

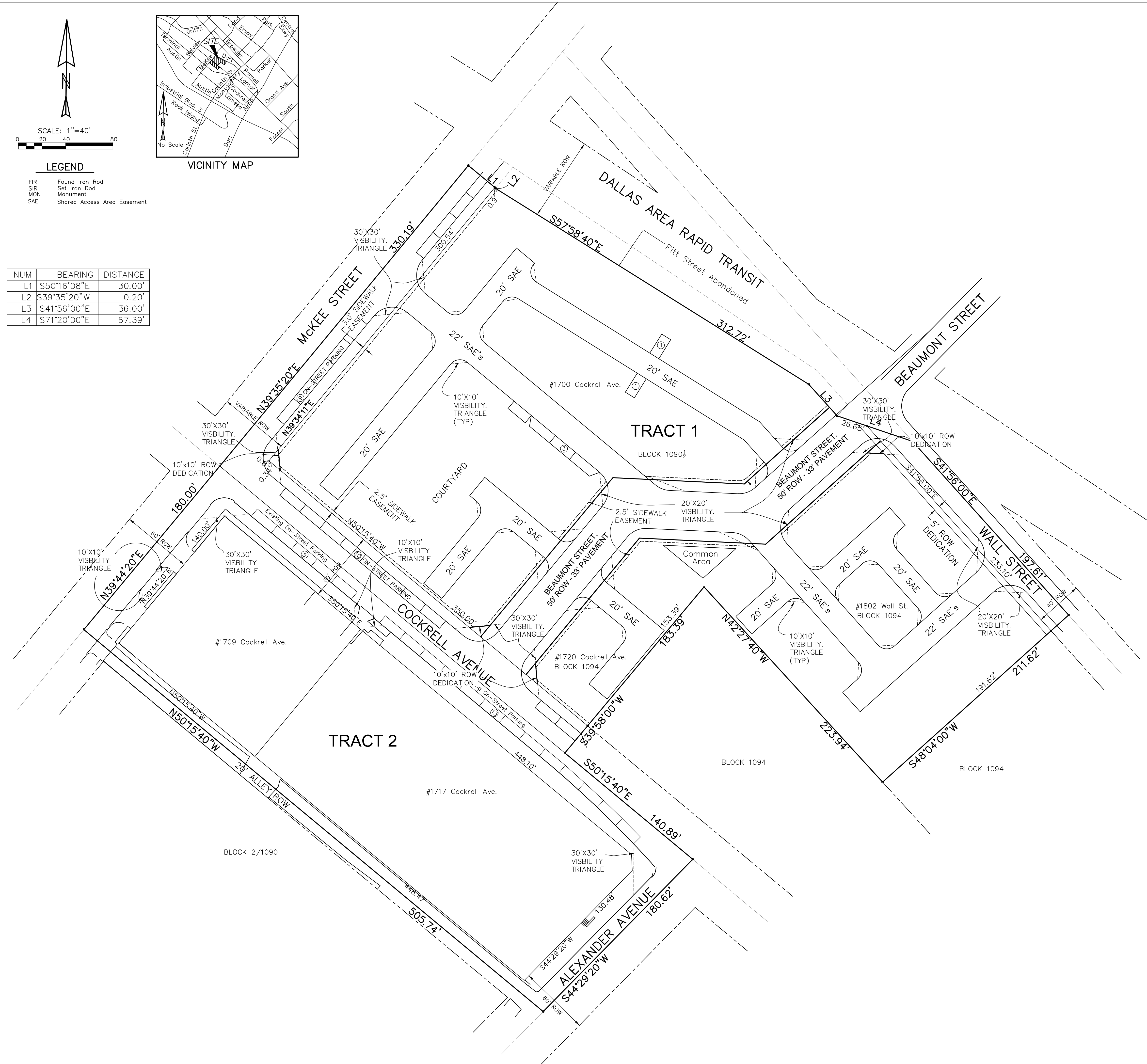
LEGEND

FIR	Found Iron Rod
SIR	Set Iron Rod
MON	Monument
SAE	Shared Access Area Easement

NUM	BEARING	DISTANCE
L1	S50°16'08"E	30.00'
L2	S39°35'20"W	0.20'
L3	S41°56'00"E	36.00'
L4	S71°20'00"E	67.39'

SITE DATA TABLE

ZONING:	PD317, SUBDISTRICT 3B
SITE AREA:	6.342 ACRES
USES:	SINGLE FAMILY – SHARED ACCESS DEVELOPMENT
TRACT 1	OFFICE/SHOWROOM/WAREHOUSE
TRACT 2	



ZONING CASE NO. Z156-275(OTH)
 CONCEPT PLAN
 1700 & 1720 COCKRELL AVENUE
 1709 & 1717 COCKRELL AVENUE
 AND 1801 WALL STREET
 DALLAS, DALLAS COUNTY, TEXAS
 PREPARED MARCH 2016 BY:
KADLECK & ASSOCIATES
 a Division of **Westwood**
Westwood Professional Services, Inc. westwoodps.com
 2740 North Dallas Pkwy., Ste. 280 Plano, TX 75093
 Phone (214) 473-4540 Toll Free (888) 937-5150
 TBPE Firm Reg. No. 11758 TBPLS Firm Reg. No. 10074301