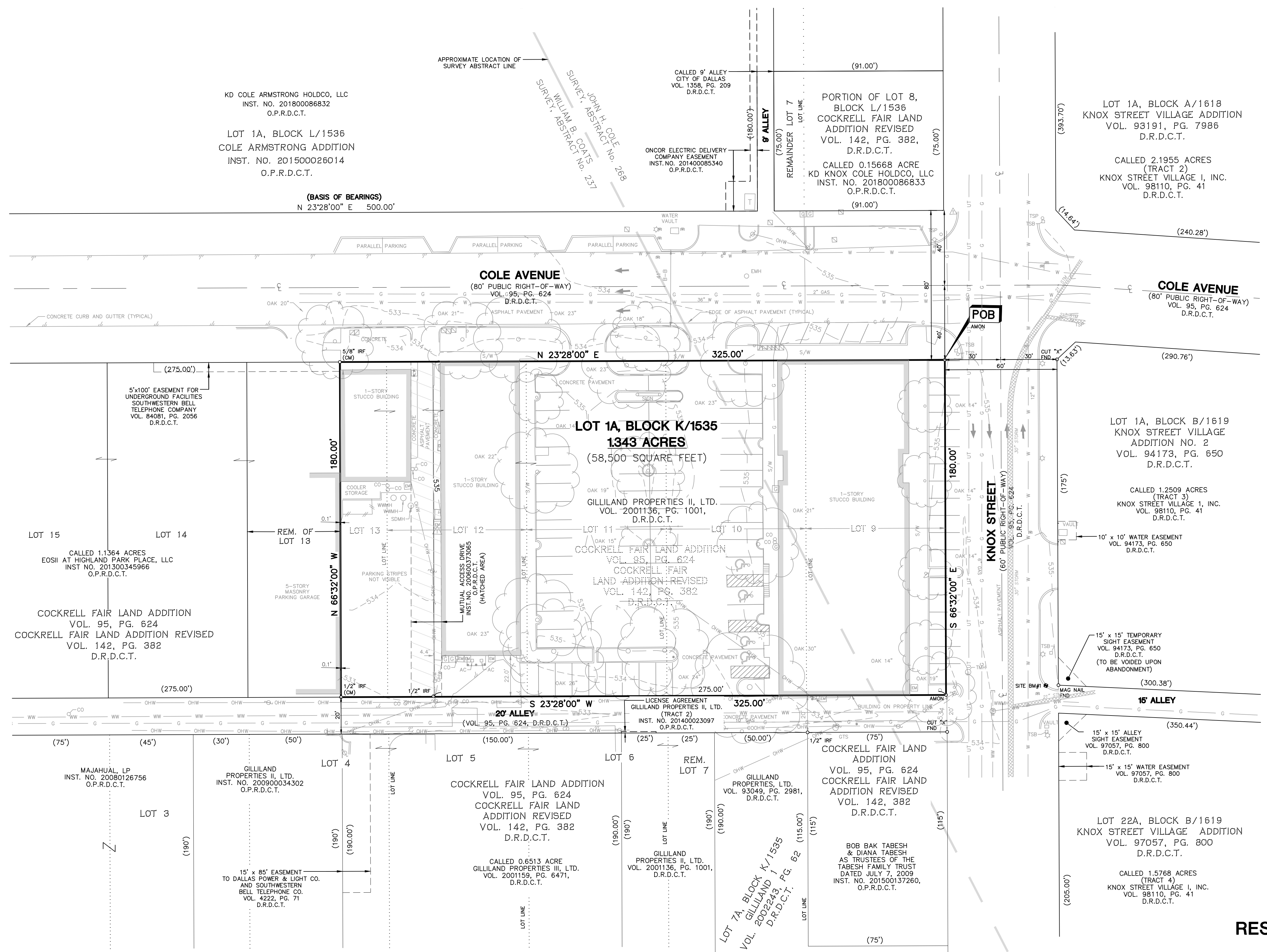
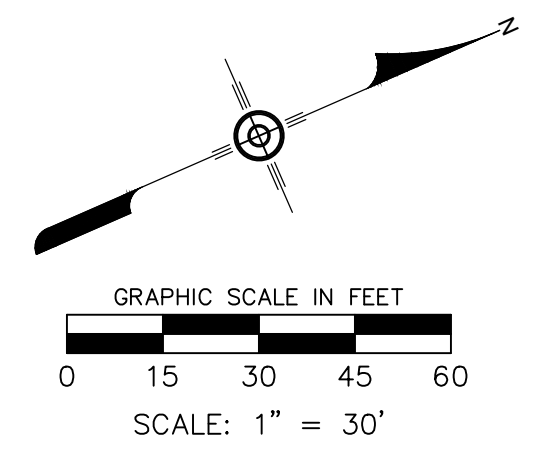


VICINITY MAP  
NOT TO SCALE  
MAPSCO 35 U

LEGEND

IRF	IRON ROD FOUND
AMON	3-1/4-INCH ALUMINUM CAP STAMPED "RHA STANTEC" AFFIXED TO A 5/8-INCH ROD SET
D.R.D.C.T.	DEED RECORDS DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
(CM)	CONTROLLING MONUMENT
VOL., PG.	VOLUME, PAGE
INST. NO.	INSTRUMENT NUMBER
REM.	REMAINDER
S/W	CONCRETE SIDEWALK
WMH	WASTEWATER MANHOLE
SDMH	STORM DRAIN MANHOLE
GMH	GAS MANHOLE
EMH	ELECTRIC MANHOLE
GTS	GAS TEST STATION
TSP	TRAFFIC SIGNAL POST
TSB	TRAFFIC SIGNAL BOX
AC	AIR CONDITIONER
—	SIGN
•	BOLLARD
↔	LAND HOOK (DENOTES COMMON OWNERSHIP)
→	TRAFFIC FLOW INDICATOR
T	ELECTRIC TRANSFORMER
EM	ELECTRIC METER
∞	WASTEWATER CLEANOUT
⊕	FIRE HYDRANT
⊗	WATER METER
⊕	WATER VALVE
—	GUY WIRE
—	UTILITY POLE
☆	LIGHT POLE
⊕	TELEPHONE PEDISTAL
⊕	GAS VALVE
⊕	GAS METER
⊕	HANDICAP PARKING SYMBOL
—	ASPHALT PAVEMENT
—	OVERHEAD WIRES
—	WATER LINE
—	WASTEWATER LINE
—	UNDERGROUND GAS LINE
—	UNDERGROUND TELEPHONE LINE
—	STORM DRAIN LINE



- GENERAL NOTES**
- THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTH-WESTERLY RIGHT-OF-WAY LINE OF COLE AVENUE, BEING SOUTH 23°28'00" WEST, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 201500026014, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS.
  - BY GRAPHIC PLOTTING ONLY THE SUBJECT TRACT OF LAND SHOWN HEREON LIES WITHIN ZONE "X" UNSHADED, DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, MAP NO. 4813CD335 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.
  - THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT FOR DEVELOPMENT.
  - LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
  - REFERENCE BENCHMARK:
    - CITY OF DALLAS BENCHMARK NUMBER 35-U-6; A SQUARE CUT ON THE WEST CURB OF COLE AVENUE IN THE CENTER OF A STORM SEWER DROP INLET ON THE SOUTH SIDE OF ARMSTRONG AVENUE
    - ELEVATION: 531.94'

- SITE BENCHMARKS:**
- CUT "X" SET ON A CURB AT THE NORTHWEST CORNER OF THE INTERSECTION OF KNOX STREET AND A 15' ALLEY BETWEEN BLOCK A/1619 AND BLOCK B/1619, LOCATED APPROXIMATELY 215 FEET SOUTHEAST OF THE CENTERLINE OF COLE AVENUE AND 25 FEET NORTH OF THE CENTERLINE OF KNOX STREET.  
ELEVATION: 534.46'
  - CUT "X" SET ON A CURB INLET ON THE NORTH SIDE OF ARMSTRONG AVENUE APPROXIMATELY 50 FEET NORTH OF THE CENTERLINE OF ARMSTRONG AVENUE AND APPROXIMATELY 235 FEET EAST OF COLE AVENUE.  
ELEVATION: 531.46'
6. UNDERGROUND UTILITIES SHOWN HEREON WERE DRAWN FROM RECORD INFORMATION. ACTUAL LOCATIONS WERE NOT FIELD VERIFIED EXCEPT AT SURFACE STRUCTURES SUCH AS MANHOLES.
7. ALL EXISTING IMPROVEMENTS TO BE DEMOLISHED PRIOR TO DEVELOPMENT.
8. LOT NUMBERS AND LINES FOR BLOCK K OF COCKRELL FAIR LAND ADDITION SHOWN HEREON ARE BASED ON THE OWNERSHIP DEEDS WHICH REFERENCE THE PLAT RECORDED IN VOLUME 95, PAGE 624, D.R.D.C.T.

**PRELIMINARY PLAT  
RESTORATION HARDWARE ADDITION  
LOT 1A, BLOCK K/1535**

REPLAT OF ALL OF LOTS 9, 10, 11, & 12, AND A PORTION OF LOT 13, BLOCK K/1535 OF COCKRELL FAIR LAND ADDITION, RECORDED IN VOLUME 95, PAGE 624, AND OF COCKRELL FAIR LAND ADDITION REVISED, RECORDED IN VOLUME 142, PAGE 382, DEED RECORDS OF DALLAS COUNTY, TEXAS SITUATED IN THE JOHN H. COLE SURVEY, ABSTRACT NO. 268 & THE WILLIAM B. COATS SURVEY, ABSTRACT NO. 237  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
1 LOT — 1,343 ACRES  
JULY 6, 2018  
CITY OF DALLAS PLAN FILE NO. S178-261  
CITY OF DALLAS ENGINEERING PLAN NO. 311T

**Preliminary**  
This document shall not be recorded for any purpose.  
**For Review Purposes Only**  
DAVID J. DE WEIRD, R.P.L.S.  
Registration No. 5066  
July 6, 2017

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DALLAS, TEXAS 75225  
PH: (214) 346-2950  
CONTACT: LYNN GILLILAND DAUTERMAN

**APPLICANT:**  
RESTORATION HARDWARE  
15 KOCH ROAD, SUITE K  
CORTE MADERA, CALIFORNIA 94925  
PH: (415) 463-0465  
CONTACT: STUART WAGNER

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

