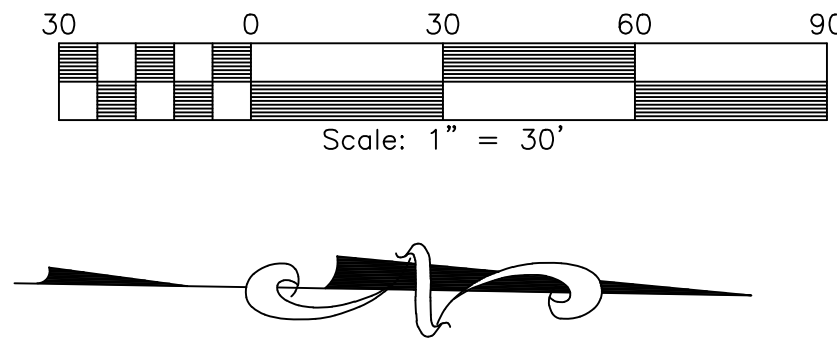


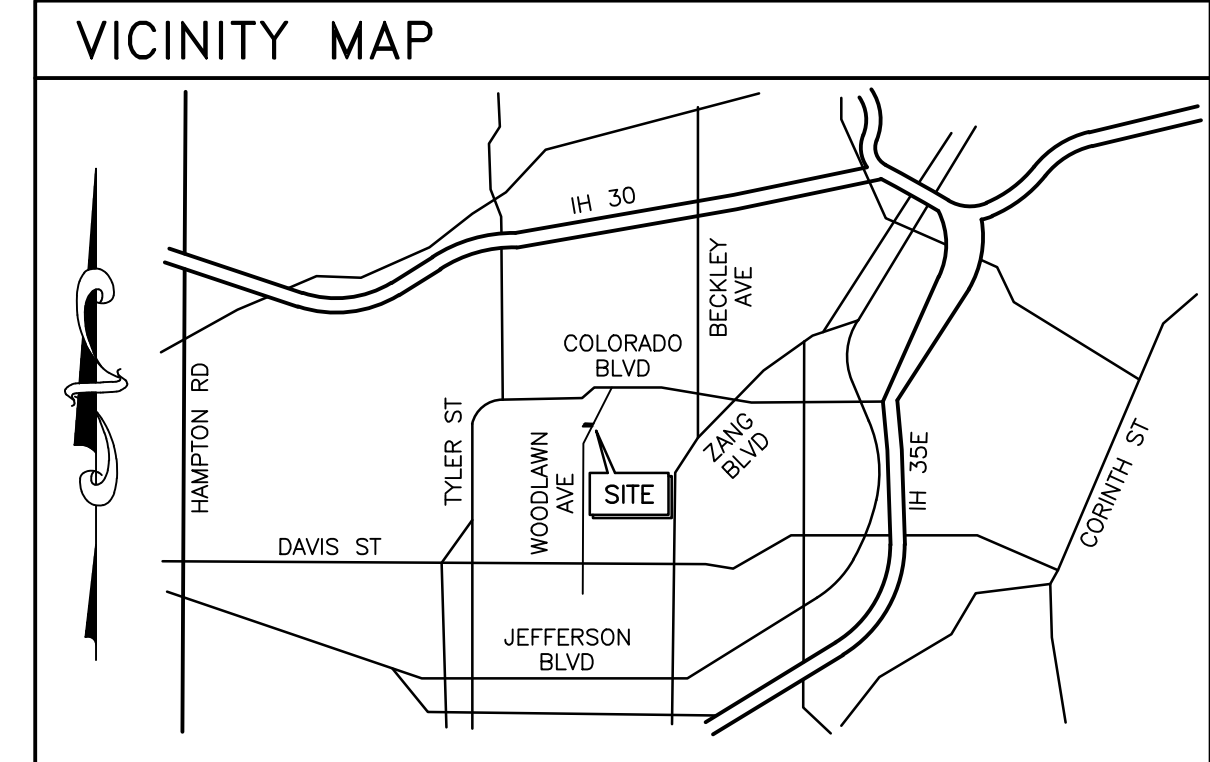
- GENERAL NOTES:
1. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT.
 2. NO BUILDING OR STRUCTURE SHALL CROSS ANY LOT LINES OR PROPERTY LINES.
 3. LOT TO LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
 4. BEARINGS SHOWN HEREON ARE BASED ON GRID BEARINGS, STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, (2011), CONVERGENCE ANGLE: 0° 54' 39\".
 5. COORDINATES SHOWN ARE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, (2011), GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

NUMBER	DIRECTION	DISTANCE
L1	N 25°55'01\" E	14.23'
L2	N 89°02'44\" E	8.08'

NUMBER	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH	CHORD LENGTH	CHORD DIRECTION
C1	55°13'51\"	20.00	10.46	19.28	18.54	N 63°20'20\" W
C2	11°29'15\"	164.26	16.52	32.93	32.88	N 20°10'24\" E
C3	61°38'26\"	20.00	11.93	21.52	20.49	N 04°54'12\" W



- LEGEND**
- IRF IRON ROD FOUND
 - AXLE FND AXLE FOUND
 - BCS 5/8" IRON ROD WITH 3" BRASS CAP SET STAMPED "CA-4125"
 - (CM) CONTROLLING MONUMENT
 - D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
 - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 - M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
 - VOL. VOLUME
 - PG. PAGE
 - INST. NO. INSTRUMENT NUMBER



OWNER'S CERTIFICATE

STATE OF TEXAS;
COUNTY OF DALLAS;

WHEREAS, SARAH COLE, IS THE OWNER OF THAT CERTAIN TRACT OF LAND SITUATED IN THE GEORGE LEONARD SURVEY, ABSTRACT NO. 780, CITY OF DALLAS, DALLAS COUNTY, TEXAS, ALSO BEING ALL OF LOTS 17-A AND 17-B, OFFICIAL CITY OF DALLAS BLOCK NO. 38/3358, HOKE CORNWALL SUBDIVISION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 72086, PAGE 3085, DEED RECORDS, DALLAS COUNTY, TEXAS, AND BEING OUT OF AND A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO SARAH COLE BY GENERAL WARRANTY DEED WITH VENDOR'S LIEN DATED NOVEMBER 6, 2018, AND RECORDED IN INSTRUMENT NO. 201800319163, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 17-B, HOKE CORNWALL SUBDIVISION, SAME BEING THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF WOODLAWN AVENUE (60' RIGHT-OF-WAY) WITH THE NORTH RIGHT-OF-WAY LINE OF WICKFORD STREET (60' RIGHT-OF-WAY);

THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF WICKFORD STREET, SOUTH 89 DEGREES 02 MINUTES 44 SECONDS WEST, A DISTANCE OF 135.68 FEET TO A 5/8" IRON ROD SET WITH 3" BRASS CAP MARKED "CA-4125";

THENCE ALONG A CURVE TO THE RIGHT AND ALONG AN ALLEY DEDICATION BY SAID HOKE CORNWALL SUBDIVISION, HAVING A RADIUS OF 20.00 FEET, AN ARC DISTANCE OF 40.80 FEET, THROUGH A CENTRAL ANGLE OF 116 DEGREES 52 MINUTES 17 SECONDS, AND WHOSE CHORD BEARS NORTH 32 DEGREES 31 MINUTES 07 SECONDS WEST, A DISTANCE OF 34.08 FEET TO A POINT;

THENCE CONTINUING ALONG SAID ALLEY DEDICATION, NORTH 25 DEGREES 55 MINUTES 01 SECONDS EAST, A DISTANCE OF 25.69 FEET TO A CHISELED "X" SET IN CONCRETE FOR THE NORTHWEST CORNER OF SAID LOT 17-A, HOKE CORNWALL SUBDIVISION, SAME BEING THE SOUTHWEST CORNER OF LOT 16-C OF SAID HOKE CORNWALL SUBDIVISION;

THENCE ALONG THE NORTH LINE OF SAID LOT 17-A, SAME BEING THE SOUTH LINE OF SAID LOT 16-C, NORTH 89 DEGREES 02 MINUTES 44 SECONDS EAST, A DISTANCE OF 168.23 FEET TO A 5/8" IRON ROD SET WITH 3" BRASS CAP MARKED "CA-4125" FOR THE NORTHEAST CORNER OF SAID LOT 17-A, SAME BEING THE SOUTHWEST CORNER OF SAID LOT 16-C AND BEING ON THE WEST RIGHT-OF-WAY LINE OF WOODLAWN AVENUE;

THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF WOODLAWN AVENUE, SOUTH 25 DEGREES 55 MINUTES 01 SECONDS WEST, A DISTANCE OF 58.24 FEET TO THE POINT OF BEGINNING HEREOF AND CONTAINING 0.195 ACRES OR 8,497 SQUARE FEET OF LAND, MORE OR LESS.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, SARAH COLE, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS **COLE 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 AND UPON 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 HERIN 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 _____, 2018.

BY: SARAH COLE

STATE OF TEXAS;
COUNTY OF DALLAS;

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SARAH COLE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2018.

NOTARY PUBLIC IN AND FOR
STATE OF TEXAS

PRELIMINARY PLAT
COLE ADDITION
LOT 17, BLOCK 5220
BEING A 0.195 ACRE TRACT OF LAND
PART OF CITY BLOCK 38/3358
GEORGE LEONARD SURVEY, ABSTRACT NO. 780
CITY OF DALLAS, DALLAS COUNTY, TEXAS.

CITY PLAN FILE NO.: S178-094

SURVEYOR: WEBB SURVEYING, INC. 3401 Custer Road, Suite 139 Plano, TX 75023 Phone: 972-599-2300 Fax: 972-599-2302

OWNER: SARAH COLE 2045 Marydale Drive Dallas, TX 75208 Phone: (xxx) xxx-xxxx

Date: 1/19/18

SHEET 1 OF 1

PRELIMINARY

RELEASED 1/19/18 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

KURTIS R. WEBB
REG. PROF. LAND SURVEYOR
NO. 4125