

OWNER'S CERTIFICATE

STATE OF TEXAS }
 COUNTY OF DALLAS }

WHEREAS ALLIANCE Realty Partners are the owners of a tract or parcel of land situated in the W.B. Coats Survey Abstract No. 237, City of Dallas, Dallas County, Texas, and being all of Lots 9-17, Block H/1532, Cockrell Fairland Addition Revised, an Addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 142, Page 382, of the Plat Record of Dallas County, Texas (P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at an X Found at the Northwest corner of Lot 9, Block H/1532 of said Cockrell Fairland Addition Revised, being the Northwest corner of Block H/1532 of said Cockrell Fairland Addition Revised, Deed Records, Dallas County, Texas, and being in the East line of Cole Avenue having an 80 foot Right of Way as shown on Plat of said Cockrell Fairland Addition Revised;

THENCE S 66°48'08" E leaving the East line of Cole Avenue, along the North line of said Lot 9, Block H/1532, a distance of 180.00 feet to an "X" found at the Northeast corner of Lot 9, Block H/1532, and being in the West line of a 20 foot alley way;

THENCE S 23°13'52" W leaving the common corner of said Lot 9, Block H/1532, and a 20 foot alley way, along the West line of said alley way and the East lines of Lots 9-17, Block H/1532, a distance of 525.00 feet to an 1" iron pipe found for corner, being the Southeast corner of Lot 17, Block H/1532, and being the Northeast corner of Lot 18, Block H/1532, Cockrell Fairland Addition Revised as recorded in Volume 142, Page 382 of the Plat Records, Dallas County, Texas;

THENCE N 66°48'08" W leaving the West line of said 20 foot alley way, along the common line of said Lot 17, Block H/1532 and Lot 18, Block H/1532 a distance of 180.00 feet to an 1/2" iron rod found for a corner, being the Southwest corner of said Lot 17, Block H/1532, being in the North line of said Lot 18, Block H/1532, and being in the East line of a Cole Avenue as shown on said Plat of Cockrell Fairland Addition Revised;

THENCE N 23°13'52" E leaving the Southeast corner of said Lot 17, Block H/1532, and the same being the Northwest corner of Lot 18, Block H/1532, along the East line of Cole Avenue, and said Lots 9-17, Block H/1532 a distance of 525.00 feet to the POINT OF BEGINNING and containing 2.20 acres or 94,500 square feet of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That ALLIANCE REALTY PARTNERS, does hereby adopt this plat, designating the herein described property as **BROADSTONE COLE ADDITION** an addition to the City of Dallas, Dallas County, Texas. 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. An easement area at least 12 feet wide in the area labeled water and wastewater within the minimum 20-foot-wide shared access area is reserved exclusively for public water and wastewater below grade (surface access over the water and wastewater easements is permissible). 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.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____ 2018.

ALLIANCE REALTY PARTNERS,
 By: ALLIANCE REALTY PARTNERS,
 its Managing Member
 By: _____
 Chad Jackson,
 Member

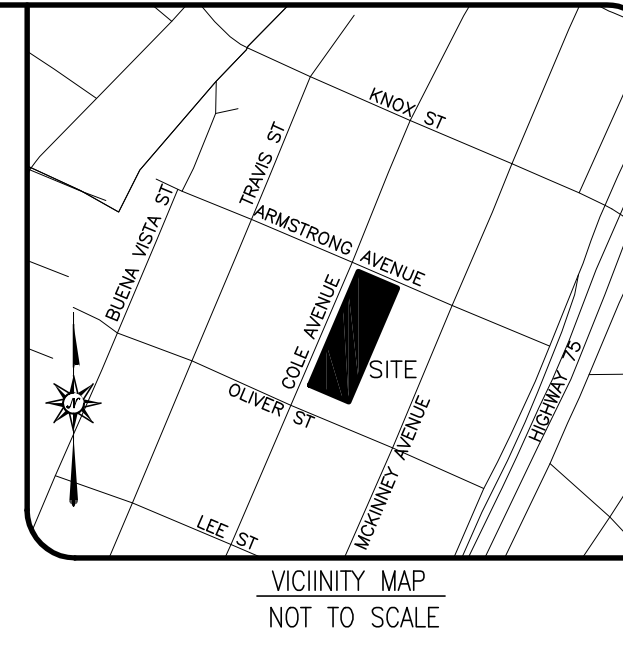
STATE OF TEXAS }
 COUNTY OF DALLAS }

BEFORE ME, the undersigned, a Notary Public in and for 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 purposes and consideration therein expressed.

GIVEN UNDER MY HAND SEAL OF OFFICE this the _____ of _____, 2018.

My commission expires: _____ Notary Public, State of Texas

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE



GENERAL NOTES:

- The purpose of this plat is to create one lot for re-development.
- All existing structures, pavement, etc. on the subject site will be removed.
- Bearings are based on the east Right-of-Way line of Cole Avenue (80 feet in width) using GPS observation, Texas North Central 4202, using the WDS North Texas VRS Network. (N 23°13'52" E)
- Lot to lot drainage will not be allowed without Engineering Section approval.
- According to Map No. 48113C0335K, dated July 7, 2014 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Dallas County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is within Zone "X". Zone "X" is defined as areas determined to be outside the 0.2% annual chance floodplain. 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.
- All Road Right-of-Ways are dedicated by Cockrell Fairland Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Plat there of recorded in Volume 95, Page 624, of the Plat Records of Dallas County, Texas, unless otherwise noted.

LEGEND	
WATER VALVE	POWER POLE
WATER METER	PP/ LIGHT STANDARD
FH	GUY
CO	WATER MANHOLE
WASTEWATER MANHOLE	CHAINLINK FENCE
STORM MANHOLE	WROUGHT IRON FENCE
	WOOD FENCE
	OVERHEAD LINE
	COVERED PARKING
	CM= CONTROLLING MONUMENT
	FIR= FOUND IRON ROD
	FIP= FOUND IRON PIPE
	XF= X FOUND
	M.R.D.C.T. = MAP RECORD DALLAS COUNTY TEXAS
	D.R.D.C.T. = DEED RECORDS DALLAS COUNTY TEXAS

SURVEYOR'S STATEMENT

I, Paul Hubert, 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 the _____ day of _____, 2018.

Paul Hubert, Registered Professional Land Surveyor, #1942
 Adams Surveying Company (469) 317-0250

STATE OF TEXAS }
 COUNTY OF DALLAS }

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Philip E. Adams, 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 purposes and consideration therein expressed.

GIVEN UNDER MY HAND SEAL OF OFFICE this the _____ of _____, 2018.

My commission expires: _____ Notary Public, State of Texas

**PRELIMINARY PLAT
 BROADSTONE COLE ADDITION
 LOT 9A
 BLOCK H/1532**

2.20 ACRES
 BEING A REPLAT OF A LOTS 9-17, OF CITY BLOCK H/1532 REVISD COCKRELL FAIRFIELD ADDITION, AS RECORDED IN VOLUME 142, PAGE 382.

IN THE
 W. B. COATS SURVEY, ABSTRACT NUMBER 237
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE S178-155
 CITY ENGINEER FILE NO. XXXX-XXXX
 FEBRUARY 28, 2018
 SHEET 1 OF 1



OWNER- LOTS 9 AND 11 THRU 17, BLOCK H/1532
 IPENEMA INVESTMENTS, LTD.
 11 DOWNS LAKE CIRCLE
 DALLAS, TEXAS 75230
 PH: (214) 559-0000
 CONTACT: Don Knobler
 Email: don@donknobler.com

OWNER- LOT 10, BLOCK H/1532
 4438 COLE TOWNHOMES HOMEOWNER'S ASSOCIATION
 4438 COLE AVENUE
 DALLAS, TEXAS 75205
 PH: (972) 979-7296
 CONTACT: Judd Hale
 Email: juddhale@yahoo.com

APPLICANT
 ALLIANCE REALTY PARTNERS
 8111 PRESTON ROAD, SUITE 700
 DALLAS, TEXAS 75225
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 CONTACT: Nick Wilhelmson
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SURVEYOR
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 Email: phubert@txsc.com

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