



TRACT 1
CALLED 5.14573 ACRES
ADVANTIS
VOLUME 92234, PAGE 1182
DRDCT

10.0'X10.0' R.O.W. DEDICATION
BY THIS PLAT
0.0011 OF AN ACRE
49 SQ. FT.

LOT 10A, BLOCK 21090
SECURITY ARCHIVES
ADDITION
VOLUME 91151, PAGE 2073
MRDCT

LOT 13A, BLOCK 21090
COCKRELL'S ADDITION
VOLUME 86017, PAGE 1230
MRDCT

CALLED 0.4378 OF AN ACRE
EDDIE DEEN & COMPANY, INC.,
A TEXAS CORPORATION
INSTRUMENT NO. 20070258735
OPRDCT

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

FRANK LONCAR
VOLUME 76186, PAGE 2923
DRDCT

CALLED 0.143 OF AN ACRE
COCKRELL'S ADDITION
INSTRUMENT NO. 20060128800
OPRDCT

LEGEND
 Δ = CENTRAL ANGLE
 DRDCT = DEED RECORDS DALLAS COUNTY, TEXAS
 MRDCT = MAP RECORDS DALLAS COUNTY, TEXAS
 OPRDCT = 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 I 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 59 lots from 15 existing lots and dedicate right-of-way for Beaumont Street to be constructed.
- 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

LOT TABLE			LOT TABLE		
LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.
1	0.0407	1,773	31	0.0407	1,771
2	0.0206	898	32	0.0485	2,111
3	0.0206	899	33	0.0288	1,254
4	0.0270	1,178	34	0.0280	1,220
5	0.0273	1,189	35	0.0272	1,185
6	0.0207	901	36	0.0345	1,503
7	0.0207	902	37	0.0763	3,326
8	0.0569	2,480	38	0.0614	2,676
9	0.0572	2,491	39	0.0223	974
10	0.0208	907	40	0.0223	973
11	0.0208	908	41	0.0295	1,284
12	0.0272	1,185	42	0.0292	1,271
13	0.0510	2,221	43	0.0223	974
14	0.0224	977	44	0.0223	969
15	0.0224	978	45	0.0452	1,967
16	0.0224	978	46	0.0328	1,428
17	0.0225	978	47	0.0222	967
18	0.0225	979	48	0.0222	966
19	0.0295	1,285	49	0.0381	1,660
20	0.0295	1,285	50	0.0787	3,429
21	0.0225	980	51	0.0317	1,382
22	0.0225	980	52	0.0317	1,382
23	0.0225	980	53	0.0317	1,382
24	0.0225	980	54	0.0317	1,382
25	0.0282	1,227	55	0.0652	2,841
26	0.0491	2,139	56	0.0587	2,556
27	0.0544	2,372	57	0.0206	896
28	0.0300	1,308	58	0.0433	1,888
29	0.0327	1,424	ROW DED.	4,245	18,490
30	0.0319	1,389	CA "A"	0.0296	1,288

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C777	20°47'46"	175.00'	63.52'	S70°00'14"W	63.17'
C1	23°12'23"	225.00'	91.13'	S66°37'48"W	90.51'
C3	15°48'10"	175.00'	48.27'	S51°42'16"W	48.11'
C4	20°47'46"	175.00'	63.52'	S70°00'14"W	63.17'
C5	6°17'04"	225.00'	24.68'	S77°15'35"W	24.67'
C6	5°53'04"	225.00'	23.11'	S71°10'31"W	23.10'
C7	23°12'23"	225.00'	91.13'	S66°37'48"W	90.51'
C8	5°43'40"	225.00'	22.49'	S42°09'46"W	22.48'
C9	6°41'00"	59.00'	6.88'	S55°00'34"E	6.88'
C10	8°49'00"	59.00'	9.08'	S47°15'34"E	9.07'
C11	8°49'00"	59.00'	9.08'	N47°15'34"W	9.07'
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'

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S84°17'56"W	14.14'	L105	N39°27'37"E	3.00'
L2	S39°17'56"W	16.00'	L106	N50°32'11"W	7.50'
L3	S43°48'11"W	15.89'	L107	S39°27'37"W	166.68'
L4	N43°48'11"E	20.58'	L108	N50°42'04"W	127.48'
L5	N42°51'04"W	13.03'	L109	N39°17'56"E	15.00'
L100	N31°38'56"E	9.48'	L110	S50°42'04"E	112.52'
L101	S50°42'04"E	2.00'	L111	N39°27'37"E	151.73'
L102	N39°17'56"E	10.60'	L112	N50°32'11"W	7.50'
L103	N39°17'56"E	4.10'			

PRELIMINARY PLAT
LOTS 1-58, BLOCK 1090
INTOWN HOMES COCKRELL ADDITION I
 SHARED ACCESS DEVELOPMENT
 BEING A REPLAT OF ALL OF LOTS 1-5, 22-27,
 PARTS OF 6, 7, 21 & 28, BLOCK 1090 1/2 OF
 ALEX COCKRELL'S ADDITION
 BEING 2.4016 ACRES SITUATED IN THE
 M.J. N. BRYAN SURVEY, ABSTRACT NO. 149
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 58 RESIDENTIAL LOTS
 1 PRIVATE COMMON AREA
 CITY PLAN FILE NO. S178-001
 ENGINEER PLAN 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" = 30'	FCN	JPW	08/24/2017	061289706	1 OF 3

DRAWN: K.FITZ SURVEY/06/28/2016 INTOWN HOMES COCKRELL ADDITION I PHASE DWG PLOTTED BY: EARNEY, JARED 10/22/2017 11:39 AM LAST SAVED: 10/22/2017 11:38 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 all of Lots 1 through 7 and Lots 21 through 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 all of a called 255 square foot tract of land out of McKee Street as abandoned by City Ordinance Number 19018 and recorded in Volume 86073, Page 3226 of said Deed Records and being more particularly described by metes and bounds as follows:

BEGINNING at a 3-1/2" aluminum disk stamped "INTOWN HOMES COCKRELL ADDITION I KHA" set at the west corner of said 255 square foot tract and being at the intersection of the northeast right-of-way line of Cockrell Avenue (a 60 foot right-of-way) and southeast right-of-way line of McKee Street (a variable width right-of-way);

THENCE North 39°07'47" East, along the northwest line of said 255 square foot tract and along said southeast right-of-way line of McKee Street, a distance of 300.54 feet to a 3-1/2" aluminum disk stamped "INTOWN HOMES COCKRELL ADDITION I KHA" set at the north corner of said 255 square foot tract and on the southwest right-of-way line of Dallas Area Rapid Transit;

THENCE South 50°42'32" East, along the northeast line of said 255 square foot tract and said southwest right-of-way line of Dallas Area Rapid Transit, a distance of 0.90 feet to a 3-1/2" aluminum disk stamped "INTOWN HOMES COCKRELL ADDITION I KHA" set at the east corner of said 255 square foot tract;

THENCE South 39°08'56" West, along the southeast line of said 255 square foot tract, a distance of 0.20 feet to a 3-1/2" aluminum disk stamped "INTOWN HOMES COCKRELL ADDITION I KHA" set at the north corner of said Lot 25;

THENCE South 58°25'04" East, along the northeast line of said 3.660 acre tract and the southwest right-of-way line of Dallas Area Rapid Transit, a distance of 312.72 feet to a 3-1/2" aluminum disk stamped "INTOWN HOMES COCKRELL ADDITION I KHA" set;

THENCE South 42°22'24" East, continuing along said northeast line of 3.660 acre tract and said southwest right-of-way line of Dallas Area Rapid Transit, a distance of 36.00 feet to a 3-1/2" aluminum disk stamped "INTOWN HOMES COCKRELL ADDITION I KHA" set in the southwest right-of-way line of Wall Street (a variable width right-of-way);

THENCE South 71°46'24" East, continuing along said northeast line of 3.660 acre tract and said southwest right-of-way line of Wall Street, a distance of 26.65 feet to a 3-1/2" aluminum disk stamped "INTOWN HOMES COCKRELL ADDITION I KHA" set;

THENCE South 42°22'24" East, continuing along said northeast line of 3.660 acre tract and said southwest right-of-way line of Wall Street, a distance of 27.66 feet to a 3-1/2" aluminum disk stamped "INTOWN HOMES COCKRELL ADDITION I KHA" set;

THENCE over and across said 3.660 acre tract the following:

North 89°17'06" West, a distance of 20.51 feet to a 3-1/2" aluminum disk stamped "INTOWN HOMES COCKRELL ADDITION I KHA" set;

South 43°48'11" West, a distance of 10.65 feet to a 3-1/2" aluminum disk stamped "INTOWN HOMES COCKRELL ADDITION I KHA" set at the beginning of a tangent curve to the right;

In a southwesterly direction, with said curve to the right 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 South 62°06'09" West, 141.29 feet to a 3-1/2" aluminum disk stamped "INTOWN HOMES COCKRELL ADDITION I KHA" set at the beginning of a reverse curve to the left;

In a southwesterly direction, with said curve to the left, having a central angle of 41°06'11", a radius of 175.00 feet, an arc length of 125.54 feet and a long chord bearing and distance of South 59°51'02" West, 122.87 feet to a 3-1/2" aluminum disk stamped "INTOWN HOMES COCKRELL ADDITION I KHA" set;

South 39°17'56" West, a distance of 63.64 feet to a 3-1/2" aluminum disk stamped "INTOWN HOMES COCKRELL ADDITION I KHA" set;

South 5°42'04" East, a distance of 14.14 feet to a 3-1/2" aluminum disk stamped "INTOWN HOMES COCKRELL ADDITION I KHA" set on the southwest line of said 3.660 acre tract and on the north right-of-way line of Cockrell;

THENCE along said southwest line of 3.660 acre tract and said northeast right-of-way line of Cockrell Avenue, the following:

North 50°42'04" West, a distance of 292.20 feet to a 3-1/2" aluminum disk stamped "INTOWN HOMES COCKRELL ADDITION I KHA" set;

South 39°08'56" West, a distance of 0.34 feet to a 3-1/2" aluminum disk stamped "INTOWN HOMES COCKRELL ADDITION I KHA" set;

North 50°45'34" West, a distance of 0.80 feet to the **POINT OF BEGINNING** and containing 2.4016 acres or 104,614 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 I**, 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
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Houston, TX 77007
Contact: Josh Bosler
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PRELIMINARY PLAT
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INTOWN HOMES COCKRELL ADDITION I
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