

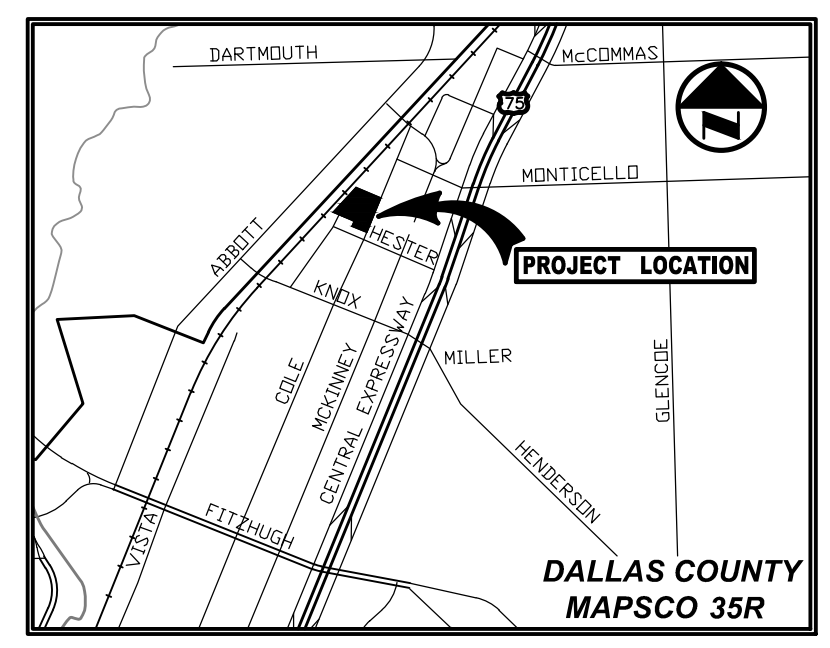
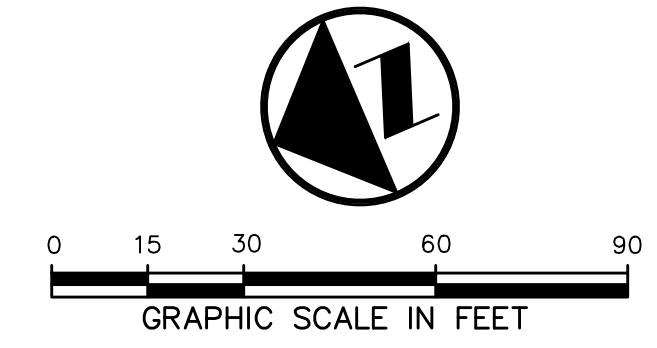
MABRY STREET AND ALLEY  
ABANDONED BY CITY OF DALLAS  
ORDINANCE NO. 12444, RECORDED IN  
VOLUME 69036, PAGE 20, D.R.D.C.T.

STATE PLANE  
(GRID) COORDINATES

1	N: 6,987,893.09	E: 2,494,606.40
2	N: 6,987,571.04	E: 2,494,468.21

LOT 1A  
BLOCK G/1624  
KNOXBRIDGE APARTMENTS  
PHASE II  
(VOL. 95110, PG. 3945)  
D.R.D.C.T.

LOT 1A  
BLOCK G/1624  
KNOXBRIDGE APARTMENTS  
PHASE II  
(VOL. 95110, PG. 3945)  
D.R.D.C.T.



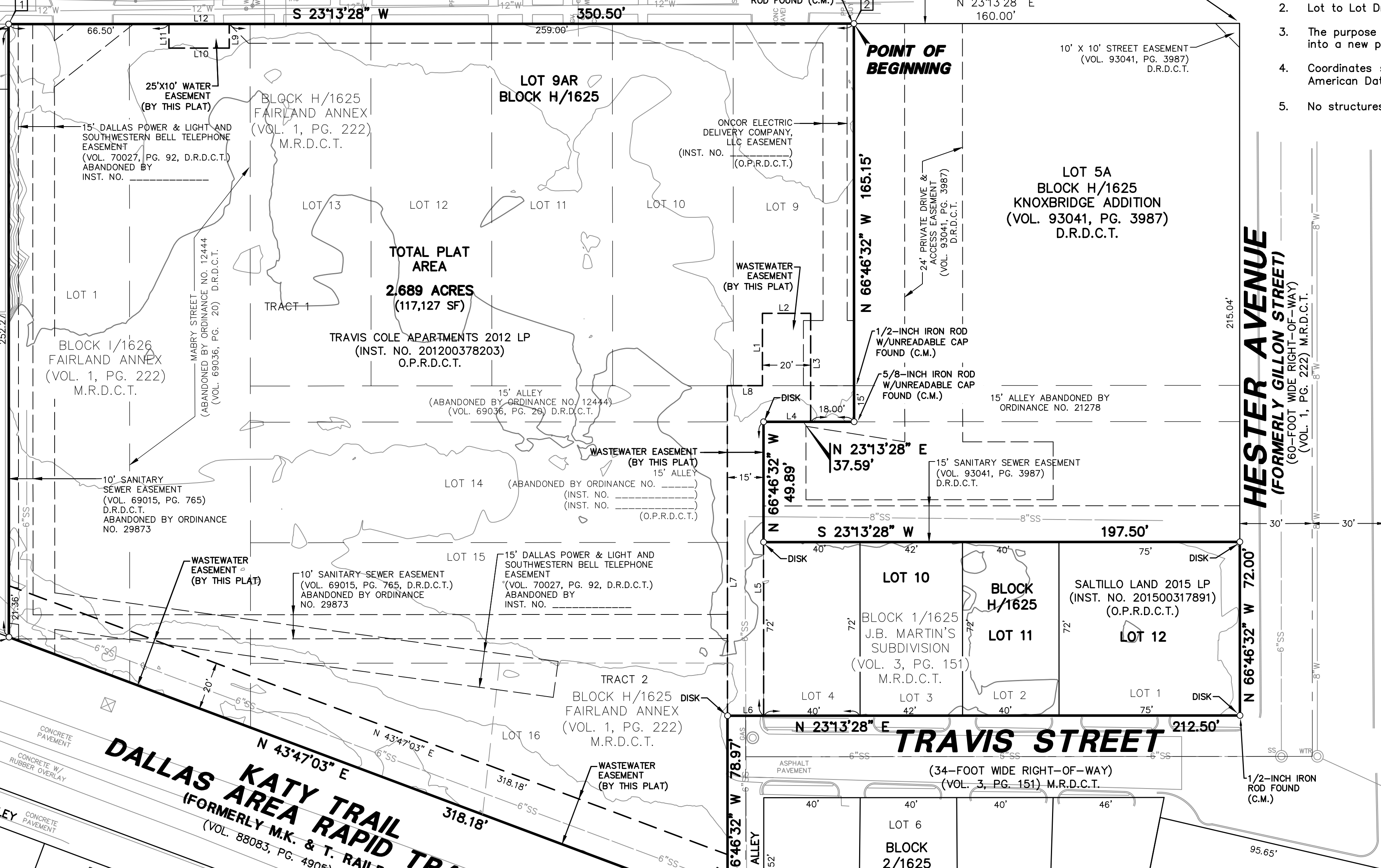
**COLE AVENUE**

(VARIABLE WIDTH RIGHT-OF-WAY)  
(VOL. 1, PG. 222) M.R.D.C.T.  
(VOL. 83179, PG. 2634) D.R.D.C.T.

**LINE TABLE**

LINE	BEARING	LENGTH
L1	N 66°46'32" W	30.00'
L2	N 23°13'28" E	20.00'
L3	S 66°46'32" E	45.00'
L4	S 23°13'28" W	19.59'
L5	S 66°46'32" E	121.89'
L6	S 23°13'28" W	15.00'
L7	N 66°46'32" W	136.89'
L8	N 23°13'28" E	14.59'
L9	S 66°46'32" E	10.00'
L10	S 23°13'28" W	25.00'
L11	N 66°46'32" W	10.00'
L12	N 23°13'28" E	25.00'

LOT 2A  
BLOCK 1/1626  
COLE AVENUE BUILDING ADDITION  
(VOL. 83179, PG. 2634)  
D.R.D.C.T.



TOTAL PLAT AREA  
2,689 ACRES  
(117,127 SF)

TRAVIS COLE APARTMENTS 2012 LP  
(INST. NO. 201200378203)  
O.P.R.D.C.T.

LOT 5A  
BLOCK H/1625  
KNOXBRIDGE ADDITION  
(VOL. 93041, PG. 3987)  
D.R.D.C.T.

LOT 6A  
BLOCK H/1625  
KNOXBRIDGE ADDITION  
(VOL. 93041, PG. 3987)  
D.R.D.C.T.

**AREA TABLE**

LOT	SF	ACRES
LOT 9A	105,787	2.429
LOT 10	3,060	0.070
LOT 11	2,880	0.066
LOT 12	5,400	0.124
TOTAL PLAT	117,127	2.689

- LEGEND**
- CLEANOUT
  - ELECTRIC METER
  - FIRE HYDRANT
  - GAS MANHOLE
  - GAS METER
  - GUY ANCHOR
  - IRRIGATION CONTROL VALVE
  - POWER POLE
  - PP W/ GUY ANCHOR
  - TRAFFIC SIGN
  - SAN. SEWER MANHOLE
  - CABLE TV BOX
  - WATER METER
  - WATER VALVE
  - PROPERTY LINE
  - EASEMENT LINE
  - SETBACK LINE
  - LOT LINE
  - CENTERLINE
  - FENCE
  - OVERHEAD UTILITY LINE
  - EXIST CONTOUR
  - 3.25-INCH ALUMINUM DISK
  - STAMPED "PACHECO KOCH - S.A." SET
  - VOL. VOLUME
  - PG. PAGE
  - INST. NO. INSTRUMENT NUMBER
  - D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY TEXAS
  - M.R.D.C.T. MAP RECORDS OF DALLAS COUNTY TEXAS
  - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY TEXAS
  - (C.M.) CONTROLLING MONUMENT

**PRELIMINARY**  
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.  
RELEASED 8/17/16.

PRELIMINARY PLAT

**SALTILLO APARTMENTS  
LOTS 9A, 10, 11 AND 12,  
BLOCK H/1625**

BEING A REPLAT OF  
ALL OF LOT 1, BLOCK 1/1626 AND  
ALL OF LOTS 9 THRU 16, BLOCK H/1625,  
FAIRLAND ANNEX ADDITION,  
ALL OF THE ABANDONED MABRY STREET,  
ALL OF TWO ABANDONED ALLEY PORTIONS AND  
ALL OF LOTS 1, 2, 3 AND 4, BLOCK 1/1625,  
J.B. MARTIN'S SUBDIVISION  
AND BEING OUT OF THE  
JOHN COLE SURVEY, ABSTRACT NO. 268,  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S156-272  
ENGINEERING PLAN FILE NO. 3111-\_\_\_\_\_  
SHEET 1 OF 2

**SURVEYOR / ENGINEER**  
PACHECO KOCH, LLC  
7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TEXAS 75231  
PH: (972) 235-3031  
CONTACT: MICHAEL C. CLOVER

**OWNER**  
PROVIDENT REALTY ADVISORS  
10210 N. CENTRAL EXPWY. SUITE 300  
DALLAS, TEXAS 75231  
PH: (972) 385-4126  
CONTACT: JERRY JACKSON

**Pacheco Koch** 7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TX 75231 972.235.3031  
TX REG. ENGINEERING FIRM F-14439  
TX REG. SURVEYING FIRM LS-10193805

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
ACD	MCC	1"=30'	AUGUST 2016	3654-14.463

**OWNER'S CERTIFICATE**

WHEREAS, Travis Cole Apartments 2012, LP and Saltillo Land 2015 LP are the owners of a 2.689 acre tract of land situated in the John Cole Survey, Abstract No. 268, Dallas County, Texas; said tract being all of Lot 1, Block 1/1626 and all of Lots 9 through 16, Block H/1625 of the Fairland Annex, an addition to the City of Dallas, Texas according to the plat recorded in Volume 1, Page 222 of the Map Records of Dallas County, Texas; all of the abandoned Mabry Street and all of the abandoned alley crossing said Block H/1625, both being abandoned by City of Dallas Ordinance No. 12444 recorded in Volume 69036, Page 20 of the Deed Records of Dallas County, Texas; all of Lots 1 through 4, Block 1/1625, J.B. Martin's Subdivision, an addition to the City of Dallas, Texas according to the plat recorded in Volume 3, Page 151 of said Map Records and all of that certain portion of alley situated in said Block H/1625 abandoned by City of Dallas Ordinance No. \_\_\_\_\_; said tract also being all of Tract 1 and Tract 2 as described in Special Warranty Deed to Travis Cole Apartments 2012 LP recorded in Instrument No. 201200378203 and all of that certain tract of land described in Warranty Deed to Saltillo Land 2015 LP recorded in Instrument No. 201500317891, both of the Official Public Records of Dallas County, Texas; said 2.689 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod found for corner in the northwest right-of-way line of Cole Avenue (a 60-foot wide right-of-way, created by Volume 1, Page 222 of said Map Records); said point being the southernmost corner of said Lot 9 and the easternmost corner of Lot 5A, Block H/1625 of the Knoxbridge Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 93041, Page 3987 of said Deed Records; said point also being North 23 degrees, 13 minutes, 28 seconds East, a distance of 160.00 feet from a 1/2-inch iron rod found at the intersection of the said northwest line of Cole Avenue and the northeast line of Hester Avenue (a 60-foot wide right-of-way, created by Volume 1, Page 222 of said Map Records);

THENCE, North 66 degrees, 46 minutes, 32 seconds West, departing the said northwest line of Cole Avenue and along the southwest line of said Lot 9 and a northeast line of said Lot 5A, at a distance of 150.15 feet passing a 1/2-inch iron rod with unreadable cap found for the westernmost corner of said Lot 9 and the southernmost corner of the southwest terminus of said 15-foot wide alley situated in Block H/1625, continuing in all a total distance of 165.15 feet to a 5/8-inch iron rod with unreadable cap found for corner; said point being the northernmost corner of said southwest terminus and a re-entrant corner of said Lot 5A;

THENCE, North 23 degrees, 13 minutes, 28 seconds East, along a northeast line of Lot 5A and the northwest line of the last said alley, a distance of 37.59 feet to a 3.25-inch aluminum disk stamped "PACHECO KOCH - S.A." set for corner at the intersection of the the northwest line of the last said alley and the present southwest line of a 15-foot wide alley crossing said Block 1625; said point being the easternmost north corner of said Lot 5A;

THENCE, North 66 degrees, 46 minutes, 32 seconds West, along a northeast line of said Lot 5A and the southeast line of the last said alley, a distance of 49.89 feet to a 3.25-inch aluminum disk stamped "PACHECO KOCH - S.A." set for corner; said point being the northernmost corner of said Lot 5A and the easternmost corner of said Lot 4;

THENCE, South 23 degrees, 13 minutes, 28 seconds West, departing the said southwest line of the last mentioned alley and along the northwest line of said Lot 5A and the southeast line of said Lots 4 through 1, Block 1/1625, a distance of 197.50 feet to a 3.25-inch aluminum disk stamped "PACHECO KOCH - S.A." set for corner in the northeast line of Hester Avenue; said point being the southernmost corner of said Lot 1 and the westernmost corner of said Lot 5A;

THENCE, North 66 degrees, 46 minutes, 32 seconds West, along the said northeast line of Hester Avenue and the southwest line of said Lot 1, Block 1/1625, a distance of 72.00 feet to a 1/2-inch iron rod found for corner at the intersection of the said northeast line of Hester Avenue and the southeast line of Travis Street (a 34-foot wide right-of-way, created by Volume 3, Page 151 of the Map Records of Dallas County, Texas); said point being the westernmost corner of said Lot 1;

THENCE, North 23 degrees, 13 minutes, 28 seconds East, along the northwest line of said Lots 1 through 4, Block 1/1625 and the northwest terminus of the last said alley, a distance of 212.50' to a 3.25-inch aluminum disk stamped "PACHECO KOCH - S.A." set for corner in the northeast line of the second referenced alley and the southwest line of said Lot 16;

THENCE, North 66 degrees, 46 minutes, 32 seconds West, along the said northeast line of the second referenced alley and the southwest lines of said Lot 16, a distance of 78.97 feet to a 3.25-inch aluminum disk stamped "PACHECO KOCH - S.A." set for corner in the southeast line of that certain tract of land described in Deed to Dallas Area Rapid Transit recorded in Volume 88083, Page 4905 of said Deed Records; said point being the westernmost corner of said Lot 16 and the northernmost corner of the northwest terminus of the second referenced alley;

THENCE, North 43 degrees, 47 minutes, 03 seconds East, along the said southeast line of the Dallas Area Rapid Transit tract and the northwest lines of said Lot 16, the said abandoned Mabry Street and said Lot 1, Block H/1625, a distance of 318.18 feet to a 1/2-inch iron rod found for corner; said point being the northernmost corner of said Lot 1, Block H/1625 and the westernmost corner of Lot 2A, Block 1/1626, Cole Avenue Building Addition, an addition to the City of Dallas, Texas recorded in Volume 83179, Page 2634 of said Deed Records;

THENCE, South 66 degrees, 46 minutes, 32 seconds East, departing the said southeast line of the Dallas Area Rapid Transit tract and along the northeast line of said Lot 1 and the southeast line of said Lot 2A, at a distance of 252.27 feet passing the southernmost corner of said Lot 2A and an angle point in the said northwest line of Cole Avenue, then continuing along an offset in the said northwest line of Cole Avenue in all a total distance of 254.27 feet to a 1-inch pipe found for corner; said point being an angle point in the said northwest line of Cole Avenue and the easternmost corner of said Lot 1;

THENCE, South 23 degrees, 13 minutes, 28 seconds West, continuing along the said northwest line of Cole Avenue and along the southeast lines of said Lot 1, Block H/1625, the said abandoned Mabry Street and said Lots 9 through 13, Block 1/1625, a distance of 350.50 feet to the POINT OF BEGINNING;

CONTAINING, 117,127 square feet or 2.689 acres of land, more or less.

**SURVEYOR'S STATEMENT**

STATE OF TEXAS  
COUNTY OF DALLAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, Michael C. Clover, 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 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 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 \_\_\_\_\_, 2016.

**PRELIMINARY**  
RELEASED 8/17/16 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.  
Michael C. Clover  
Texas Registered Professional Land Surveyor,  
No. 5225

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Michael C. Clover, 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 purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Notary Public in and for the State of Texas

**OWNER'S DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Travis Cole Apartments 2012, LP and Saltillo Land 2015 LP, must match deed exactly, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **SALTILLO APARTMENTS**, in bold type ) an addition to the City of Dallas, Dallas County, Texas, ( or appropriate county ) , 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 building, 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 at Dallas, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

By: Travis Cole Apartments 2012, LP

By: \_\_\_\_\_

Name: Julian Hawes, Jr.  
Title: Vice President

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_, 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 purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Notary Public in and for the State of Texas

By: Saltillo Land 2015 LP

By: \_\_\_\_\_

Name:  
Title:

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_, 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 purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Notary Public in and for the State of Texas

**PRELIMINARY PLAT**

**SALTILLO APARTMENTS  
LOTS 9AR, 10, 11 AND 12,  
BLOCK H/1625**

BEING A REPLAT OF  
ALL OF LOT 1, BLOCK 1/1626 AND  
ALL OF LOTS 9 THRU 16, BLOCK H/1625,  
FAIRLAND ANNEX ADDITION,  
ALL OF THE ABANDONED MABRY STREET,  
ALL OF TWO ABANDONED ALLEY PORTIONS AND  
ALL OF LOTS 1, 2, 3 AND 4, BLOCK 1/1625,  
J.B. MARTIN'S SUBDIVISION  
AND BEING OUT OF THE  
JOHN COLE SURVEY, ABSTRACT NO. 268,  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S156-272  
ENGINEERING PLAN FILE NO. 311T-\_\_\_\_\_  
SHEET 2 OF 2

**SURVEYOR / ENGINEER**

PACHECO KOCH, LLC  
7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TEXAS 75206  
PH: (972) 235-3031  
CONTACT: MICHAEL C. CLOVER

**OWNER**

PROVIDENT REALTY ADVISORS  
10210 N. CENTRAL EXPWY. SUITE 300  
DALLAS, TEXAS 75231  
PH: (972) 385-4126  
CONTACT: JERRY JACKSON

**Pacheco Koch**  
7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TX 75231 972.235.3031  
TX REG. ENGINEERING FIRM F-14439  
TX REG. SURVEYING FIRM LS-10193805

DRAWN BY ACD	CHECKED BY MCC	SCALE NONE	DATE AUGUST 2016	JOB NUMBER 3654-14.463
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