



**OWNER'S CERTIFICATE:**

STATE OF TEXAS )  
 COUNTY OF DALLAS )

Whereas Cockrell Hill Plaza LLC is the owner of a tract of land situated in the George Alvey Survey, Abstract No. 10, City Block 5997, City of Dallas, Dallas County, Texas, being a portion of that certain property conveyed to Cockrell Hill Plaza LLC, by Warranty Deed With Vendor's Lien, recorded under Instrument Number 201900204341, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 3/4 inch iron rod found for the most westerly northwest corner of said Cockrell Hill tract, same being the most westerly southwest corner of that certain tract of land conveyed to Max Alley Investments, LLC, by deed recorded in Instrument Number 201700267884, said Official Public Records, same being in the easterly right-of-way line of S. Cockrell Hill Road (100 foot right-of-way);

THENCE along the common line of said Cockrell Hill tract and said Max Alley tract as follows:  
 North 89 deg. 42 min. 49 sec. East, a distance of 144.34 feet to a 1/2 inch iron rod found for corner from which a 1/2 inch iron rod with yellow cap stamped "RPLS 5310" bears North 19 deg. 56 min. West, 0.28 feet;  
 South 00 deg. 01 min. 00 sec. East, a distance of 45.70 feet to a 5/8 inch iron rod found for corner, same being the most southerly southwest corner of said Max Alley tract;  
 South 88 deg. 24 min. 00 sec. East, a distance of 123.66 feet to a 1/2 inch iron rod found for the most easterly northeast corner of the herein described tract, same being the most easterly southeast corner of said Max Alley tract, same being in the west line of Lot 1, Block 6945, Breezy Acres Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 68058, Page 2126, Plat Records, Dallas County, Texas;

THENCE South 01 deg. 52 min. 45 sec. East, along the common line of said Cockrell Hill tract and said Lot 1, a distance of 141.55 feet to an "X" cut found for the southeast corner of said Cockrell Hill tract, same being the southwest corner of said Lot 1, same being in the north line of Lot 1A, Block A/6938, Arborstone Apartments Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 94023, Page 4534, said Plat Records;

THENCE North 89 deg. 42 min. 26 sec. West, along the common line of said Cockrell Hill tract and said Lot 1A, a distance of 273.73 feet to a 1/2 inch iron rod found for the southwest corner of said Cockrell Hill tract, same being the northwest corner of said Lot 1A, same being in the easterly line of aforesaid S. Cockrell Hill Road;

THENCE North 00 deg. 20 min. 23 sec. East, along the common line of said Cockrell Hill tract and said S. Cockrell Hill Road, a distance of 188.51 feet to the POINT OF BEGINNING and containing 45,410 square feet or 1.042 acres of computed land, more or less.

**LEGEND**

O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS  
 M.R.D.C.T. - MAP RECORDS, DALLAS COUNTY, TEXAS  
 IRF - IRON ROD FOUND  
 INST. NO. - INSTRUMENT NUMBER  
 VOL. - VOLUME  
 PG. - PAGE  
 1/2" IRF - 1/2 INCH IRON ROD FOUND  
 IPF - IRON PIPE FOUND  
 FND. - FOUND

**LINEYPE TABLE**

---	BOUNDARY LINE
---	ADJOINER LINE
---	CONTOUR LINE
---	WATER LINE
---	SEWER LINE
---	STORM DRAIN LINE
---	EASEMENT LINE
---	BUILDING LINE
---	STREET CENTERLINE

**LEGEND**

	GAS METER		FIRE HYDRANT		WATER MANHOLE		SIGN
	IRR. CONTROL VALVE		WATER METER		TRAFFIC SIGNAL POLE		LIGHT POLE
	TELEPHONE PEDESTAL		FUEL PORT		TELEPHONE MANHOLE		TYPICAL FENCE
	POWER POLE		WATER VALVE		SWB MANHOLE		CONCRETE
	DOWN GUY		TRANSFORMER PAD		GAS MANHOLE		BOLLARD
	S.S. MANHOLE		ELECTRIC METER		VAULT		COVERED AREA
	CLEAN OUT		STORM DRAIN MANHOLE		HANDICAP SPACE		A/C PAD

**FLOOD CERTIFICATE**  
 As determined by the FLOOD INSURANCE RATE MAPS for Dallas County, the subject property Does Not appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 7/7/14 Community Panel No. 48113C0470K subject lot is located in Zone "X".  
 If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or 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.

ENGINEER:  
 Shola Morohunfola, Ph.D., P.E., P.H.-GW  
 OKM Engineering, Inc.  
 112 S. Madison Avenue  
 Dallas, TX 75208  
 214-941-9412  
 817-657-7995  
 214-941-9445 (Fax)

OWNER:  
 COCKRELL HILL PLAZA LLC  
 5721 ADAIR LANE  
 PLANO, TEXAS 75024

**PRELIMINARY PLAT**  
**COCKRELL HILL ADDITION**  
**LOT 1, BLOCK 6945**  
 BEING 1.042 ACRES OUT OF CITY BLOCK 6945  
 GEORGE ALVEY SURVEY, ABSTRACT NO. 10  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 CITY PLAN FILE NO. S190-030  
 ENGINEERING PLAN NO. \_\_\_\_\_

JOB NO.:	19-0410	<b>PEISER &amp; MANKIN SURVEYING, LLC</b> www.peisersurveying.com	SHEET 1 OF 2
DATE:	10/11/2019		
FIELD DATE:	6/3/2019	1604 HART STREET SOUTH LAKE, TEXAS 76092 817-481-1806 (O)	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE
SCALE:	1" = 20'		
FIELD:	J.D.H.	Texas Society of Professional Surveyors	Member Since 1977
DRAWN:	T.R.M.		
CHECKED:	T.R.M.	FIRM No. 100999-00	