

LEGEND

☐	ROOF DRAIN	☐	MAIL BOX
☐	CABLE TV BOX	☐	SANITARY SEWER CLEAN OUT
☐	CABLE TV HANDHOLE	☐	SANITARY SEWER MANHOLE
☐	CABLE TV MANHOLE	☐	SANITARY SEWER MARKER FLAG
☐	CABLE TV MARKER SIGN	☐	SANITARY SEWER MARKER SIGN
☐	CABLE TV VAULT	☐	SANITARY SEWER SEPTIC TANK
☐	COMMUNICATIONS BOX	☐	STORM SEWER BOX
☐	COMMUNICATIONS HANDHOLE	☐	STORM SEWER CLEAN OUT
☐	COMMUNICATIONS MANHOLE	☐	STORM SEWER MANHOLE
☐	COMMUNICATIONS MARKER FLAG	☐	STORM SEWER VAULT
☐	COMMUNICATIONS MARKER SIGN	☐	TRAFFIC MARKER
☐	COMMUNICATIONS VAULT	☐	TRAFFIC BOLLARD
☐	ELEVATION BENCHMARK	☐	TRAFFIC BOX
☐	FIBER OPTIC BOX	☐	CROSS WALK SIGNAL
☐	FIBER OPTIC HANDHOLE	☐	TRAFFIC HANDLE
☐	FIBER OPTIC MANHOLE	☐	TRAFFIC MANHOLE
☐	FIBER OPTIC MARKER FLAG	☐	TRAFFIC MARKER SIGN
☐	FIBER OPTIC MARKER SIGN	☐	TRAFFIC SIGNAL
☐	FIBER OPTIC VAULT	☐	TRAFFIC VAULT
☐	MONITORING WELL	☐	UNIDENTIFIED BOX
☐	GAS HANDHOLE	☐	UNIDENTIFIED MANHOLE
☐	GAS MANHOLE	☐	UNIDENTIFIED MARKER FLAG
☐	GAS MARKER SIGN	☐	UNIDENTIFIED MARKER SIGN
☐	GAS SIGN	☐	UNIDENTIFIED TANK
☐	GAS TANK	☐	UNIDENTIFIED VAULT
☐	GAS VAULT	☐	UNIDENTIFIED VALVE
☐	GAS VALVE	☐	UNIDENTIFIED VALVE
☐	TELEPHONE BOX	☐	WATER BOX
☐	TELEPHONE HANDHOLE	☐	FIRE DEPT. CONNECTION
☐	TELEPHONE MARKER FLAG	☐	WATER HANDHOLE
☐	TELEPHONE MARKER SIGN	☐	FIRE HYDRANT
☐	TELEPHONE VAULT	☐	WATER METER
☐	PIPELINE MARKER SIGN	☐	WATER MANHOLE
☐	FLOOD LIGHT	☐	WATER MARKER FLAG
☐	GUY ANCHOR	☐	WATER MARKER SIGN
☐	GUY ANCHOR POLE	☐	WATER VAULT
☐	ELECTRIC HANDHOLE	☐	WATER VALVE
☐	LIGHT STANDARD	☐	AIR RELEASE VALVE
☐	ELECTRIC METER	☐	IRON PIPE FOUND
☐	ELECTRIC MANHOLE	☐	5/8" IRON ROD W/ "KHA" CAP SET
☐	ELECTRIC MARKER SIGN	☐	IRFC IRON ROD WITH CAP FOUND
☐	ELECTRIC MARKER SIGN	☐	PKF PK NAIL SET
☐	UTILITY POLE	☐	NF NAIL FOUND
☐	ELECTRIC TRANSFORMER	☐	IRFC IRON ROD FOUND
☐	ELECTRIC VAULT	☐	IRFC IRON PIPE FOUND
☐	HANDICAPPED PARKING	☐	ADF ALUMINUM DISK FOUND
☐	SIGN	☐	X5 "X" CUT IN CONCRETE SET
☐	MARQUEE/BILLBOARD	☐	X6 "X" CUT IN CONCRETE FOUND
☐	FLAG POLE	☐	P.O.B. POINT OF BEGINNING
☐	GREASE TRAP	☐	P.O.C. POINT OF COMMENCING

LINE TYPE LEGEND

---	BOUNDARY LINE
---	EASEMENT LINE
---	BUILDING LINE
---	WATER LINE
---	IRFC SANITARY SEWER LINE
---	STORM SEWER LINE
---	UNDERGROUND GAS LINE
---	OVERHEAD UTILITY LINE
---	UNDERGROUND ELECTRIC LINE
---	UTILITY FENCE
---	CONCRETE PAVEMENT
---	ASPHALT PAVEMENT

PRELIMINARY PLAT
ELM BIRD ADDITION
LOT 1, BLOCK A/7925
 CITY BLOCKS 7924, 7925, A/7926 & 1/7926
 BEING 32.2926 ACRES OUT OF THE
 THOMAS E. MANNIN SURVEY, ABSTRACT NO. 958
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S190-235
 WASTEWATER NO. WW20-
 PAVING AND DRAINAGE NO. DP20-

Kimley»Horn

13455 Noel Road, Two Galleria Office
 Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300
 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	MTG	JAD	JULY 2020	063486551	1 OF 2

LEGEND

P.O.B. = POINT OF BEGINNING
 XF = "X" CUT IN CONCRETE FOUND
 IRFC = 5/8" IRON ROD W/ "KHA" CAP FOUND
 IRF = IRON ROD FOUND
 R.O.W. = RIGHT-OF-WAY
 C.M. = CONTROLLING MONUMENT
 VOL., PG. = VOLUME, PAGE
 SQ. FT. = SQUARE FEET
 INST. NO. = INSTRUMENT NUMBER
 PKF = PK NAIL FOUND
 ORD. NO. = ORDINANCE NUMBER
 ADS = 5/8" IRON ROD WITH 3/4" ALUMINUM DISK STAMPED "ELM BIRD ADDITION KHA" SET
 M.R.D.C.T. = MAP RECORDS OF DALLAS COUNTY TEXAS
 D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
 O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS

GENERAL NOTES:

- LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
- THE BASIS OF BEARINGS IS BASED ON STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).
- THE GRID COORDINATES SHOWN ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- THE PURPOSE OF THIS PLAT IS TO DEDICATE EASEMENTS AND CREATE ONE LOT FOR DEVELOPMENT FROM TWO UNPLATTED TRACTS TOTALING IN 32.2926 ACRES.
- ALL EXISTING BUILDINGS TO BE REMOVED.

OWNER:
 1508 MOCKINGBIRD 2015 LP
 1508 W. MOCKINGBIRD LANE
 DALLAS, TEXAS 75235
 CONTACT: JULIAN HAWES, JR.
 PHONE: 214-215-1203
 EMAIL: jhawes@providentrealty.net

OWNER:
 TAYLOR PUBLISHING COMPANY
 1550 W. MOCKINGBIRD LANE
 DALLAS, TEXAS 75235
 CONTACT: JOE HARVEY
 PHONE: 972-770-8350
 EMAIL: joe.harvey@balfour.com

ENGINEER:
 KIMLEY-HORN AND ASSOC., INC.
 13455 NOEL ROAD, TWO GALLERIA
 OFFICE TOWER, SUITE 700, DALLAS, TEXAS 75240
 CONTACT: KEVIN GRAHAM, P.E.
 PHONE: 972-770-1300
 EMAIL: kevin.graham@kimley-horn.com

CALLLED 2.05 ACRES
 OPTIMUM RE INSURANCE COMPANY
 INST. NO. 201000304905
 O.P.R.D.C.T.

TRACT 1
 CALLED 3.2208 ACRES
 HPHI DALLAS, LLC
 INST. NO. 201800319998
 O.P.R.D.C.T.

BLOCK 1/7926
 RIVER BEND ON STEMMONS
 VOLUME 75112, PAGE 881
 D.R.D.C.T.

TRACT 1
 CALLED 3.567 ACRES
 BEN E. KEITH COMPANY
 INST. NO. 201600002389
 O.P.R.D.C.T.

APPROXIMATE AREA SITUATED IN
 ZONE X (SHADED) PER F.I.R.M. NO.
 48113C0330 J, DATED AUGUST 23, 2001

APPROXIMATE AREA SITUATED IN
 NON-SHADED ZONE X PER F.I.R.M. NO.
 48113C0330 J, DATED AUGUST 23, 2001

CALLLED 13.967 ACRES
 1508 MOCKINGBIRD 2015 LP
 INST. NO. 201500279042
 O.P.R.D.C.T.

CALLLED 20.669 ACRES
 TAYLOR PUBLISHING COMPANY
 VOLUME 87008, PAGE 4819
 D.R.D.C.T.

LOT 1, BLOCK A/7925
32.2926 ACRES
1,406,665 SQ. FT.

CALLLED 0.624 ACRES
 SKINNER & KNIGHT, LLC
 INST. NO. 201900175642
 O.P.R.D.C.T.

LOT 1, BLOCK 7924
 DRYDEN ADDITION
 VOL. 85157, PG. 4527
 D.R.D.C.T.

TRACT 2
 CALLED 2.654 ACRES
 BEN E. KEITH COMPANY
 INST. NO. 201600002389
 O.P.R.D.C.T.

BLOCK 1/7926
 RIVER BEND STEMMONS
 VOL. 75112, PG. 881, D.R.D.C.T.

HINTON INDUSTRIAL TRACT
 BLOCK A/7926
 VOL. 36, PG. 11, D.R.D.C.T.

HINTON STREET
 (A 60-FOOT WIDE R.O.W.)
 VOL. 75112, PG. 881
 D.R.D.C.T.

MOCKINGBIRD LANE
 (A 100-FOOT WIDE R.O.W.)
 VOL. 426, PG. 1266 - M.R.D.C.T.

MOCKINGBIRD LANE
 (A 100-FOOT WIDE R.O.W.)

P.O.B.
 3/4" I.P.F. (C.M.)
 N 68°06'06" E
 E 2473394.18

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, 1508 MOCKINGBIRD 2015 LP AND TAYLOR PUBLISHING COMPANY, are the owners of a tract of land situated in the Thomas E. Mannin Survey, Abstract No. 958, City of Dallas, Dallas County, Texas and being part of City Blocks 7924, 7925, A/7926 and 1/7926 and being all of a called 13.967 acre tract of land described in Special Warranty Deed to 1508 Mockingbird 2015 LP recorded in Instrument No. 201500279042 of the Official Public Records, Dallas County, Texas and being part of a called 20.669 acre tract of land described in Warranty Deed to Taylor Publishing Company recorded in Volume 87008, Page 4819 of the Deed Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 3/4" iron pipe found in the south right-of-way line of Mockingbird Lane (a 100-foot wide right-of-way) recorded in Volume 426, Page 1266 of said Deed Records and in Street Easement to the City of Dallas recorded in Volume 5585, Page 223 of said Deed Records for the northwest corner of Lot 1, Block A/7924, International House of Pancakes Addition, an addition to the City of Dallas according to the plat recorded in Volume 70119, Page 1532 of said Deed Records and being the northeast corner of said 20.669 acre tract;

THENCE with the east line of said 20.669 acre tract and the west line of said Lot 1, South 0°02'56" West, passing the southwest corner of said Lot 1 at a distance of 186.60 feet, passing the northwest corner of the terminus of Plantation Drive (a 60-foot wide right-of-way) dedicated in Volume 77179, Page 1154 of said Deed Records at a distance of 228.60 feet, passing the southwest corner of the terminus of said Plantation Drive at a distance of 289.00 feet, passing the southeast corner of a called 0.624 acre tract of land described in Special Warranty Deed to Skinner & Knight, LLC recorded in Instrument No. 20070321274 of the Official Public Records, Dallas County, Texas and being the westernmost northwest corner of Lot 1, Block 7924, Dryden Addition, an addition to the City of Dallas according to the plat recorded in Volume 85157, Page 4527 of said Deed Records at a distance of 549.00 feet and continuing in all a total distance of 700.00 feet to a 5/8" iron rod with 3-1/4" aluminum disk stamped "ELM BIRD ADDITION KHA" set for the southwest corner of said Lot 1, Block 7924, Dryden Addition and being in the north line of a tract of land described as "Tract 2" in Special Warranty Deed to Ben E. Keith Company recorded in Instrument No. 201600002399 of said Official Public Records;

THENCE with the north line of said Tract 2, North 89°24'51" West, a distance of 73.97 feet to a PK nail found for the northwest corner of said Tract 2;

THENCE with the west line of said Tract 2, South 1°31'25" West, a distance of 272.60 feet to a 5/8" iron rod with 3-1/4" aluminum disk stamped "ELM BIRD ADDITION KHA" set in the north right-of-way line of Hinton Street (a 60-foot wide right-of-way) dedicated in Volume 75112, Page 881 of said Deed Records for the southwest corner of said Tract 2;

THENCE with said north right-of-way line of Hinton Street, South 89°43'03" West, passing a 5/8" iron rod found for the southwest corner of said 20.669 acre tract at a distance of 758.55 feet and continuing in all a distance of 798.52 feet to a "X" cut in concrete found at the north end of the terminus of said Hinton Street;

THENCE with said terminus of Hinton Street, South 0°10'42" East, a distance of 60.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner at the south end of said terminus and being the northwest corner of Block 1/7926, River Bend on Stemmons, an addition to the City of Dallas according to the plat recorded in Volume 75112, Page 881 of said Deed Records and being the northeast corner of a called 2.05 acre tract of land described in Special Warranty Deed to Optimum Re Insurance Company recorded in Instrument No. 201000304905 of said Official Public Records;

THENCE with the north line of said 2.05 acre tract, South 89°26'34" West, a distance of 421.37 feet to a 5/8" iron rod with plastic cap stamped "KHA" found in the easterly line of the Elm Fork of the Trinity River for the northwest corner of said 2.05 acre tract and being the southwest corner of said 13.967 acre tract;

THENCE in a northerly direction, along the westerly line of said 13.967 acre tract and the easterly line of said Elm Fork of the Trinity River, the following courses and distances:

- North 15°24'27" West, a distance of 88.47 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;
- North 19°03'35" West, a distance of 74.44 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;
- North 27°46'48" West, a distance of 199.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;
- North 19°05'47" West, a distance of 166.44 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;
- North 08°06'37" West, a distance of 97.13 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;
- North 05°55'43" East, a distance of 94.88 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;
- North 14°24'54" East, a distance of 104.60 feet to a 5/8-inch iron rod found for corner;
- North 23°24'12" East, a distance of 100.22 feet to corner, from which, a found 5/8-inch iron rod with a plastic cap, stamped "DRP", bears North 82°30' west, 0.28 feet;
- North 25°58'12" East, a distance of 84.81 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;
- North 01°11'35" East, a distance of 88.84 feet to a 5/8-inch iron rod with "DRP" cap found in said south right-of-way line of Mockingbird Lane for the northwest corner of said 13.967 acre tract;

THENCE with said south right-of-way line of Mockingbird Lane, North 89°55'16" East, a distance of 1395.60 feet to the **POINT OF BEGINNING** and containing 32.2926 acres or 1,406,665 square feet of land.

Bearing system based on the State Plane Coordinate System of 1983, Texas North Central Zone (4202), North American Datum of 1983(2011).

GENERAL NOTES:

1. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
2. THE BASIS OF BEARINGS IS BASED ON STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).
3. THE GRID COORDINATES SHOWN ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
4. THE PURPOSE OF THIS PLAT IS TO DEDICATE EASEMENTS AND CREATE ONE LOT FOR DEVELOPMENT FROM TWO UNPLATTED TRACTS TOTALING IN 32.2926 ACRES.
5. ALL EXISTING BUILDINGS TO BE REMOVED.

FLOOD STATEMENT:

According to Map No. 48113C0330 J, both dated August 23, 2001 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Dallas County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, portions of this property are within the following special flood hazard areas.

Non-Shaded Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

Shaded Zone X - Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

Zone AE - Areas subject to inundation by the 1% annual chance flood with base flood elevations determined.

Zone AE Floodway - Areas subject to inundation by the 1% annual chance flood with base flood elevations determined. The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so the 1% annual chance flood can be carried without substantial increases in flood heights.

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.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, 1508 MOCKINGBIRD 2015 LP AND TAYLOR PUBLISHING COMPANY, acting by and through its duly authorized agent, do hereby adopt this plat, designating the herein described property as **ELM BIRD ADDITION**, 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).

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.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2020.

1508 MOCKINGBIRD 2015 LP

By: _____
Signature

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 the _____ day of _____, 2020.

Notary Public in and for the State of Texas

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2020.

TAYLOR PUBLISHING COMPANY

By: _____
Signature

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 the _____ day of _____, 2020.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

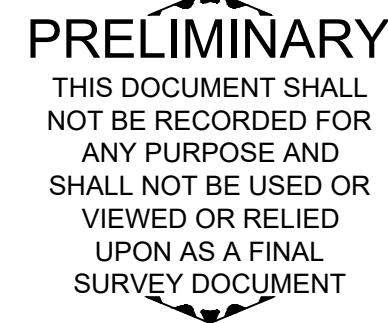
I, J. Andy Dobbs, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Engineers and Land Surveyors, 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 _____, 2020.

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

J. Andy Dobbs
Registered Professional Land Surveyor No. 6196
Kimley-Horn and Associates, Inc.
13455 Noel Road, Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
972-770-1300



STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared J. Andy Dobbs 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 the _____ day of _____, 2020.

Notary Public in and for the State of Texas

**PRELIMINARY PLAT
ELM BIRD ADDITION
LOT 1, BLOCK A/7925**

CITY BLOCKS 7924, 7925, A/7926 & 1/7926
BEING 32.2926 ACRES OUT OF THE
THOMAS E. MANNIN SURVEY, ABSTRACT NO. 958
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S190-235
WASTEWATER NO. WW20-_____
PAVING AND DRAINAGE NO. DP20-_____

Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240		FIRM # 10115500		Tel. No. (972) 770-1300 Fax No. (972) 239-3620	
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MTC	JAD	JULY 2020	063486551	2 OF 2

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CONTACT: JULIAN HAWES, JR.
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ENGINEER:
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OFFICE TOWER, SUITE 700, DALLAS, TEXAS 75240
CONTACT: KEVIN GRAHAM, P. E.
PHONE: 972-770-1300
EMAIL: kevin.graham@kimley-horn.com

DWG NAME: I:\D\PROJECTS\TDA\ SURVEY\063486551\TDCS 1508 MOCKINGBIRD\DWG\063486551.DWG PLOTTED BY: DOBBS, ANDY 9/17/2020 3:34 PM LAST SAVED: 9/17/2020 10:19 AM