

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, TRAVIS BLOCK HOLDING COMPANY LLC IS THE OWNER OF A 2.252 ACRE TRACT OF LAND SITUATED IN THE JOHN COLE SURVEY, ABSTRACT NO. 268, CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING A PORTION OF LOTS 2 AND 6 AND ALL OF LOTS 3, 7, 8, 9, 10, 11, 12, 13, 14 AND 15, BLOCK M/1537 OF COCKRELL'S FAIRLAND ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS...

BEGINNING AT A PK NAIL FOUND FOR THE EAST CORNER OF SAID LOT 11, BLOCK M/1537, ALSO BEING THE EAST CORNER OF SAID 0.4476 ACRE TRACT OF LAND AND ALSO BEING THE INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF TRAVIS STREET (80-FOOT WIDE PUBLIC RIGHT-OF-WAY, FORMERLY KNOWN AS PRESTON AVENUE) RECORDED IN VOLUME 142, PAGE 382, D.R.D.C.T. AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF KNOX STREET (60-FOOT WIDE PUBLIC RIGHT-OF-WAY) RECORDED IN VOLUME 142, PAGE 382, D.R.D.C.T.;

THENCE SOUTH 23' 28' 00" WEST ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID TRAVIS STREET, A DISTANCE OF 540.00 FEET TO THE SOUTH CORNER OF SAID 1.239 ACRE TRACT OF LAND, SAID POINT BEING IN THE NORTHWESTERLY LINE OF A 0.21 ACRE TRACT OF LAND DESCRIBED TO CAFE MADRID REAL ESTATE HOLDINGS, INC. IN INSTRUMENT NO. 201300379537 O.P.R.D.C.T., FROM WHICH A 1/2-INCH IRON PIPE FOUND BEARS SOUTH 57°EAST A DISTANCE OF 0.3 FEET;

THENCE NORTH 66' 28' 11" WEST ALONG THE COMMON LINE OF SAID 1.239 ACRE TRACT OF LAND AND SAID 0.21 ACRE TRACT OF LAND, OVER AND ACROSS SAID LOT 2, BLOCK M/1537, A DISTANCE OF 150.00 FEET TO A 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'SURVEYING ASSOCIATES' FOUND FOR CORNER, ALSO BEING IN THE SOUTHEASTERLY LINE OF A 15-FOOT WIDE PUBLIC ALLEY AND ALSO BEING THE WEST CORNER OF SAID 1.239 ACRE TRACT OF LAND DESCRIBED;

THENCE NORTH 23' 28' 00" EAST ALONG THE SOUTHEASTERLY LINE OF SAID ALLEY, A DISTANCE OF 384.99 FEET TO A CUT "X" FOUND FOR THE EAST CORNER OF SAID 0.0534 ACRE TRACT OF LAND;

THENCE NORTH 66' 28' 11" WEST DEPARTING THE SOUTHEASTERLY LINE OF SAID ALLEY, ALONG THE SOUTHWESTERLY LINE OF SAID 0.0534 ACRE TRACT OF LAND, PASSING AT A DISTANCE OF 15.00 FEET A CUT "X" FOUND FOR A CORNER COMMON TO SAID 0.339 ACRE TRACT OF LAND AND THE REMAINDER OF LOT 16, BLOCK M/1537 OF SAID COCKRELL'S FAIRLAND ADDITION DESCRIBED IN QUIT CLAIM DEED TO THE CITY OF DALLAS RECORDED IN VOLUME 2352, PAGE 592, D.R.D.C.T., CONTINUING ALONG THE COMMON LINE OF THAT 0.012 ACRE TRACT OF LAND ABANDONED BY CITY OF DALLAS ORDINANCE NO. 24545 APPROVED BY THE DALLAS CITY COUNCIL ON MARCH 28, 2001 AND BEING DESCRIBED IN QUITCLAIM DEED TO KNOX STREET VILLAGE, INC. RECORDED INSTRUMENT NUMBER 2001090-6033, O.P.R.D.C.T. AND SAID 0.339 ACRE TRACT OF LAND FOR TOTAL DISTANCE OF 115.00 FEET TO A CUT "X" FOUND FOR CORNER;

THENCE NORTH 23' 28' 00" EAST, A DISTANCE OF 5.00 FEET TO A CUT "X" FOUND FOR THE WEST CORNER OF SAID LOT 15, BLOCK M/1537, ALSO BEING THE EAST CORNER OF BUENA VISTA STREET (FORMERLY KNOWN AS TUTTLE AVENUE, A 30 FOOT WIDE PUBLIC RIGHT-OF-WAY) RECORDED IN VOLUME 142, PAGE 382, D.R.D.C.T.;

THENCE NORTH 66' 28' 11" WEST ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID BUENA VISTA STREET, A DISTANCE OF 22.96 FEET TO A CUT "X" FOUND AT THE INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF KATY TRAIL (A 60-FOOT WIDE PUBLIC RECREATIONAL TRAIL, FORMERLY KNOWN AS MISSOURI, KANSAS AND TEXAS RAILROAD) DESCRIBED IN DONATIVE DEED WITHOUT WARRANTY TO THE CITY OF DALLAS RECORDED IN VOLUME 93242, PAGE 7360, D.R.D.C.T.;

THENCE NORTH 43' 46' 41" EAST ALONG THE COMMON LINE OF SAID KATY TRAIL AND SAID 0.339 ACRE TRACT OF LAND, A DISTANCE OF 159.89 FEET TO A CUT "X" FOUND FOR THE NORTH CORNER OF SAID LOT 12, BLOCK M/1537, SAME BEING IN THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID KNOX STREET;

THENCE SOUTH 66' 28' 11" EAST ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE SAID KNOX STREET, A DISTANCE OF 232.46 FEET TO THE POINT OF BEGINNING;

CONTAINING A COMPUTED AREA OF 98,109 SQUARE FEET OR 2.252 ACRES OF LAND.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT TRAVIS BLOCK HOLDING COMPANY LLC, ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS TRAVIS-KNOX ADDITION, 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 BUILDINGS, 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.)

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 OF MANHOLES, CLEANOUTS, FIRE HYDRANTS, WATER SERVICES, AND WASTEWATER SERVICES FROM THE MAIN TO 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.

WITNESS, MY HAND THIS THE ____ DAY OF _____, 2017.

TRAVIS BLOCK HOLDING COMPANY LLC

BY: _____

NAME:

TITLE:

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE ____ DAY OF _____, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S STATEMENT:

THAT I, JAMES M. WHITKANACK, 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 FROM 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 THE TEXAS LOCAL GOVERNMENT CODE, SECTION 212. I FURTHER AFFIRM THAT THE 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.

JAMES M. WHITKANACK R.P.L.S.
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6134

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

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED JAMES M. WHITKANACK, 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 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

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_____

OWNER:
TRAVIS BLOCK HOLDING COMPANY LLC
8115 PRESTON ROAD, SUITE 400
DALLAS, TEXAS, 75225
PH: (214) 692-4234
CONTACT: BROOK BAREFOOT

SURVEYOR:
STANTEC CONSULTING SERVICES INC.
12222 MERIT DRIVE, SUITE 400
DALLAS, TEXAS 75251
PH: (972) 991-0011
CONTACT: JAMES M. WHITKANACK, R.P.L.S.
TBPLS FIRM REGISTRATION NO. 10194229



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