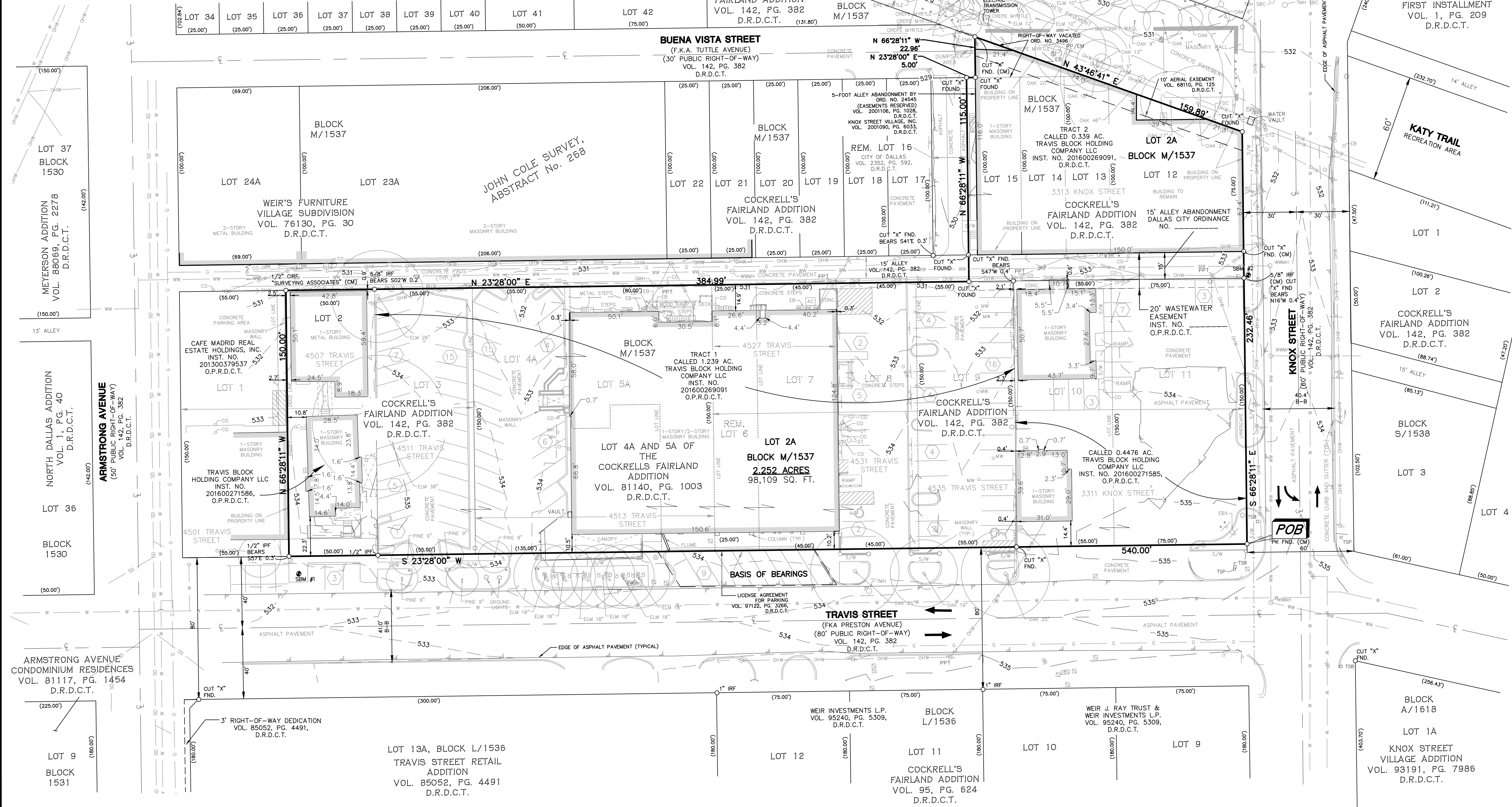


LEGEND			
IRF	IRON ROD FOUND	○	LOT NUMBER
ORF	5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" FOUND (UNLESS OTHERWISE NOTED)	⊕	AIR CONDITIONING UNIT
D.R.D.C.T.	DEED RECORDS DALLAS COUNTY, TEXAS	⊖	ELECTRIC METER
M.R.D.C.T.	MAP RECORDS DALLAS COUNTY, TEXAS	⊗	GAS MANHOLE
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS	⊙	GAS METER
(CM)	CONTROLLING MONUMENT	⊚	IRRIGATION CONTROL VALVE
POB	POINT OF BEGINNING	⊛	WASTEWATER CLEANOUT
VOL., PG.	VOLUME, PAGE	⊜	TELEPHONE MANHOLE
INST. NO.	INSTRUMENT NUMBER	⊝	TELEPHONE PEDESTAL
AC.	ACRE	⊞	FIRE HYDRANT
SQ. FT.	SQUARE FEET	⊠	WATER METER
TYP.	TYPICAL	⊡	WATER VALVE
R.O.W.	RIGHT-OF-WAY	⊣	CURB INLET
(XXX)	DISTANCES PER RECORD PLAT/DEED	⊥	WASTEWATER MANHOLE
F.K.A.	FORMERLY KNOWN AS	⊦	WASTEWATER LINE
CONC.	CONCRETE	⊧	STORM SEWER LINE
LAND HOOK (DENOTES COMMON OWNERSHIP)		⊨	WATER LINE
⊩	LAND HOOK (DENOTES COMMON OWNERSHIP)	⊩	GAS LINE
⊪	SIGN	⊫	OVERHEAD WIRE(S)
S/W	CONCRETE SIDEWALK	⊬	LIGHT POLE
⊭	TRAFFIC FLOW	⊮	PARKING COUNT
⊯	TREE/CANOPY		
⊰	CHAIN LINK FENCE		
⊱	WOOD FENCE		



- \* NOTES \***
1. THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF TRAVIS STREET, BEING SOUTH 23° 28' 00" WEST, THE SAME AS SHOWN ON THE PLAT OF LOT 4A & 5A OF THE COCKRELL'S FAIRLAND ADDITION RECORDED IN VOLUME 81140, PAGE 1003, DEED RECORDS, DALLAS COUNTY, TEXAS.
  2. THE SUBJECT TRACT OF LAND SHOWN HEREON LIES WITHIN ZONE "X" UNSHADED, DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NO. 4811300335 K, EFFECTIVE DATE JULY 7, 2014, FOR DALLAS COUNTY, TEXAS AND INCORPORATED AREAS. 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. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
  3. REFERENCE BENCHMARK:  
CITY OF DALLAS BM # 35-U-6 SQUARE CUT FOUND AT THE INTERSECTION OF COLE AVENUE & ARMSTRONG AVENUE ON WEST CURB OF COLE AVENUE IN THE CENTER OF STORM SEWER CURB INLET ON THE SOUTH SIDE OF ARMSTRONG AVENUE. ELEV. = 531.94'  
SITE BENCHMARKS:  
SBM#1  
CUT "X" SET ON CONCRETE ISLAND NEAR THE INTERSECTION OF ARMSTRONG AVENUE & TRAVIS STREET ON THE WEST SIDE OF TRAVIS STREET, ±100 FEET NORTH OF THE CENTERLINE OF ARMSTRONG AVENUE, ±30 FEET WEST OF CENTERLINE OF TRAVIS STREET. ELEV. = 532.90'  
SBM#2  
CUT "X" SET ON CONCRETE SIDEWALK ON THE SOUTH SIDE OF KNOX STREET, ±27 FEET FROM THE CENTER LINE OF KNOX STREET, ±191 FEET WEST OF THE CENTERLINE OF TRAVIS STREET. ELEV. = 533.00'
  4. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL
  5. THE PURPOSE OF THIS PLAT IS TO CREATE A SINGLE LOT FOR DEVELOPMENT.

**PRELIMINARY PLAT  
TRAVIS-KNOX ADDITION  
LOT 2A, BLOCK M/1537**

A PORTION OF LOTS 2 & 6 AND ALL OF LOTS 3, 7, 8, 9, 10, 11, 12, 13, 14 & 15 OF COCKRELL FAIRLAND ADDITION RECORDED IN VOLUME 142, PAGE 382 DEED RECORDS DALLAS COUNTY, TEXAS AND ALL OF LOTS 4A & 5A OF COCKRELL FAIRLAND ADDITION VOLUME 81140, PAGE 1003 DEED RECORDS DALLAS COUNTY, TEXAS AND ALL OF THAT CERTAIN 15-FOOT ALLEY ABANDONED BY CITY ORDINANCE NO. \_\_\_\_\_ JOHN COLE SURVEY, ABSTRACT NO. 368 CITY OF DALLAS, DALLAS COUNTY, TEXAS

2.252 ACRES  
JUNE 19, 2017

CITY OF DALLAS PLAN FILE NO. S167-219  
CITY OF DALLAS ENGINEERING PLAN NO. 311T



**Preliminary**  
This document shall not be recorded for any purpose.  
**For Review Purposes Only**  
James M. Whitkanock, R.P.L.S.  
Registration No. 6134  
June 19, 2017

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PH: (214) 692-4234  
CONTACT: BROOK BAREFOOT

**SURVEYOR:**  
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DALLAS, TEXAS, 75251  
PH: (972) 991-0011  
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