

Dallas Landmark Commission Landmark Nomination Form

1. Name

historic: Cox Farm House
and/or common: Cole Home date: 10/20/92

2. Location

address: 11210 Cox Lane
location/neighborhood: Midway Hills, Dallas
block: E/6402 lot: 14 & 10 ft. of lot 13 land survey: _____ tract size: 18,368

3. Current Zoning

R-16

4. Classification

Category <input type="checkbox"/> district <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> structure <input type="checkbox"/> site <input type="checkbox"/> object	Ownership <input type="checkbox"/> public <input checked="" type="checkbox"/> private <input type="checkbox"/> both Public Acquisition <input type="checkbox"/> in progress <input type="checkbox"/> being considered	Status <input checked="" type="checkbox"/> occupied <input type="checkbox"/> unoccupied <input type="checkbox"/> work in progress Accessibility <input type="checkbox"/> yes:restricted <input type="checkbox"/> yes:unrestricted <input checked="" type="checkbox"/> no	Present Use <input type="checkbox"/> agricultural <input type="checkbox"/> commercial <input type="checkbox"/> educational <input type="checkbox"/> entertainment <input type="checkbox"/> government <input type="checkbox"/> industrial <input type="checkbox"/> military	<input type="checkbox"/> museum <input type="checkbox"/> park <input checked="" type="checkbox"/> residence <input type="checkbox"/> religious <input type="checkbox"/> scientific <input type="checkbox"/> transportation <input type="checkbox"/> other, specify _____
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5. Ownership

Current Owner: Mr. & Mrs. James Cole
 Contact: Mr. & Mrs. James Cole Phone: 214-350-5798
 Address: 11210 Cox Lane City: Dallas State: Texas Zip: 75229

6. Form Preparation

Date: September 1992
 Name & Title: Frances James & Marcel Quimby
 Organization: Neighborhood Designation Task Force
 Contact: Frances James Phone: 381-0445

7. Representation on Existing Surveys

Alexander Survey (citywide) local state national National Register
 H.P.L. Survey (CBD) A B C D Recorded TX Historic Ldmk
 Oak Cliff _____ TX Archaeological Ldmk
 Victorian Survey _____
 Dallas Historic Resources Survey, Phase 2 high medium low

For Office Use Only

Date Rec'd: _____ Survey Verified: Y N by: _____ Field Check by: _____ Petitions Needed: Y N

Nomination: Archaeological Site Structure(s) Structure & Site District

8. Historic Ownership

original owner: Howard and Mary Jane Webb Cox
significant later owner(s):

9. Construction Dates

original: Circa 1900
alterations/additions: 1940's, 1950's & 1983

10. Architect

original construction: N/A
alterations/additions: N/A

11. Site Features

natural:
urban design: Set in a large lot in a residential neighborhood.

12. Physical Description

Condition, check one:			Check one:
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved(date_____)
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe present and original (if known) physical appearance. Include style(s) of architecture, current condition and relationship to surrounding fabric (structures, objects, etc). elaborate on pertinent materials used and style(s) of architectural detailing, embellishments and site details.

Cox Farm House: Physical Description

The Cox farm house is a two-story rural farmstead, located at the southeast corner of Whitehall Street and Cox Lane, in the Midway Hills addition in north Dallas. This house faces Cox Lane (west) and is separated from its immediate neighbors by its large lot of 0.80 acres. The surrounding homes are large, typically one-story, 1960's-era suburban homes. The Cox home is a picturesque example of a Queen Anne Victorian style and contains many of this style's typical characteristics: steeply pitched hip roof of irregular shape, dominant front-facing gable with patterned shingles, side dormers, asymmetrical facades with wrap around one-story front porch, spindlework columns at the porch, single windows, and a transom above the front door.

Architecture styles that were popular in the latter decades of the 19th-century are generally referred to as Victorian, named for the reign of Queen Victoria of Great Britain (1837-1901). Of this style, there were many sub-styles, of which the Queen Anne style was one of the most prevalent in residential architecture in America. The Queen Anne style was named and popularized by a group of 19th-century English architects led by Richard Norman Shaw. The name is rather inappropriate, for the historical precedents used by Shaw and his followers had little to do with Queen Anne or the formal Renaissance architecture that was dominant during her reign (1702-14). Instead, they borrowed most heavily from medieval models of the preceding Elizabethan and Jacobean eras. In the United States, the half-timbered and patterned American urban examples of this style are most closely related to the work of Shaw and his followers.¹ During the 1890's, adaptations of this style became

¹McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York, Alfred A. Knopf, 1984

widespread for American rural and suburban middle class homes. This style was popularized by various architectural magazines with national circulation and the expanding railroad network which made the distribution of pre-cut architectural details available throughout the nation. The Cox home is a typical example of this Queen Anne Victorian (also referred as Vernacular Victorian) residential home style of the late 1800's. Unfortunately, relatively few examples of this style have survived intact in Dallas.

The Cox home is a one-story home with a partial second floor. The home is wood frame (probably balloon frame), with horizontal 4" wood siding. The original plan is square with front and rear projecting wings (living room and original kitchen); the square portion of the house has a steep hip roof, with gables at the two projecting wings. The roof material is brown asphalt shingles, with variations in color and texture. The front porch "wraps around" the projecting living room at the front of the home, and extends across the entire front facade; this porch has a shed roof. The porch columns are spindlework and appear to be original. The front porch floor is wood, with several wood steps leading up to the porch. The house has four second-story dormers, one at each facade, for the upstairs bedroom windows. Patterned decorative shingles have been used at these dormers and at the front gable. Exterior windows are typically one over one, and occur singly, except where modifications have occurred.

The exterior wood siding and trim is original and in good condition. The body of the home is a taupe (light tan) color, with white trim and a teal green accent color used at windows and the front door.

There have been several minor changes and additions to the home over the years; this is usual for a rural home or farmstead and in fact, are less than what one would expect to see for a home of this age. On the south facade, a fireplace was removed from the downstairs bedroom and a grouping of four windows installed in this exterior wall in its place. This appears to have been done as the fireplace was no longer necessary and additional light was desired in this room. Upstairs, an exterior sleeping porch was enclosed to provide a bedroom. A grouping of three windows was added and novelty siding was used at this addition; this is the only area of siding which does not match the original 4" high siding used elsewhere on the home. In the 1940's, a small downstairs bathroom had been added at the back of the house (east facade). Another addition, for a kitchen, was also added at the back of the house in the 1950's. Adjacent to this, a new laundry closet was added in 1983; this had previously been a small covered back porch. These additions have occurred to the back (east) facade of the home and are not visible from Cox Lane.

The plan of the home is typical Victorian, with the downstairs rooms organized around a wide central hall with stairs to the second story. Downstairs rooms include the living room, parlor, dining room, this central hall, the original kitchen (now used as a breakfast room), new kitchen, and master bedroom with new bath. Upstairs are three bedrooms and one bath. All downstairs rooms have two windows, usually on different walls to take advantage of the natural ventilation and to receive light during the day. The ceiling height downstairs are high (10'-8"),

which gives all rooms a sense of grandness. The interior of the home remains significantly unchanged since its original construction, and maintains its original wood floors, trim and other Victorian detailing.

Behind the house, to the east, is a barn and tool shed. The barn is older, although the date of construction is unknown. It is board and batten wood construction, painted red, with a corrugated metal roof. The adjacent tool shed is of similar construction and also painted red. These two outbuildings are located in the center of the back yard and a picket fence, painted white, encloses a small back yard between these two out-buildings and the house. Another large area of the backyard, adjacent to this back yard, is enclosed with an open wood fence of three horizontal rails.

The remaining areas of the back yard are open and unfenced, and contain a number of large trees which provide shade for the yard.

13. Historical Significance

Statement of historical and cultural significance. Include: cultural influences, special events and important personages, influences on neighborhood, on the city, etc.

Cox Farm House: Historical Significance

The Cox farm house is located at 11210 Cox Lane, about ten miles northwest of the Dallas County Courthouse. The first house built on this site was a wood frame, dog trot home, probably built in the 1870's or 1880's. As the land changed hands several times during the latter decades of the nineteenth century, it is unknown as to who built this first structure. According to family legend, a portion of this first house was retained and incorporated in the Cox farm house when it was built about 1900². The portion of the structure on the right side of the front facade (south side) is thought to be this portion of the original dwelling.

Barbara and Jim Cole are the current owners of the property after having purchased it in 1980³. They are dedicated to preserving the exterior of the farmhouse as it was originally built. Through the years, before the property was purchased by the Coles, members of the Cox family had continued to occupy the farmhouse on the land and minor changes occurred from time to time. By 1986 the house had become rental property, and the family member who had inherited it sold it due to the difficulties in maintaining it.

The farm house is located on land that was part of the original headright assigned to Thomas C. (T. C.) Williams. Survey No. 1572 was patented to T.C., who came as a Peters Colonists to Texas before 1845⁴; he was a 31-year old farmer born in Tennessee. T. C. married Sarah Matilda Hughes in 1841. She was one of the six Hughes sisters who came to Dallas. This remarkable family of sisters married men who were involved in the development of Dallas County - Nancy Jane and her husband, William M. Cochran; Mary and her husband Isaac B. Webb; Serena and her husband Obidah Knight; Amanda and her husband George Record; and Margaret and her husband John Bachman. This large family also had one brother, the Reverend W.H. Hughes, a well known Methodist preacher and presiding elder of the North Texas Conference.

Thomas C. Williams was one of the first school teachers in Dallas County. The building that was used for his school was erected in early 1845 by the residents of

²Pictures from the Cox family collection ca. 1884 showing family and first houses.

³Dallas County Deed Record, volume 80205 - page 0699, filed October 17, 1980.

⁴Seymour Conner, The Peters Colony of Texas, published 1959 by Texas State Historical Association, page 431-2. Patent No. 2102, Survey No. 1572, filed September 1, 1853.

Mustang Branch; the name was later changed to Farmers Branch. For a time, this structure served as a church as well⁵.

In 1856 T. C. Williams sold 480 acres of his headright to Oliver Eastman and William H. Mathis. Ten years later W. H. Mathis and his wife Martha sold a portion of this land (approximately 370 acres) to F. R. Ball⁶.

After farming for several years near Plano, Howard Cox (1837-1916) and his wife, Mary Jane Webb Cox (1843-1913), moved back to Dallas County and bought 189 acres of this land in 1878 from the Balls. Mary Jane Webb and Howard Cox had married in 1862. Of their large family, the two youngest sons were born in Dallas County.

The Cox farm house stands just where it was built in the first decade of this century; the exact date of construction is not known. Early pictures from the family's collection shows the original house on this site at about 1884, the first addition to this original house, and the subsequent Queen Anne style (circa 1900) Cox farm house as it remains today. Various family members are in view at various ages throughout this series of photographs.

In 1918, after the death of Howard and Mary Jane, the estate was divided among their children. Isaac Howard (1882-1968) and Ella Harry Cox (1888-1959) continued to live in the farmhouse.

Isaac Howard Cox and his brother established a dairy farm on this land about 1931. They delivered milk to Highland Park and University Park residents. The ledgers of this business are still in existence with the names of the customers listed. A top to a milk bottle was found under the house with "Cox Brothers Dairy" printed on it. Some of the customers were Royal Ferris, for whom Royal Lane was named; the Bailey family, registrar at Southern Methodist University; Mrs. J. T. Lively, and Mrs. A. H. Daniels (two of the Cox brother's sisters) and Alva Harper, who lived at the corner of Wycliff and Holland. This dairy operated for about twenty years⁷.

This area was annexed by the city of Dallas in 1961. Now surrounded by large modern brick homes, built along paved streets, it is truly remarkable that the architectural integrity of this well maintained farm house has remained intact amid all the development in north Dallas.

This is really a unique landmark in Dallas - an original farmhouse on a famous person's original survey and having been inhabited through marriage by members of two of the very first families in this part of the city of Dallas.

⁸Personal files of Howard Cox, Cox Brothers Ledger Book.

⁵Memorial and Biographical History of Dallas County, published 1892 by Lewis Publishing Company, Chicago, Illinois - pages 461-2.

⁶Dallas County Deed Records - Volume R, pages 380-1.

⁷Personal files of Howard Cox, Cox Brothers Ledger Book.

14. Bibliography

Cox Farm House: Bibliography

Cochran, John H. - Dallas County, published 1928

Conner, Seymour V. - The Peters Colony of Texas, published 1959

Cox Family Collection, private files of Howard Cox

Dallas County Census, 1850, 1860 and 1870.

Dallas County Deed Records:

Volume E, page 225

Volume R, pages 380-1

Volume 29, page 147

Volume 42, page 587

Volume 520, page 312

Volume 80205, page 0699

Dallas City Directory, 1961

Early Marriage Records, 1847-1861, and 1861-1868.

McAlester, Virginia and Lee, A Field Guide to American Houses New York, Alfred A. Knopf, 1984

Memorial and Biographical History of Dallas County, published 1892.

Plat File - Midway Hills, Section 5-1961

Rifkind, Carole, A Field Guide to American Architecture New York; Bonanza Books, 1980

Webb, Isaac - Diary, at Southern Methodist University, Methodist Church History

Interviews with:

Howard Cox (1924 -) in 1992. Guardian of Cox family private papers. These family papers, pictures, deeds, etc. are in his possession as well as some antiques from the farmhouse. His records go back to the early 19th century.

Barbara Cole, current owner of the property. She graciously took us on a tour of the property and furnished current information.

Traci Brown who copied pictures and patiently responded to any requests. She is devoted to saving Dallas architecture and history.

15. Attachments

District or Site Map

Site Plan

Photos (historic & current)

Additional descriptive material

Footnotes

Other: _____

Designation Merit

- | | |
|---|--|
| <p>A. Character, interest or value as part of the development, heritage or cultural characteristics of the City of Dallas, State of Texas or the United States. <u> X </u></p> | <p>G. Identification as the work of an architect or master builder whose individual work has influenced the development of the city. <u> X </u></p> |
| <p>B. Location as the site of a significant historical event. <u> </u></p> | <p>H. Embodiment of elements of architectural design, detail, material or craftsmanship which represent a significant architectural innovation. <u> </u></p> |
| <p>C. Identification with a person or persons who significantly contributed to the culture and development of the city. <u> </u></p> | <p>I. Relationship to other distinctive buildings, sites or areas which are eligible for preservation according to a plan based on historic, cultural or architectural motif. <u> </u></p> |
| <p>D. Exemplification of the cultural, economic, social or historical heritage of the city. <u> X </u></p> | <p>J. Unique location of singular physical characteristics representing an established and familiar feature of a neighborhood, community or the city. <u> </u></p> |
| <p>E. Portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style. <u> X </u></p> | <p>K. Archaeological value in that it has produced or can be expected to produce data affecting theories or historic or prehistoric value. <u> </u></p> |
| <p>F. Embodiment of distinguishing characteristics of an architectural style or specimen. <u> X </u></p> | <p>L. Value as an aspect of community sentiment of public pride. <u> </u></p> |

Recommendation

The Designation Task Force requests the Landmark Commission to deem this nominated landmark meritorious of designation as outlined in Chapter 51 and Chapter 51A, Dallas Development Code.

Further, the Designation Task Force endorses the Preservation Criteria, policy recommendations and landmark boundary as presented by the Department of Planning and Development.

Date: October 19, 1992



 Kathleen Cothrum, Chair
 Neighborhood Designation Task Force



 Jim Anderson, Urban Planner
 Historic Preservation

Exhibit A

PRESERVATION CRITERIA Cox Farm House

Except as otherwise provided in these Preservation Criteria, all public and right-of-way improvements, renovation repairs, demolition, maintenance, site work, and new construction in this district shall conform to the following guidelines and a certificate of appropriateness must be obtained for such work prior to its commencement.

Except as otherwise provided in these Preservation Criteria, any such alterations to the property must conform to the regulations contained in CHAPTER 51A, "PART II OF THE DALLAS DEVELOPMENT CODE" of the Dallas City Code, as amended. In the event of a conflict, these Preservation Criteria control.

Unless otherwise specified, preservation and restoration materials and methods used shall conform to those defined in the Preservation Briefs published by the United States Department of the Interior, copies of which are available at the Dallas Public Library.

1. DEFINITIONS

Unless provided below or the context clearly indicates otherwise, the definitions contained in Sections 51A-2.102 and 51A-7.102 of the Dallas City Code, as amended, apply.

- 1.1 **APPLICANT** means an owner of property within this district, or an owner's duly authorized agent.
- 1.2 **CERTIFICATE OF APPROPRIATENESS** means a certificate issued by the city in accordance with Section 51A-4.501 of the Dallas City Code, as amended, to authorize the alteration of the physical character of real property in the district or any portion of the exterior of a structure in the district, or the placement, construction, maintenance, expansion, or removal of any structure in or from the district.
- 1.3 **COMMISSION** means the Landmark Commission of the City of Dallas.
- 1.4 **CORNERSIDE FACADE** means a building facade facing a side street.
- 1.5 **CORNERSIDE YARD** means a side yard that abuts a street.
- 1.6 **DIRECTOR** means the director of the Department of Planning and Development or that person's representative.
- 1.7 **DISTRICT** means the Cox Farm House Historic Overlay District. This district contains the property described in Section 1 of this ordinance.
- 1.8 **ERECT** means to build, attach, hang, place, suspend, fasten, fix, maintain, paint, draw or otherwise construct.

- 1.9 FENCE means a structure or hedgerow that provides a physical barrier, including a fence gate.
- 1.10 MAIN BUILDING means a building on a lot intended for occupancy by the main use.
- 1.11 NO BUILD ZONE means that part of a lot in which no new construction may take place.
- 1.12 PRESERVATION CRITERIA means the standards considered by the director and commission in determining whether a certificate of appropriateness should be granted or denied.
- 1.13 PROTECTED FACADE means a facade that must maintain its original appearance, as near as practical, in all aspects.
- 1.14 REAL ESTATE SIGN means a sign that advertises the sale or lease of an interest in real property.

2. SITE AND SITE ELEMENTS

- 2.1 New construction is prohibited in an area designated as a "No Build Zone" on Exhibit B.
- 2.2 The existing original and historic structure must be retained and protected.
- 2.3 New sidewalks, walkways, steps, and driveways must be of brush finish concrete, brick, stone, or other material if deemed appropriate. No exposed aggregate, artificial grass, carpet, asphalt or artificially-colored monolithic concrete paving is permitted.
- 2.4 Exterior lighting must be appropriate to and enhance the structure.
- 2.5 Landscape must be appropriate and compatible, must enhance the structure and surroundings, and must not obscure significant views of the building or from the building. It is recommended that landscaping modifications reflect the original historic landscaping design when appropriate.
- 2.6 Existing mature trees must be protected. Unhealthy or damaged trees may be removed if deemed appropriate.
- 2.7 Fences in cornerside yards must not be located directly in front of the cornerside facade except that the commission may allow a fence directly in front of all or any portion of the rear 50 percent of the cornerside facade if:
 - (a) more screening is necessary to insure privacy due to unusually high pedestrian or vehicular traffic; and
 - (b) the fence is less than four feet in height and is compatible with the architectural character of the home.
- 2.8 Fences in side, rear or cornerside yards must be constructed of one or more of the following materials: wood, stone, or other materials if deemed appropriate.

3. STRUCTURE

Facades:

- 3.1 The front and side facades of the main structure are protected facades.
- 3.2 Reconstruction, renovation or repair of the opaque elements of the protected facades must employ materials similar to the original materials in texture, color, pattern, grain and module size as much as practical.
- 3.3 The existing solid-to-void ratios of non-protected facades must be maintained as much as practical. All additions and alterations must be architecturally sensitive and appropriate to the overall design of the existing home.
- 3.4 Original color and original materials must be preserved and maintained wherever practical. Paint and other color schemes for non-masonry elements should be based upon any available documentation as to original conditions.
- 3.5 Exterior cleaning must be accomplished in accordance with Department of Interior standards. No sandblasting or other mechanical abrasive cleaning processes are permitted.
- 3.6 Wood siding, trim, and detailing must be carefully restored wherever practical. Historic materials should be repaired; they should be replaced only when necessary. Badly deteriorated paint should be removed in accordance with the Department of Interior standards prior to refinishing. All exposed wood must be painted, stained, or otherwise protected. Resurfacing with vinyl or aluminum siding or stucco is not permitted.
- 3.7 After the effective date of this ordinance, any new mechanical equipment must be erected in side or rear yards and must be screened.

Embellishments and Detailing

- 3.8 The following architectural elements are considered special features and must be protected and preserved unless otherwise determined by the Commission: the front and rear gables, original dormers, decorative patterned shingles in gables and dormers, the front porch and front door.

Fenestration and Openings

- 3.9 Original doors and windows and their openings must remain intact and be preserved. Where replacement of an original door or window is necessary due to damage or structural deterioration, the mullion size, light configuration, and material of the replacement must match the original doors or window. Replacement of windows and doors which have been altered and no longer match the historic appearance is strongly recommended.

Exterior storm windows and doors may be permitted if they are sensitive additions and match in frame width and proportion, glazing material, and color.

- 3.10 No decorative ironwork or burglar bars are permitted over doors or windows of protected facades. Interior mounted burglar bars of appropriate color and design may be permitted, if deemed appropriate.
- 3.11 Glass and glazing must match original materials as much as practical. No tinted or reflective glazing or films is permitted.
- 3.12 New door and window openings in protected facades are permitted only where there is evidence that original openings have been infilled with other material or the safety of life is threatened.
- 3.13 The Department of the Interior standards should be referred to for acceptable techniques to improve the energy efficiency of historic fenestrations.

Roofs

- 3.14 The slope, massing, configuration and materials of the roof must be preserved and maintained. Existing eaves, roof trim and dormers must be retained and when repaired, should be done so with material matching in size, finish, module and color.
- 3.15 The following roofing materials are allowed: wood shingles and composition shingles. No metal, built-up, synthetic wood shingles, synthetic clay tile, or single-ply membrane roofs are permitted on the main structure.
- 3.16 Solar panels, and skylights must be set back or screened so that they are not visible from Cox Lane. Mechanical units may not be placed on the roof.

Porches and balconies

- 3.17 The existing porch at the front facade must be retained and preserved and may not be enclosed.
- 3.18 All original columns, and other trim and detailing that are part of the porch configuration must be preserved.
- 3.19 Porch floor finishes must be of concrete, brick, wood or stone only. Concrete, brick or stone floors may not be covered with paint or carpet. A clear sealant is acceptable. Wood floors must be painted or stained.

4. NEW CONSTRUCTION AND ADDITIONS

- 4.1 The form, materials, general exterior appearance, color, and details of any new construction of accessory buildings or vertical extensions to existing non-protected areas of the structure must be compatible with the existing historic structure.

- 4.2 New construction, additions to historic structures, accessory buildings, porches, and balconies must be of appropriate massing, roof form, shape, materials, detailing, and color and have fenestration patterns and solids-to-voids ratios that are typical of the historic structure.

Vinyl, aluminum, and stucco are not acceptable cladding materials for the construction of a new accessory structure in this district.

- 4.3 The height of new construction, accessory buildings, or vertical or horizontal additions to existing non-protected structures must not exceed the height of the historic structure in this district.

- 4.4 New construction and connections between new and existing construction must be designed so that they are clearly discernible from the existing historic structures as suggested by the Secretary of the Interior in Preservation Brief No. 14. A clear definition of the transition between new and existing construction must be established and maintained.

Historic details in the eaves must be preserved and maintained where abutting new construction.

5. SIGNS

- 5.1 Temporary political campaign signs (as defined in Chapter 15A of the Dallas City Code, as amended) and real estate signs may be erected.

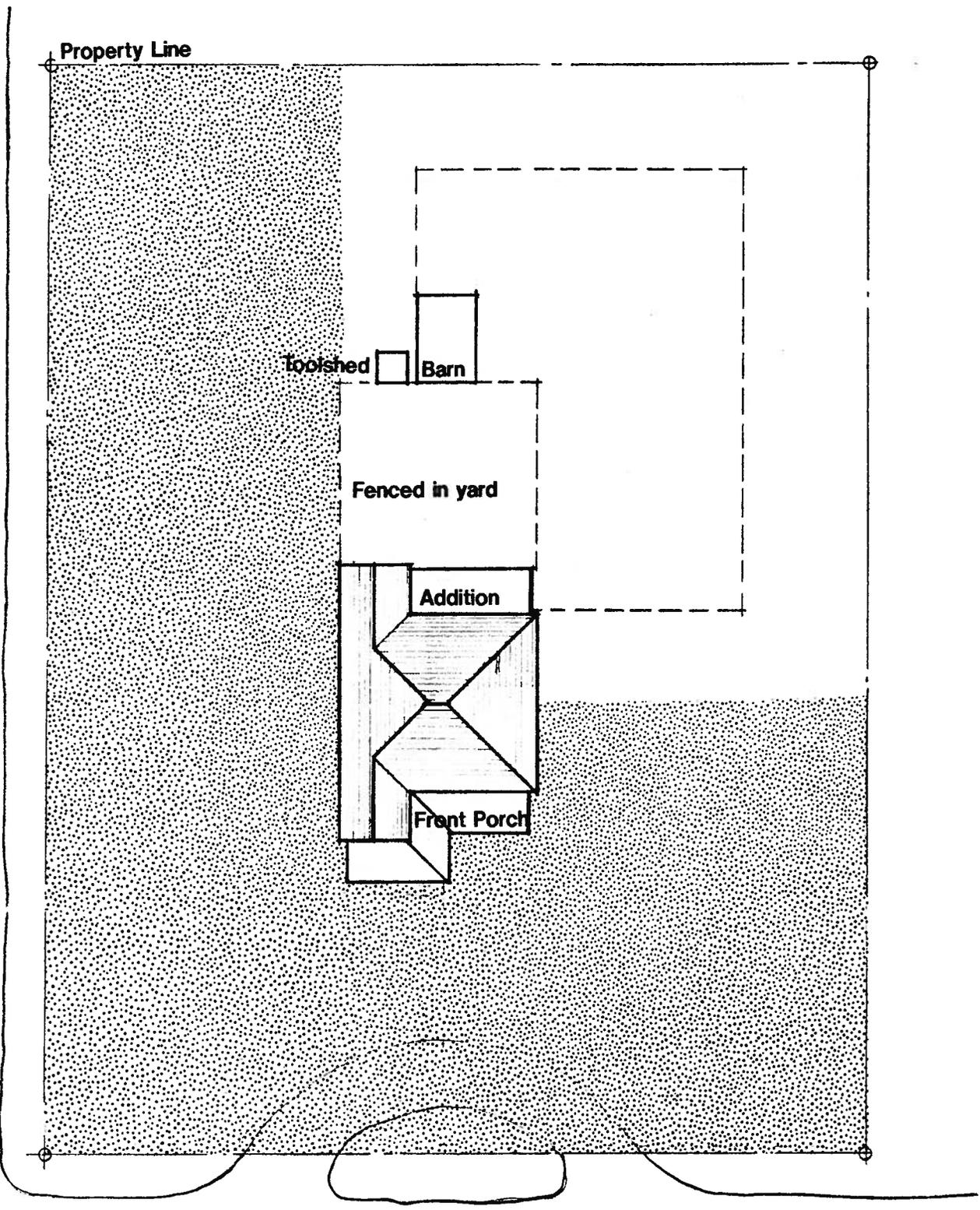
- 5.2 Street signs, protective signs, movement control signs, and historical markers may be erected. A certificate of appropriateness is required to erect one of these signs to ensure that the sign is sensitive and compatible with the appearance of the structure.

- 5.3 All signs must conform with all applicable provisions of the Dallas City Code, as amended.

6. REVIEW PROCEDURES FOR CERTIFICATES OF APPROPRIATENESS

- 6.1 The review procedure outlined in Section 51A-4.501 of the Dallas City Code, as amended, applies to this district except that a certificate of appropriateness is not required to erect temporary political campaign signs (as defined in Chapter 15A of the Dallas City Code, as amended) or real estate signs.

Whitehall Street

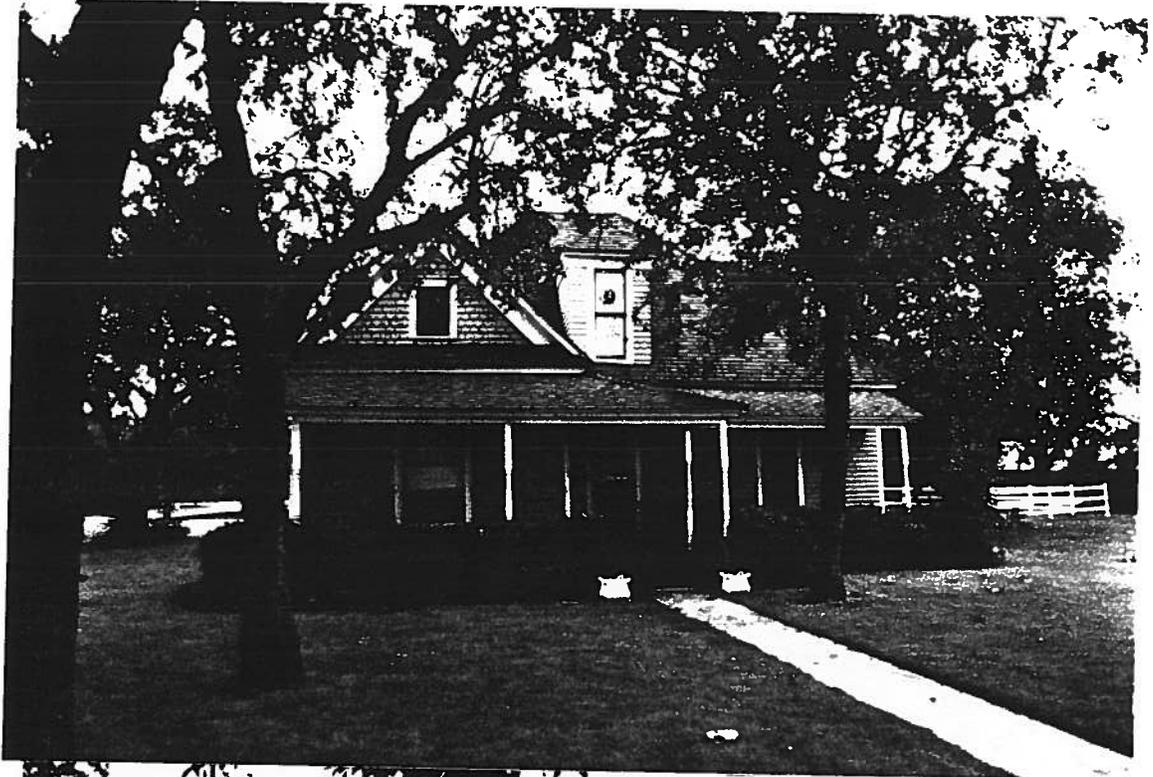


Cox Lane

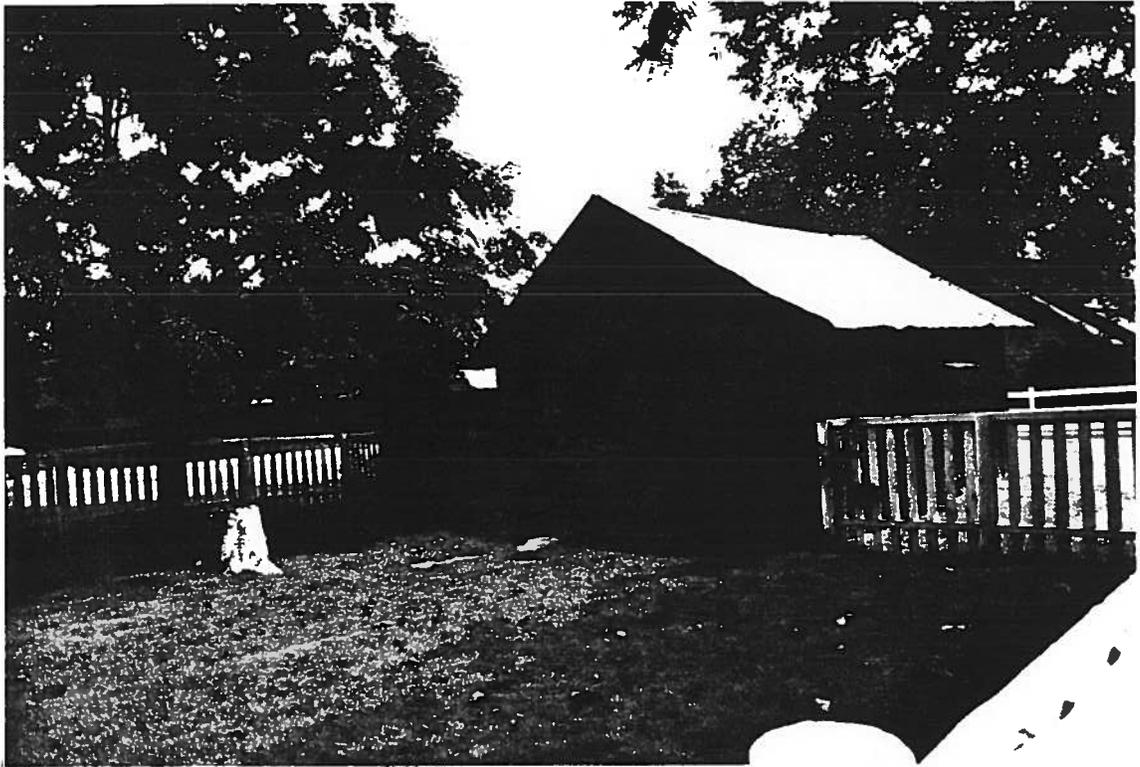
EXHIBIT B

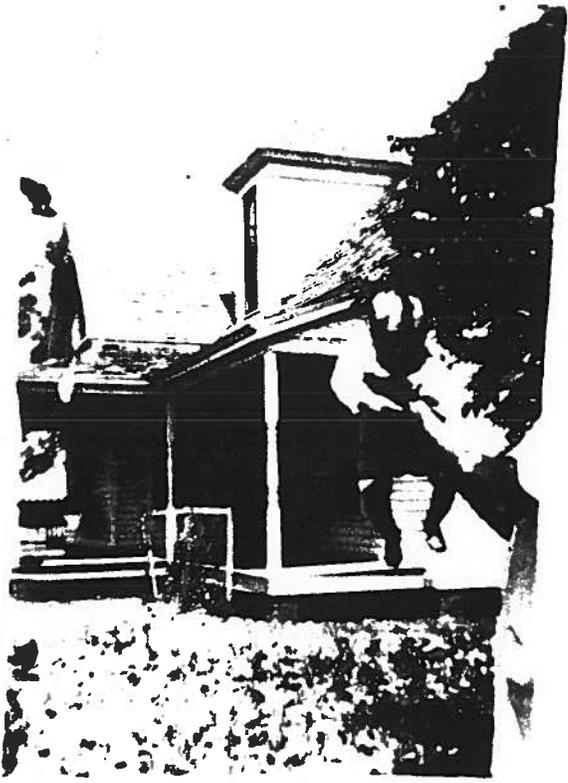
**Cox Farm House
11210 Cox Lane, Dallas**

NO BUILD ZONE 

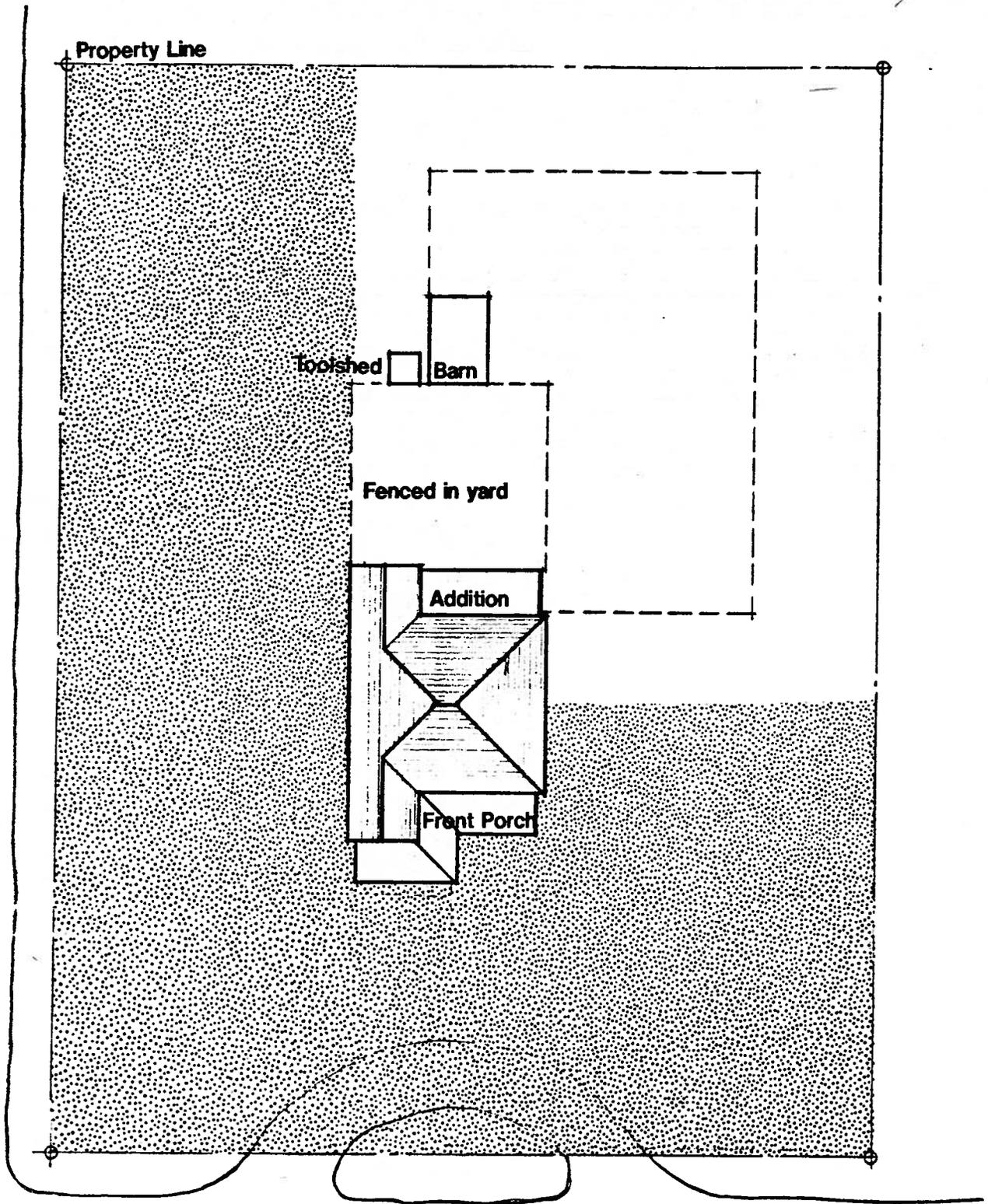








Whitehall Street



Cox Lane

EXHIBIT B

Cox Farm House
11210 Cox Lane, Dallas

AGENT GINNY JOHNSON
HENRY S. MILLER
5950 BERKSHIRE LN
D. TX 75225

NO BUILD ZONE



