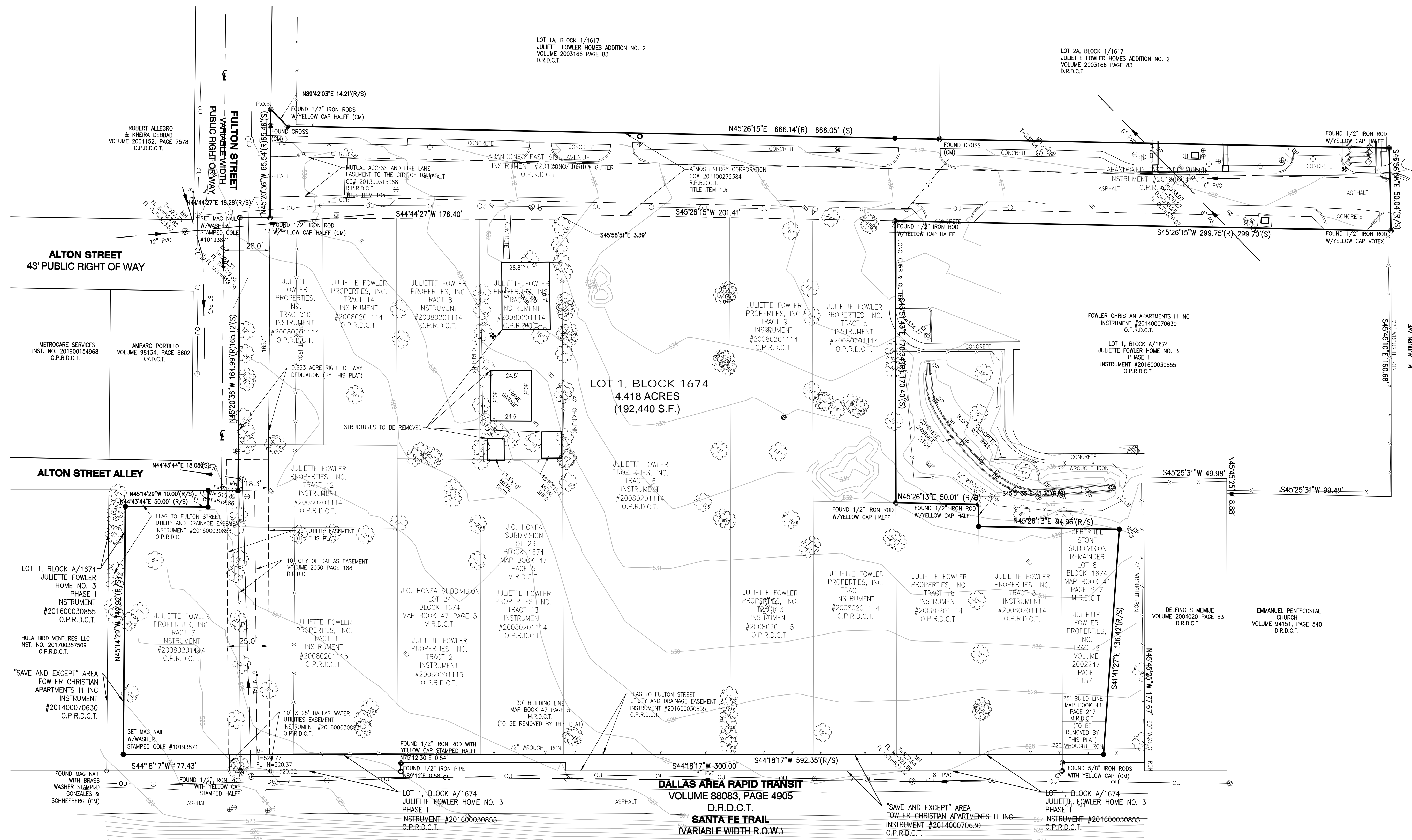
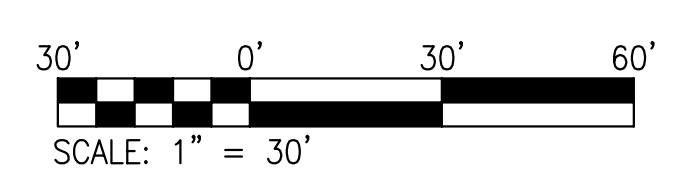


LOCATION MAP
NOT TO SCALE



LEGEND	
●	5/8" IRON ROD WITH YELLOW CAP MARKED "COLE 10193871" SET
⊙	SET MAG NAIL W/WASHER STAMPED COLE #10193871 SET
⊕	FOUND IRON ROD (AS NOTED)
*	FOUND CROSS
JF	JULIETTE FOWLER
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
(R/S)	RECORDED/SURVEYED
(R)	RECORDED
(S)	SURVEYED
CM	CONTROLLING MONUMENT
P.O.B.	POINT OF BEGINNING
⌒	CENTERLINE



TOTAL AREA:
4.418 ACRES
(192,440 S.F.)

PRELIMINARY PLAT
LOT 1, BLOCK 1674
JULIETTE FOWLER RESIDENCES
ADDITION

BEING PART OF TRACTS 2, 3, 5, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 & 18 OF CITY BLOCK 1674
LAND CONVEYED TO JULIETTE FOWLER PROPERTIES, INC. INSTRUMENT NO. 20080201114, O.P.R.D.C.T.
BEING PART OF TRACTS 1, 2 & 3 OF CITY BLOCK 1674 OF LAND CONVEYED TO JULIETTE FOWLER PROPERTIES, INC. INSTRUMENT NO. 20080201115, O.P.R.D.C.T.
BEING PART OF ABANDONED EAST SIDE AVENUE LAND CONVEYED TO JULIETTE FOWLER PROPERTIES, INC. INSTRUMENT NO. 201200041359, O.P.R.D.C.T.
BEING A PORTION OF LOT 8, BLOCK 1674 GERTRUDE STONE SUBDIVISION MAP BOOK 41, PAGE 217, M.R.D.C.T.
BEING A PORTION OF LOTS 23 & 24 J.C. HONEA SUBDIVISION MAP BOOK 47, PAGE 5, M.R.D.C.T.
BEING A PORTION OF THE ABANDONMENT OF EASTSIDE AVENUE CITY ORDINANCE NO. 28486 LOCATED IN THE ROBERT MOORE SURVEY, ABSTRACT NO. 999 CITY OF DALLAS, DALLAS COUNTY, TEXAS

DEVELOPER/OWNER:
JULIETTE FOWLER PROPERTIES, INC.
1284 ABRAMS ROAD
DALLAS, TEXAS 75214
214-515-1327

4 DALLAS
Frisco Square
6175 Main Street
Frisco, TX 75034
972.624.6000
www.coledesign.com



DRAWN BY: MDH
CHECKED BY: TDW
DRAWING SCALE: 1" = 30'
DATE: 01/06/2020
Job Number: 19-0138
Sheet Number: 1 OF 2

OWNER:
JULIETTE FOWLER PROPERTIES, INC.
1284 ABRAMS ROAD
DALLAS, TX 75214
214-515-1327

ENGINEER & SURVEYOR:
COLE DESIGN GROUP, INC.
6175 MAIN ST, STE 367
FRISCO, TX 75034
972-624-6000

USER: Luke Johnson, TAB - Sheet1, PM
 DRAWING: S:\JONES\Jobs\2019\19-0138 Juliette Fowler Dallas\CD\DWG-WorkV-PLAT_19-0138.dwg