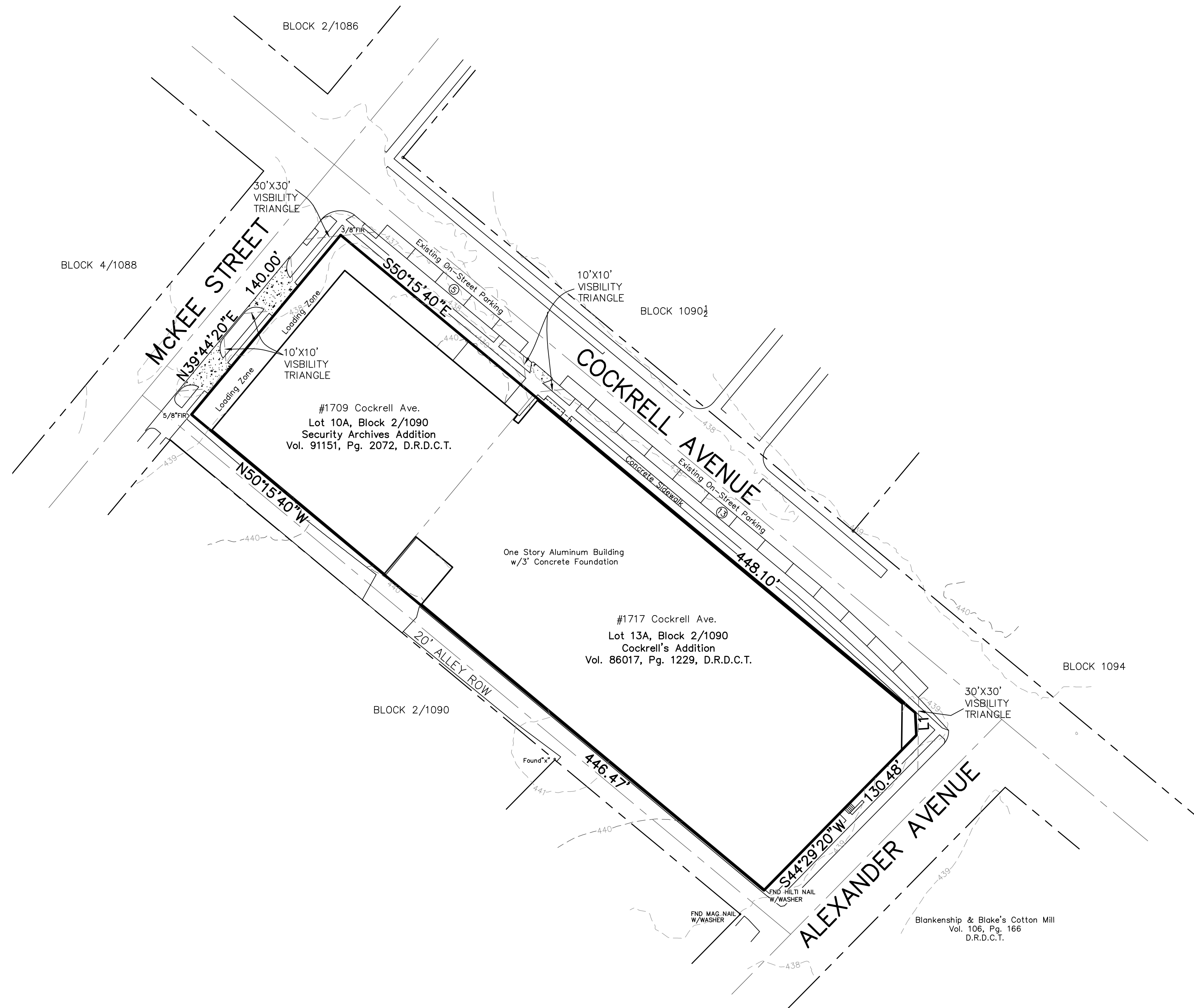


LINE TABLE		
NUM	BEARING	DISTANCE
LT	N02°53'10"W	13.54'

LEGEND

- Ac. Acres
- FIR Found Iron Rod
- D.R.D.C.T. Deed Records Dallas County, Texas
- O.P.R.D.C.T. Official Public Records, Dallas County, Texas
- Ⓢ Number of Parking Spaces

SITE DATA TABLE DEVELOPMENT TRACT 2	
ZONING:	PD317, SUBDISTRICT 3B
SITE AREA:	1.453 ACRES
USE:	OFFICE/SHOWROOM/ WAREHOUSE
BUILDING SIZE:	57,449 SF
BUILDING HEIGHT:	40 FEET
BUILDING SETBACKS:	0 FEET
ON-STREET PARKING:	18 SPACES
IMPERVIOUS AREA:	62,140 SF/98.2%



ZONING CASE NO. Z156-275(OTH)
 DEVELOPMENT PLAN TRACT 2
 1709 & 1717 COCKRELL AVENUE
 DALLAS, DALLAS COUNTY, TEXAS
 PREPARED MARCH 2016 BY:
KADLECK & ASSOCIATES
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