

OWNER'S DEDICATION

NOW HEREBY, KNOW ALL MEN BY THESE PRESENTS, THAT **COCKRELL HILL PARTNERS, INC** DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **COCKRELL HILL PARTNERS ADDITION**. IN 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 FOOTWAYS, 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 MANNER INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OPERATION OR USE OF SUCH UTILITY FROM AND UPON THE EASEMENTS AND PUBLIC UTILITY EASEMENTS SHOWN AT THE POINTS OF EGRESS AND EGRESS TO THE POINTS OF EGRESS AND UPON 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 ORIGINARILY 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 TO MANHOLES, CLEANOUTS, FIRE HYDRANTS, WATER SERVICES AND WASTEWATER SERVICES FROM THE MAIN OF 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, TEXAS.

EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

COCKRELL HILL PARTNERS, INC

BY: \_\_\_\_\_ NAME: FAROOQ WAZIRALI, MANAGING MEMBER

STATE OF TEXAS.

COUNTY OF DALLAS.

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED FAROOQ WAZIRALI, MANAGING MEMBER OF COCKRELL HILL PARTNERS, INC., KNOWN TO ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED AND THE ACT AND DEED OF SAID COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018.

NOTARY PUBLIC IN AND FOR DALLAS COUNTY

SURVEYOR'S STATEMENT

I, TIMOTHY R. MANKIN, 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 COMPLES 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 \_\_\_\_\_, 2018

PRELIMINARY NOT TO BE RECORDED FOR ANY PURPOSE RELEASE FOR REVIEW 02/07/2018

TIMOTHY R. MANKIN REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6122

STATE OF TEXAS:

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED TIMOTHY R. MANKIN, 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 \_\_\_\_\_, 2018.

NOTARY PUBLIC IN AND FOR TARRANT COUNTY, TEXAS

PRELIMINARY PLAT  
COCKRELL HILL PARTNERS ADDITION

LOT 1, BLOCK 1/6948

PLAT OF THAT CERTAIN TRACT OF LAND CONVEYED TO COCKRELL HILL PARTNERS, INC, BY DEED RECORDED UNDER INSTRUMENT NO. 201500337424,

OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

ANTHONY BLEDSOE SURVEY, ABSTRACT NO. 112

CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. 5178-131

THIS PLAT FILED IN INSTRUMENT NO. \_\_\_\_\_

OWNER:  
COCKRELL HILL PARTNERS, INC  
FAROOQ WAZIRALI, MANAGING MEMBER  
2667 NORTHHAVEN ROAD  
DALLAS, TX 75229  
469-719-9935

ENGINEER:  
HOUSHANG JAHVANI  
JAHVANI CONSULTING ENGINEERS, INC  
2121 N. JOSE LANE, SUITE 200  
CARROLLTON, TEXAS 75006

JOB NO.:	17-0608	SHEET	2
DATE:	09/08/2017		
FIELD DATE:	6/23/2017		
FIELD:	1" = 30'		
SCALE:	1" = 30'		
FIELD:	---		
DRAWN:	A.M.B.		
CHECKED:	T.E.M.		
www.peisersurveying.com 623 E. DALLAS ROAD GRAPEVINE, TEXAS 76051 817-481-1899 (7)		COMMERCIAL RESIDENTIAL TOPOGRAPHY MORTGAGE	
Firm No. 100999-00 Member Since 1977		2	