



LOT NO.	ACRES	SQ. FT.
59	0.0404	1,758
60	0.0333	1,451
61	0.0709	3,090
62	0.0462	2,014
63	0.0331	1,440

NO.	BEARING	LENGTH
L1	N05°42'04\"W	14.14'
L2	S50°42'04\"E	21.91'
L3	N39°17'56\"E	2.00'
L4	S50°42'04\"E	46.00'
L5	N43°48'11\"E	20.58'
L100	N50°42'04\"W	60.08'
L101	N39°17'56\"E	71.50'
L102	N50°42'04\"W	12.00'
L103	N39°17'56\"E	59.50'
L104	N50°42'04\"W	49.45'

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	28°05'03\"	175.00'	79.67'	N52°20'27\"E	78.98'
C2	6°30'54\"	175.00'	19.90'	N42°33'23\"E	19.89'
C3	19°34'09\"	175.00'	59.77'	N55°35'54\"E	59.48'
C13	41°06'11\"	200.00'	143.48'	N59°51'02\"E	140.42'
C14	38°35'56\"	200.00'	127.75'	N62°06'09\"E	125.59'

LOT 13A, BLOCK 2/1090
COCKRELL'S ADDITION
VOLUME 86017, PAGE 1230
DRDCT

LOT 8
CALLED 0.4378 OF AN ACRE
EDDIE DEEN & COMPANY, INC.,
A TEXAS CORPORATION
INSTRUMENT NO. 20070258738
OPRDCT

CALLED 0.3399 OF AN ACRE
EDDIE DEEN
INSTRUMENT NO. 20070258735
OPRDCT

CALLED 0.153 OF AN ACRE
COCKRELL'S ADDITION ONE
INSTRUMENT NO. 200800128680
OPRDCT

LEGEND
 Δ = CENTRAL ANGLE
 DRDCT = MAP RECORDS DALLAS COUNTY, TEXAS
 DRDCT = DEED RECORDS DALLAS COUNTY, TEXAS
 OPDCT = OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
 PRDCT = PLAT RECORDS DALLAS COUNTY TEXAS
 SAE = SHARED ACCESS EASEMENT
 ROW = RIGHT OF WAY
 ADS = 3-1/2" ALUMINUM DISK STAMPED 'INTOWN HOMES COCKRELL ADDITION II KHA' SET

- NOTES:**
- According to Map No. 48113C0345J, dated August 23, 2001 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Dallas County, Texas and Incorporated Areas, Federal Emergency Management Agency, Federal Insurance Administration, this property is located in Zone X and is not within a special flood hazard area. If this site is not within an identified special flood hazard area, 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.
 - Bearings and Coordinates are based on the Texas Coordinate System of the North American Datum of 1983 (2011) EPOCH 2010, North Central Zone 4202 (US Survey feet) from GPS observations using the RTK Cooperative Network.
 - The purpose of this plat is to create 5 lots from 3 existing lots.
 - Lot to lot drainage will not be allowed without Engineering Section approval.
 - All corners are 5/8" iron rod with cap stamped "KHA" unless noted otherwise
 - All existing visible improvements on site to be removed.
 - No trees exist on this site.

SHEET 1 = LOT LAYOUT
SHEET 2 = EXISTING CONDITIONS
SHEET 3 = LEGAL

SURVEYOR
 Kimley-Horn and Associates, Inc.
 801 Cherry Street, Unit 11, Suite 950
 Fort Worth, Texas 76102
 Contact: Paul Ward
 Phone: (817) 339-2278
 Email: paul.ward@kimley-horn.com

OWNER/DEVELOPER
 Texas Intown Homes, LLC
 1520 Oliver Street
 Houston, TX 77007
 Contact: Josh Bosler
 Phone: (214) 725-8560
 Email: JoshB@intown-homes.com

PRELIMINARY PLAT
LOTS 59-63
INTOWN HOMES COCKRELL ADDITION II
SHARED ACCESS DEVELOPMENT
 BEING A REPLAT OF ALL OF
 LOT 7 & 28 AND PART OF LOT 6, BLOCK 1090 1/2 OF
 ALEX COCKRELL'S ADDITION
 BEING 0.2239 OF AN ACRE OUT OF
 M.J. N. BRYAN SURVEY, ABSTRACT NO. 149
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 5 RESIDENTIAL LOTS
 CITY PLAN FILE NO. S178-002
 ENGINEERING PLAN FILE NO. _____

Kimley»Horn
 801 Cherry Street, Unit 11, # 950
 Fort Worth, Texas 76102
 FIRM # 10194040
 Tel. No. (817) 335-6511
 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 20'	FCN	JPW	08/24/2017	061289706	1 OF 3

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS Texas Intown Homes, LLC, a Texas limited liability company is the owner of a called 3.660 acre tract of land situated in the City of Dallas, Dallas County, Texas out of the M.J. N. Bryan Survey, Abstract No. 149, and being part of Lots 6 and 7 in Block 1090 1/2 of Alex Cockrell's Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 604, Page 235 of the Deed Records of Dallas County, Texas and being part of Block 1094 and part of Beaumont Street right-of-way as abandoned by City Ordinance Number 8691 and being more particularly described by metes and bounds as follows:

BEGINNING at a 3-1/2" aluminum disk stamped "INTOWN HOMES COCKRELL ADDITION II KHA" set at a south corner of said 3.660 acre tract and at the west corner of a called 0.4378 of an acre tract of land described in deed to Eddie Deen & Company, Inc., a Texas corporation, as recorded in Instrument No. 20070258738 of said Official Public Records of Dallas County and on the northeast right-of-way line of Cockrell Avenue, having a variable width right-of-way;

THENCE North 50°42'04" West, along the southwest line of said 3.660 acre tract and said northeast right-of-way line of Cockrell Avenue, a distance of 57.80 feet to a 3-1/2" aluminum disk stamped "INTOWN HOMES COCKRELL ADDITION II KHA" set;

THENCE departing said northeast right-of-way line of Cockrell Avenue, over and across said 3.660 acre tract the following:

North 5°42'04" West, a distance of 14.14 feet to a 3-1/2" aluminum disk stamped "INTOWN HOMES COCKRELL ADDITION II KHA" set;

North 39°17'56" East, a distance of 63.64 feet to a 3-1/2" aluminum disk stamped "INTOWN HOMES COCKRELL ADDITION II KHA" set at the beginning of a tangent curve to the right;

In a northeasterly direction, with said curve to the right, having a central angle of 26°05'03", a radius of 175.00 feet, an arc length of 79.67 feet and a long chord bearing and distance of North 52°20'27" East, 78.98 feet to a 3-1/2" aluminum disk stamped "INTOWN HOMES COCKRELL ADDITION II KHA" set;

South 50°28'24" East, a distance of 50.57 feet to a 3-1/2" aluminum disk stamped "INTOWN HOMES COCKRELL ADDITION II KHA" set on a southeast line of said 3.660 acre tract and on the northwest line of said 0.4378 of an acre tract;

THENCE South 39°31'36" West, along said southeast line of 3.660 acre tract and said northwest line of 0.4378 of an acre tract, a distance of 150.39 feet to the **POINT OF BEGINNING** and containing 9,753 square feet or 0.2239 of an acre of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Texas Intown Homes, LLC, a Texas limited liability company, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **INTOWN HOMES COCKRELL ADDITION II**, an addition to the City of Dallas, Dallas County, Texas, and do 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 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).

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

WITNESS, my hand at Dallas, Texas, this _____ day of _____, 2017.

By: _____

Name: _____

Title: _____

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2017.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT:

I, James Paul Ward, 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 _____, 2017

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

James Paul Ward
Registered Professional Land Surveyor No. 5606
Kimley-Horn and Associates, Inc.
801 Cherry Street, Unit 11, Suite 950
Fort Worth, TX 76102
Ph. 817-335-6511

STATE OF TEXAS §

COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared James Paul Ward 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2017.

Notary Public in and for the State of Texas

SHEET 1 = LOT LAYOUT
SHEET 2 = EXISTING CONDITIONS
SHEET 3 = LEGAL

SURVEYOR
Kimley-Horn and Associates, Inc.
801 Cherry Street, Unit 11, Suite 950
Fort Worth, TX 76102
Contact: Paul Ward
Phone: (817) 339-2278
Email: paul.ward@kimley-horn.com

OWNER/DEVELOPER
Texas Intown Homes, LLC
1520 Oliver Street
Houston, TX 77007
Contact: Josh Bosler
Phone: (214) 725-8560
Email: JoshB@intown-homes.com

PRELIMINARY PLAT
LOTS 59-63
INTOWN HOMES COCKRELL ADDITION II
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