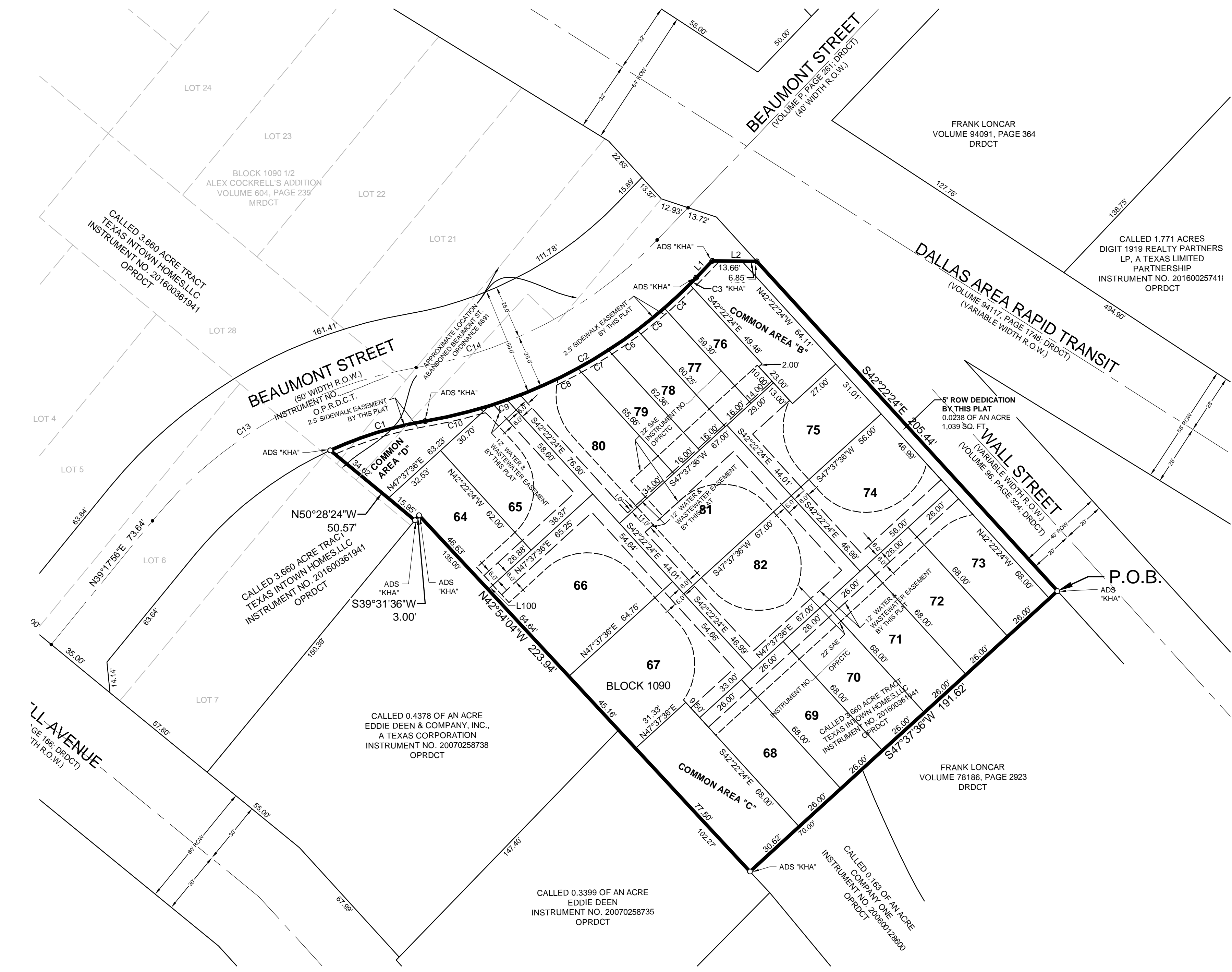


LOT NO.	ACRES	SQ. FT.
64	0.0401	1,748
65	0.0543	2,366
66	0.0815	3,552
67	0.0741	3,228
68	0.0406	1,768
69	0.0406	1,768
70	0.0406	1,768
71	0.0406	1,768
72	0.0406	1,768
73	0.0406	1,768
74	0.0604	2,631
75	0.0485	2,114
76	0.0213	929
77	0.0219	955
78	0.0225	979
79	0.0235	1,023
80	0.0552	2,406
81	0.0677	2,949
82	0.0723	3,148



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78	0.0225	979
79	0.0235	1,023
80	0.0552	2,406
81	0.0677	2,949
82	0.0723	3,148
CA "B"	0.0420	1,828
CA "C"	0.0551	2,401
CA "D"	0.0267	1,163
ROW DED.	0.0238	1,039

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	15°01'08"	175.00	45.87	N72°53'33"E	45.74
C2	36°35'56"	225.00	143.72	N62°06'09"E	141.29
C3	1°07'14"	225.00	4.40	S44°21'48"W	4.40
C4	4°04'32"	225.00	16.00	S46°57'41"W	16.00
C5	4°04'57"	225.00	16.03	S51°02'26"W	16.03
C6	4°06'38"	225.00	16.14	S55°08'13"W	16.14
C7	4°09'39"	225.00	16.34	S59°16'22"W	16.34
C8	9°07'42"	225.00	35.85	S65°55'02"W	35.81
C9	2°08'10"	225.00	8.39	S71°32'58"W	8.39
C10	7°47'04"	225.00	30.57	S76°30'35"W	30.55
C13	41°06'11"	200.00	143.48	N59°51'02"E	140.42
C14	36°35'56"	200.00	127.75	N62°06'09"E	125.59

NO.	BEARING	LENGTH
L1	S43°48'11"W	10.65
L2	S89°17'06"E	13.66
L100	N47°37'36"E	3.00

**LEGEND**  
 Δ = CENTRAL ANGLE  
 DRDCT = DEED RECORDS DALLAS COUNTY, TEXAS  
 OPRDCT = OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS  
 PRDCT = PLAT RECORDS DALLAS COUNTY TEXAS  
 SAE = SHARED ACCESS EASEMENT  
 ADS = 3-1/2" ALUMINUM DISK STAMPED "INTOWN HOMES COCKRELL ADDITION III KHA" SET  
 R.O.W. = RIGHT OF WAY

- NOTES:**
- According to Map No. 48113C03451, 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 19 lots from unplatted land.
  - 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 protected trees exist on this site.

**PRELIMINARY PLAT**  
**LOTS 64-82, BLOCK 1090**  
**INTOWN HOMES COCKRELL ADDITION III**  
**SHARED ACCESS DEVELOPMENT**  
**BEING A REPLAT OF A PORTION OF LOT 28,**  
**BLOCK 1090 1/2 OF**  
**ALEX COCKRELL'S ADDITION**  
**BEING 1.0346 ACRES SITUATED IN THE**  
**M.J. N. BRYAN SURVEY, ABSTRACT NO. 149**  
**CITY OF DALLAS, DALLAS COUNTY, TEXAS**  
**19 RESIDENTIAL LOTS**  
**3 PRIVATE COMMON AREA**  
**CITY PLAN FILE NO. S178-003**  
**ENGINEER PLAN NO. \_\_\_\_\_**

**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

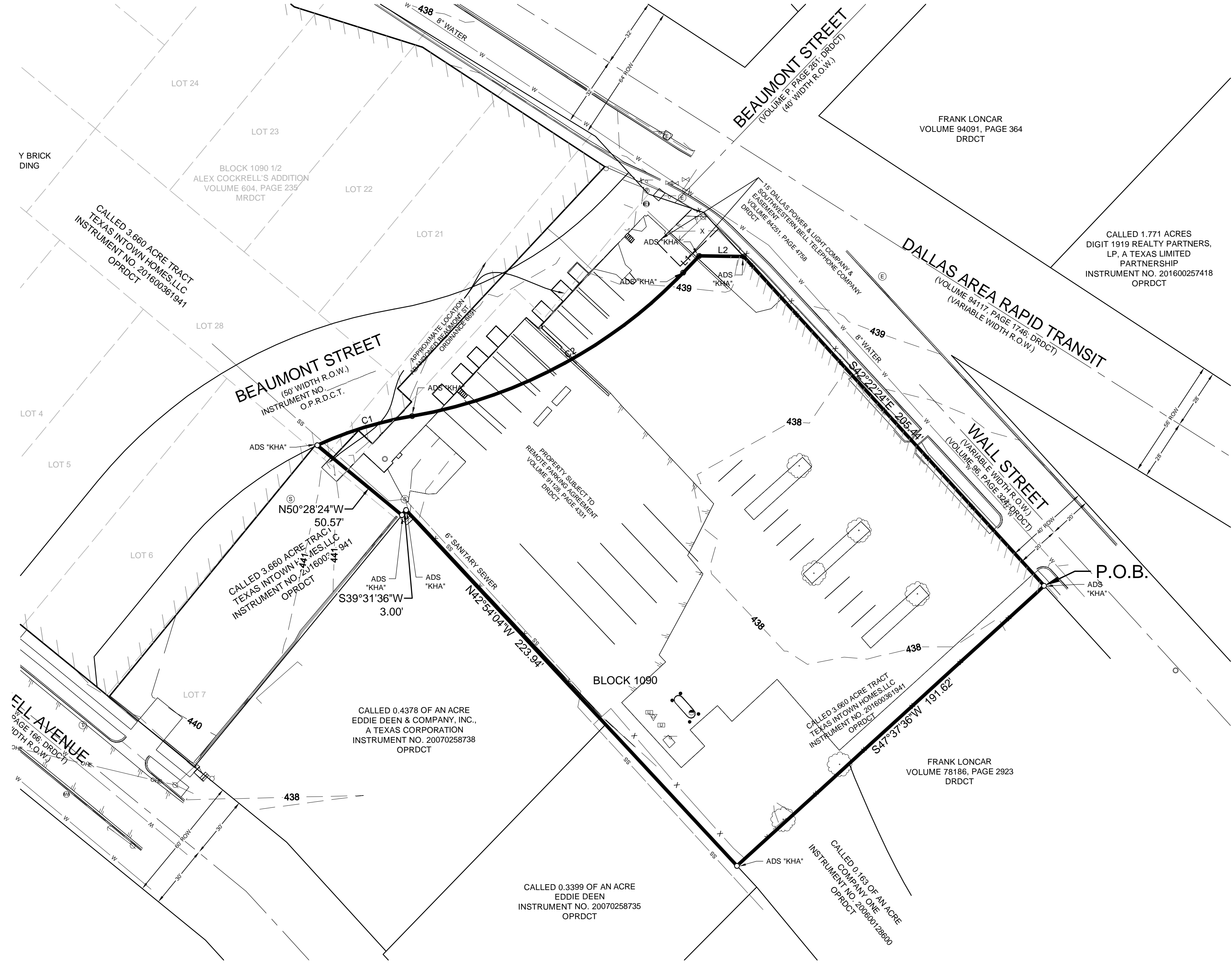
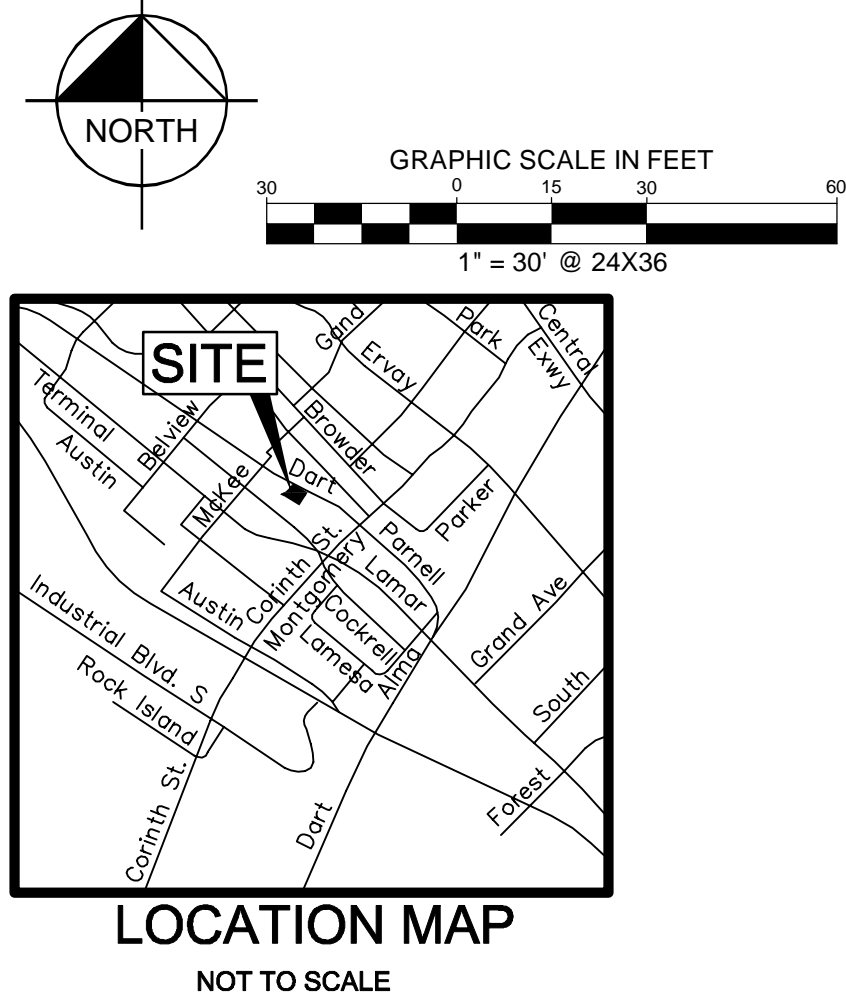
**OWNER/DEVELOPER**  
 Texas Intown Homes, LLC  
 1520 Oliver Street  
 Houston, TX 77007  
 Contact: Josh Bosler  
 Phone: (214) 725-8560  
 Email: JoshB@intown-homes.com

Kimley»Horn

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 30'	FCN	JPW	08/24/2017	061289706	1 OF 3

DWG NAME: K:\P\T\SURVEY\061289706-INTOWN HOMES COCKRELL PLAT PHASE III.DWG PLOTTED BY: EARNLEY, JARED 10/22/2017 11:44 AM LAST SAVED: 10/22/2017 11:43 AM



LEGEND			
ROOF DRAIN	GAS VALVE	MAIL BOX	UNIDENTIFIED TANK
CABLE TV BOX	TELEPHONE BOX	SANITARY SEWER CLEANOUT	UNIDENTIFIED VALVE
CABLE TV HANDHOLE	TELEPHONE HANDHOLE	SANITARY SEWER MANHOLE	TREE
CABLE TV MARKER FLAG	TELEPHONE MARKER SIGN	SANITARY SEWER MARKER SIGN	WATER BOX
CABLE TV MARKER SIGN	TELEPHONE MARKER SIGN	SANITARY SEWER SEPTIC TANK	FIRE DEPT CONNECTION
CABLE TV VAULT	TELEPHONE VAULT	SANITARY SEWER VALVE	WATER HANDHOLE
COMMUNICATIONS BOX	PIPELINE MARKER SIGN	STORM SEWER BOX	FIRE HYDRANT
COMMUNICATIONS HANDHOLE	PIPELINE MARKER SIGN	STORM SEWER DRAIN	WATER METER
COMMUNICATIONS MANHOLE	PIPELINE MARKER SIGN	STORM SEWER VALVE	WATER MANHOLE
COMMUNICATIONS MARKER FLAG	PIPELINE MARKER SIGN	STORM SEWER VAULT	WATER MARKER FLAG
COMMUNICATIONS MARKER SIGN	GUY ANCHOR	TRAFFIC BARRIER	WATER MARKER SIGN
COMMUNICATIONS VAULT	GUY ANCHOR POLE	TRAFFIC BOLLARD	WATER VAULT
ELEVATION BENCHMARK	ELECTRIC HANDHOLE	TRAFFIC SIGN	WATER VALVE
FIBER OPTIC BOX	ELECTRIC METER	CROSS WALK SIGNAL	AIR RELEASE VALVE
FIBER OPTIC HANDHOLE	ELECTRIC METER	TRAFFIC HANDHOLE	WATER WELL
FIBER OPTIC MARKER FLAG	ELECTRIC MARKER SIGN	TRAFFIC MARKER SIGN	SUBSIDIARY LINE
FIBER OPTIC MARKER SIGN	ELECTRIC MARKER SIGN	TRAFFIC MARKER SIGN	WATER LINE
FIBER OPTIC VAULT	ELECTRIC MARKER SIGN	TRAFFIC SIGNAL	SANITARY SEWER LINE
MONITORING WELL	UTILITY POLE	PK NAIL FOUND	STORM SEWER LINE
GAS HANDHOLE	UTILITY TRANSFORMER	IRF IRON ROD FOUND	UNDERGROUND GAS LINE
GAS METER	ELECTRIC VAULT	IRF IRON PIPE FOUND	OVERHEAD UTILITY LINE
GAS MANHOLE	HANDICAPPED PARKING	ALUMINUM DISK FOUND	USE
GAS MARKER FLAG	SIGN	"X" CUT IN CONCRETE SET	UNDERGROUND ELECTRIC LINE
GAS MARKER SIGN	MARQUEE/BILLBOARD	"X" CUT IN CONCRETE FOUND	UNDERGROUND TELEPHONE LINE
GAS SIGN	SOBE LOCATION	UNIDENTIFIED MARKER SIGN	FENCE
GAS TANK	FLAG POLE	UNIDENTIFIED MARKER SIGN	CONCRETE PAVEMENT
		P.O.B. POINT OF BEGINNING	ASPHALT PAVEMENT
		P.O.C. POINT OF COMMENCING	

LEGEND	
Δ	CENTRAL ANGLE
DRDCT	DEED RECORDS DALLAS COUNTY, TEXAS
OPRDCT	OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
PRDCT	PLAT RECORDS DALLAS COUNTY, TEXAS
SAE	SHARED ACCESS EASEMENT
ADS	3-1/2" ALUMINUM DISK STAMPED 'INTOWN HOMES COCKRELL ADDITION III KHA' SET
R.O.W.	RIGHT OF WAY

**NOTES:**

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**PRELIMINARY PLAT**  
**LOTS 64-82, BLOCK 1090**  
**INTOWN HOMES COCKRELL ADDITION III**  
 SHARED ACCESS DEVELOPMENT  
 BEING A REPLAT OF A PORTION OF LOT 28,  
 BLOCK 1090 1/2 OF  
 ALEX COCKRELL'S ADDITION  
 BEING 1.0346 ACRES SITUATED IN THE  
 M.J. N. BRYAN SURVEY, ABSTRACT NO. 149  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 19 RESIDENTIAL LOTS  
 3 PRIVATE COMMON AREA  
 CITY PLAN FILE NO. S178-003  
 ENGINEER PLAN NO. \_\_\_\_\_

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**OWNER/DEVELOPER**  
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		801 Cherry Street, Unit 11, # 950 Fort Worth, Texas 76102		Tel. No. (817) 335-6511 www.kimley-horn.com	
		Scale 1" = 30'	Drawn by FCN	Checked by JPW	Date 08/24/2017

DWG NAME: K:\P\17 SURVEY\17289706\INTOWN COCKRELL\PLAT PHASE III.DWG PLOTTED BY: EARNLEY, JARED 10/22/2017 11:44 AM LAST SAVED: 10/22/2017 11:43 AM



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 Lot 28 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 III KHA" set at the east corner of said 3.660 acre tract and at the north corner of tract of land described in deed to Frank Loncar, as recorded in Volume 78186, Page 2923 of said Deed Records of Dallas County, Texas and on the southwest right-of-way line of Wall Street (having a variable width right-of-way);

THENCE South 47°37'36" West, departing said southwest right-of-way line of Wall Street, along the southeast line of said 3.660 acre tract, and the northwest line of said Loncar tract, to and along the northwest line of a called 0.163 of an acre tract of land described in deed to Company One, as recorded in Instrument No. 200600128600 of said Official Public Records of Dallas County, Texas, a distance of 191.62 feet to a 3-1/2" aluminum disk stamped "INTOWN HOMES COCKRELL ADDITION III KHA" set at the south corner of said 3.660 acre tract and on the northeast line of a called 0.3399 of an acre tract of land described in deed to Eddie Deen, as recorded in Instrument No. 20070258735 of said Official Public Records;

THENCE North 42°54'04" West, along the southwest line of said 3.660 acre tract and along the northeast line of said 0.3399 of an acre tract, to and along the northeast line of 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, a distance of 223.94 feet to a 3-1/2" aluminum disk stamped "INTOWN HOMES COCKRELL ADDITION III KHA" at an ell corner of said 3.660 acre tract and at the north corner of said 0.4378 of an acre tract;

THENCE South 39°31'36" West, along a southeast line of said 3.660 acre tract and the northwest line of said 0.4378 of an acre tract, a distance of 3.00 feet to a 3-1/2" aluminum disk stamped "INTOWN HOMES COCKRELL ADDITION III KHA" set on said southeast line of 3.660 acre tract and on said northwest line of 0.4378 of an acre tract;

THENCE over and across said 3.660 acre tract the following:

North 50°28'24" West, a distance of 50.57 feet to a 3-1/2" aluminum disk stamped "INTOWN HOMES COCKRELL ADDITION III KHA" set at the beginning of a curve to the right;

In a northeasterly direction, with said curve to the right having a central angle of 15°01'08", a radius of 175.00 feet, an arc length of 45.87 feet and a long chord bearing and distance of North 72°53'33" East, 45.74 feet to a 3-1/2" aluminum disk stamped "INTOWN HOMES COCKRELL ADDITION III KHA" set at the beginning of a reverse curve to the left;

In a northeasterly direction, with said curve to the left, having a central angle of 36°35'56", a radius of 225.00 feet, an arc length of 143.72 feet and a long chord bearing and distance of North 62°06'09" East, 141.29 feet to a 3-1/2" aluminum disk stamped "INTOWN HOMES COCKRELL ADDITION III KHA" set;

North 43°48'11" East, a distance of 10.65 feet to a 3-1/2" aluminum disk stamped "INTOWN HOMES COCKRELL ADDITION III KHA" set;

South 89°17'06" East, a distance of 20.51 feet to a 3-1/2" aluminum disk stamped "INTOWN HOMES COCKRELL ADDITION III KHA" set on the northeast line of said 3.660 acre tract and on said southwest right-of-way line of Wall Street;

THENCE South 42°22'24" East, along said northeast line of 3.660 and said southwest right-of-way line of Wall Street, a distance of 205.44 feet to the POINT OF BEGINNING and containing 1.0346 acres or 45,066 square feet 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 III**, 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

**PRELIMINARY PLAT**  
**LOTS 64-82, BLOCK 1090**  
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**SHARED ACCESS DEVELOPMENT**  
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