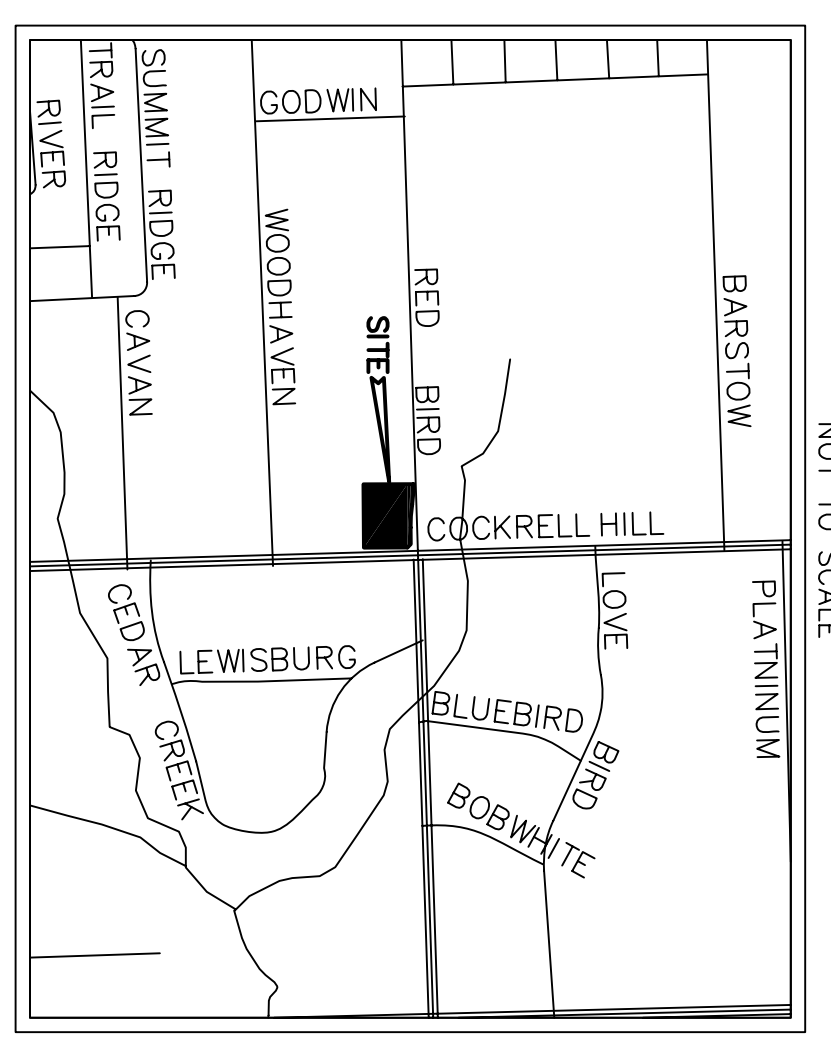


LINE/TYPE TABLE	
—	BOUNDARY LINE
—	ADJACENT LINE
—	CONTROL LINE
—	OVERHEAD SERVICE LINE
—	SEWER LINE
—	STORM WATER LINE
—	GAS LINE
—	UNDERGROUND ELEC. LINE
—	COMMUNICATIONS LINE
—	EXHIBITION LINE
—	BUILDING LINE
—	STREET CENTRELINE



STATE OF TEXAS
COUNTY OF DALLAS

OWNER'S CERTIFICATE

WHEREAS, Cockrell Hill Partners, Inc. is the owner of that certain tract of land situated in the Anthony Bledsoe Survey, Abstract No. 112, by Deed recorded under Instrument No. 201500337424, Official Public Records, Dallas County, Texas, some being the remainder of Lots 9, 10, and 11, Block 1/6948, Woodhaven Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded under Volume 12, Page 287, Map Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 3/4 inch yellow cap iron rod found for the most easterly northeast corner of the remainder of said Lot 9, some being the south corner of a corner clip of the intersection of the west right-of-way line of S. Cockrell Road (a 100' right-of-way) and the south right-of-way line of Red Bird Lane (a variable width right-of-way);

THENCE South 00 deg. 10 min. 27 sec. East, along the common line of said Lot 9 and said S. Cockrell Road, passing at a distance of 61.00 feet, the southeast corner of the remainder of said Lot 9, some being the northeast corner of offoresaid Lot 10, and continuing along the common line of the remainder of said Lot 10 and said S. Cockrell Road, passing at a distance of 100.00 feet, the southeast corner of the remainder of said Lot 11, some being the northeast corner of offoresaid Lot 11, and continuing along the common line of the remainder of said Lot 11 and said S. Cockrell Road, a total distance of 261.00 feet to a 3/4 inch yellow cap iron rod found to the southeast corner of the remainder of said Lot 11, some being the northeast corner of Lot 12, Block 1/6948, said Woodhaven Addition;

THENCE South 89 deg. 34 min. 33 sec. West, along the common line of said Lot 11 and said Lot 12, a distance of 380.00 feet to a 1/2 inch iron pin placed for the southwest corner of said Lot 11, some being the northwest corner said Lot 12, some being in the east line of Lot 5, Block 1/6948, said Woodhaven Addition;

THENCE North 00 deg. 10 min. 27 sec. West, along the common line of said Lot 11 and said Lot 8, passing at a distance of 100.00 feet, the northwest corner of said Lot 11, some being the southwest corner of offoresaid Lot 10, continuing along the common line of said Lot 10 and said Lot 8, passing at a distance of 100.00 feet, the northwest corner of offoresaid Lot 9, continuing along the common line of said Lot 8, a total distance of 300.00 feet to a 1/2 inch iron rod set with 3 inch aluminum disk stamped "COCKRELL HILL PARTNERS ADDITION RPLS 6122" (hereinafter referred to as DMS) for the northwest corner of said Lot 9, some being the northeast corner of said Lot 8, some being in the south right-of-way line of offoresaid Red Bird Lane, some being the start of a non-tangent curve to the right with a radius of 840.00 feet and a central angle of 08 deg. 22 min. 44 sec.;

THENCE in a southeasterly direction, along said non-tangent curve to the right, and along the common line of the remainder of said Lot 9, on the left side of the curve, a distance of 122.73 feet to a DMS for an angle point, some being the start of a curve to the left with a radius of 940.00 feet and a central angle of 08 deg. 22 min. 43 sec.;

THENCE in a southeasterly direction, along said curve to the left, and continuing along the common line of the remainder of said Lot 9, and the south right-of-way line of Red Bird Lane on an arc distance of 137.46 feet and a chord bearing and distance of South 86 deg. 14 min. 05 sec. East, 137.34 feet to a DMS for an angle point;

THENCE North 89 deg. 34 min. 33 sec. East, continuing along the common line of the remainder of said Lot 9 and said Red Bird Lane, a distance of 100.54 feet to a DMS for the most northerly northeast corner of the remainder of said Lot 9, some being the north corner of offoresaid corner clip;

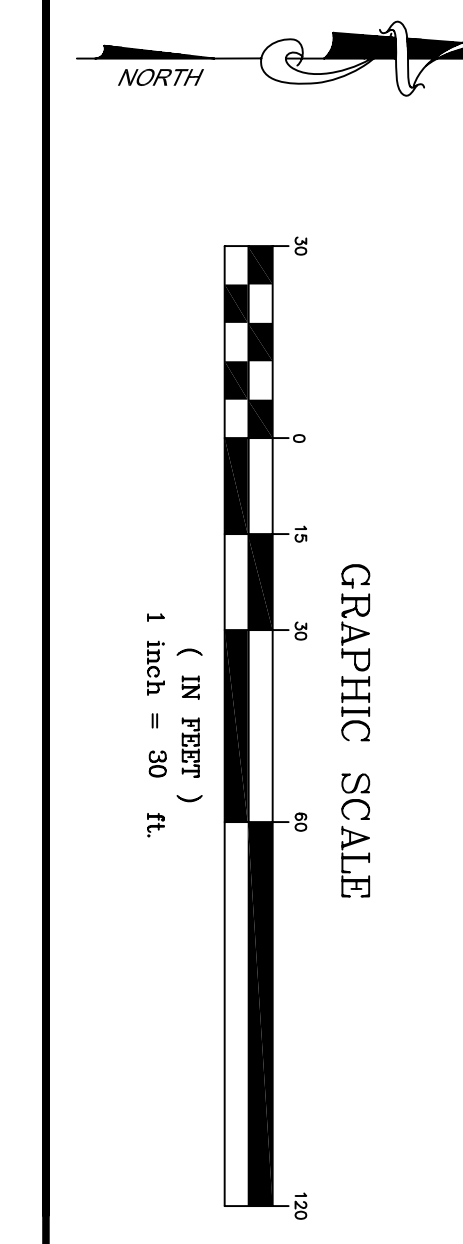
THENCE South 45 deg. 17 min. 57 sec., along said corner clip, a distance of 28.22 feet to the POINT OF BEGINNING and containing 108,998 square feet or 2.502 acres of computed land, more or less.

GENERAL NOTES:

1. BASIS OF BEARING - BEARINGS OF LINES SHOWN HEREON REFER TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (NORTH CENTRAL ZONE 202, NAD83 (2011) EPOCH 2010) AS DERIVED LOCALLY FROM WESTERN DATA SYSTEMS CONTINUOUSLY OPERATING REAL TIME STATION COORDINATES AND DISTANCES MEASUREMENT (RTK) METHODS AND AN AVERAGE COMBINATION FACTOR OF 1.00012 WAS USED.
2. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
3. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FROM 3 LOTS.
4. COORDINATES SHOWN HEREON ARE NO SCALE AND NO PROJECTION.
5. ELEVATIONS ARE BASED ON CITY OF DALLAS BENCHMARKS.
6. STANDARD WDM ON CONCRETE CURB ON SOUTHEAST CORNER OF THE INTERSECTION OF COCKRELL HILL ROAD AND PLATINUM WAY.
7. ELEVATION IS 712.79.
8. A SQUARE IS LOCATED IN CENTER OF STORM SEWER INLET AT #4515 BRONZE WAY, 1,000 FEET EAST OF JOSEPH HARDIN DRIVE.
9. ELEVATION IS 704.99.
10. BASED ON FIELD OBSERVATIONS, PLANS OBTAINED FROM THE CITY OF DALLAS, AND MARKINGS ORDERED THROUGH DIGTESS, ALL OBSERVABLE EVIDENCE OF UTILITIES ARE SHOWN HEREON.
11. SUBJECT PROPERTY LIES WITHIN ZONE "X", PER FEMA FIRM MAP NUMBER 481130470K, DATED 07/07/2014.
12. DMS - 3" ALUMINUM DISK MONUMENT STAMPED "COCKRELL HILL PARTNERS ADDITION RPLS 6122" SET

LEGEND

	GAS METER		WATER MANHOLE
	FIRE HYDRANT		TRAFFIC SIGNAL POLE
	IRR CONTROL VALVE		TELEPHONE MANHOLE
	TELEPHONE PEDESTAL		STORM MANHOLE
	DOWN CITY		VAULT
	S.S. MANHOLE		HANDICAP SPACE
	CLEAN OUT		SIGN
	WATER MANHOLE		LIGHT POLE
	FULL PORT VALVE		TYPICAL FENCE
	STORM MANHOLE		BOLTED
	ELECTRIC METER		COVERED AREA
	STORM DRAIN MANHOLE		A/C PAD



OWNER:
COCKRELL HILL PARTNERS, INC
FAROOQ WAZIRALI, MANAGING MEMBER
DALLAS, TX 75229
469-713-9933

ENGINEER:
HOUSHANG JAHVANI
FAROOQ WAZIRALI, MANAGING MEMBER
2121 N. JOSE LANE, SUITE 200
CARROLLTON, TEXAS 75006
469-713-9933

THIS PLAT FILED IN INSTRUMENT NO. _____

PRELIMINARY PLAT
COCKRELL HILL PARTNERS ADDITION
LOT 1, BLOCK 1/6948

PLAT OF THAT CERTAIN TRACT OF LAND CONVERTED TO OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
ANTHONY BLEDSOE SURVEY, ABSTRACT NO. 112
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. 5178-131

PEISER & MANKIN SURVEYING, LLC
www.peisersurveying.com

623 E. DALLAS ROAD
GARPRENE, TEXAS 76051
817-481-1806 (O)
817-481-1889 (F)

COMMERCIAL
RESIDENTIAL
TOPOGRAPHY
MORTGAGE

1 SHEET OF 2

DATE: 09/08/2017
FIELD DATE: 6/23/2017
SCALE: 1" = 30'
DRAWN: AAM
CHECKED: TAM