

Applicable Urban Design Priorities Project Should Achieve

- [1] The proposed central parking court area provides an opportunity for well defined plaza space that serves the office, retail and neighborhood -

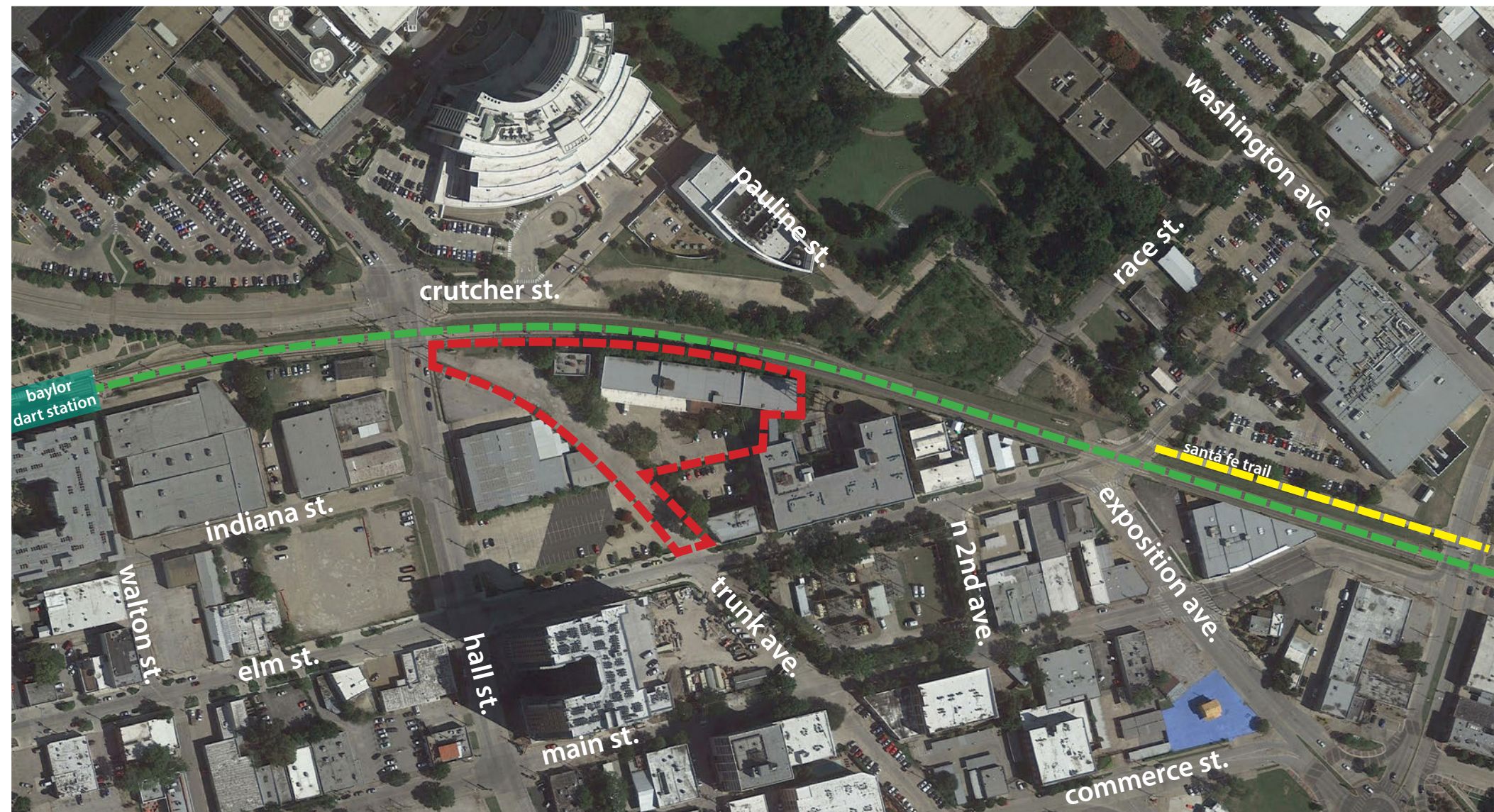
The proposed parking court area represents an opportunity to provide occupiable space defined by the backdrop of the restored Continental Gin Building. Treatment of this space to minimize automobile use and maximize usable public plaza space is encouraged.

- [2] Explore opportunities to reference or incorporate elements of previous historic structures as components of the design of public space throughout the larger site -

Explore the utilization of organizing schemes for public space that reference pre-existing structures and the historical significance of the former complex of buildings.

- [3] The location of the project site provides opportunities to better link the Santa Fe Trail to the project and neighborhood, as well as improve connections to the Baylor DART station. -

Consideration should be given to providing enhanced pathways from the Santa Fe Trail through the site, as well as leveraging opportunities to provide enhanced pathways to DART.



Policy References

The 360 Plan
Section III, IV, V, VI, VII

Forward Dallas!
Section 5 [urban design element]

TIF Urban Design Guidelines
Part III, IV [deep ellum]

Context Description

The Continental Gin Building, located on Elm Street between Trunk Avenue and Exposition Avenue, is the last remaining structure of the larger Continental Gin Company complex originally constructed over a number of years from 1888 to 1914. Originally constructed as a office and warehouse, for the last 30 years the building has served as studio art spaces operated most recently by Dallas CreativeSpace. The structure itself has endured a patchwork of repairs throughout its occupancy, and has reached a point in which its continued use will require a significant redevelopment effort.

The redevelopment effort involves a major overhaul in keeping with the historic character of the original structure. The program intent for the project includes 21,000 sqft. of restaurant and retail space, and 42,000 sqft. of office. Design considerations for the overall project include utilizing the proposed parking court area as a plaza space serving both the office and the retail, while also exploring opportunities to reference the previous historic structures in either plaza treatment or vertical elements. Lastly the project also provides a significant opportunity to link both the Santa Fe Trail to the project and neighborhood, as well as improve connections to the Baylor DART station.

The Continental Gin Building

TIF District:
Deep Ellum

Program:
Office and Commercial



THE CONTINENTAL GIN BUILDING

3309 ELM STREET

CITY OF DALLAS URBAN DESIGN REVIEW

22 JUNE 2018

AUGUST
FAMILY PARTNERSHIP

TKTR
ARCHITECTS

 **COMPLETE**
LANDSCULPTURE

URBAN DESIGN PRIORITIES

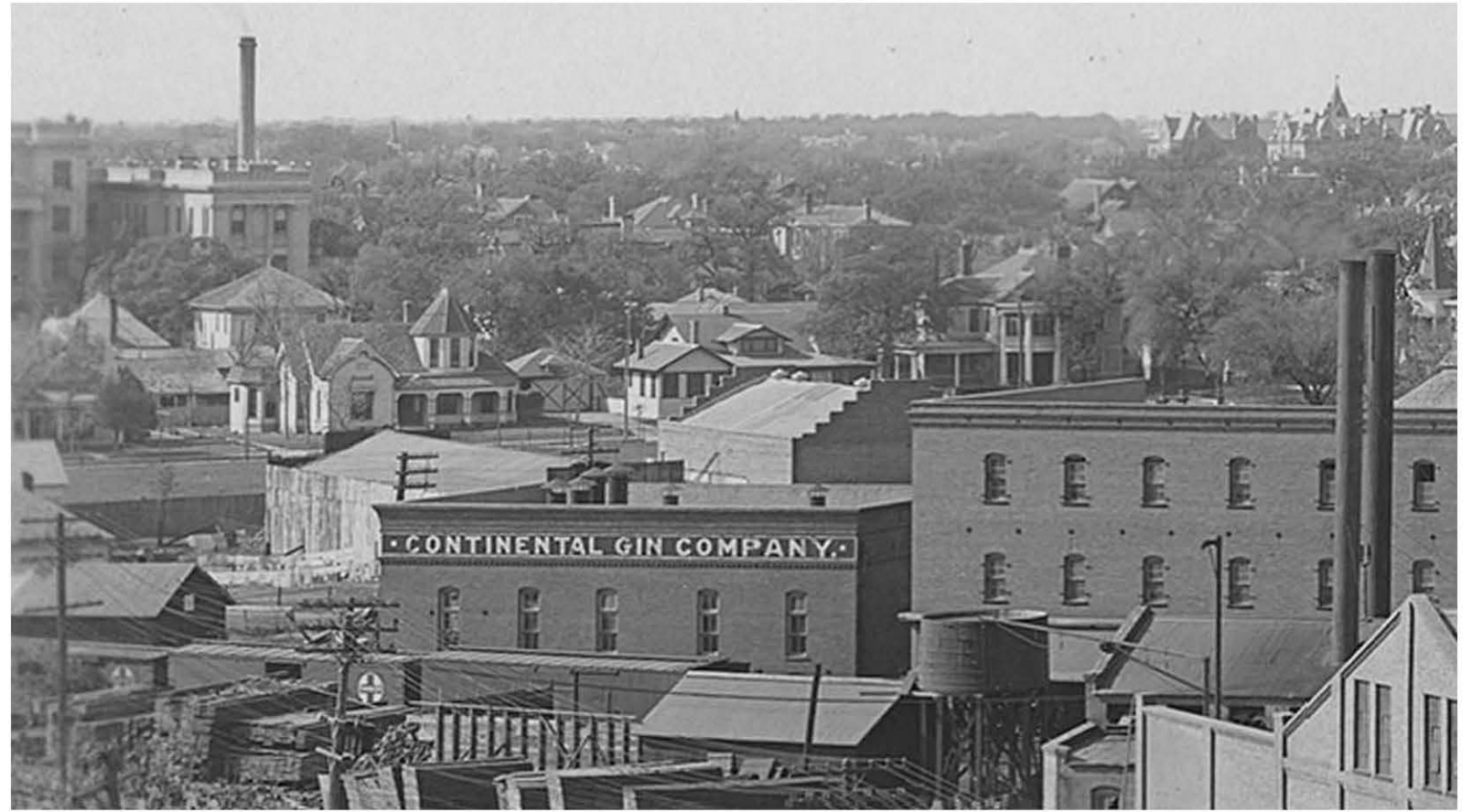
1. THE REHABILITATION OF THE CONTINENTAL GIN BUILDING WILL HELP MAINTAIN THE HISTORIC FABRIC OF THE DEEP ELLUM NEIGHBORHOOD BY ADAPTING A STRUCTURE IMPORTANT TO DALLAS HISTORY FOR A CONTEMPORARY USE, EXTENDING THE LIFE OF THE BUILDING INTO THE 21ST CENTURY.
2. STABILIZE AND RESTORE THE HISTORIC BUILDING EXTERIOR TO THE SECRETARY OF THE INTERIOR STANDARDS.
3. PROVIDE INCREASED PEDESTRIAN CONNECTIVITY BY A POSSIBLE EXTENSION OF THE SANTA FE TRAIL TO THE BAYLOR DART STATION BY A WALKWAY THROUGH THE SITE
4. PROVIDE WAYFINDING SIGNAGE FOR THE PATH TO FROM ELM STREET TO THE GIN BUILDING, WHICH IS IN THE CENTER OF THE BLOCK AND NOT FULLY VISIBLE FROM ELM STREET
5. INCREASE GREEN SPACE AND SITE TREES
6. PROVIDE PUBLIC AMENITIES INCLUDING SEATING, SITE LIGHTING, AND OPEN LANDSCAPE AREAS ALONG THE PATH FROM ELM STREET TO THE SANTA FE TRAIL



CONTEXT DESCRIPTION

THE BUILDING IS NEAR THE INTERSECTION OF TRUNK AVENUE AND THE DART GREEN LINE, AT THE EASTERN EDGE OF THE DEEP ELLUM NEIGHBORHOOD. IT IS BOUNDED BY THE TRUNK STREET ON THE EAST SIDE, 3311 ELM LOFTS ON THE WEST SIDE AND THE BUILDING AT 3301. THE DART RAIL LINE FORMS THE BOUNDARY ON THE NORTH. THE BAYLOR HOSPITAL COMPLEX IS DIRECTLY ACROSS THE DART TRACKS. CURRENTLY THE PROPERTY IS ACCESSED FROM ELM STREET BY AN UNPAVED SECTION OF TRUNK AVENUE THAT HAS BEEN ACQUIRED BY THE OWNERS OF THE COTTON GIN BUILDING. TRUNK AVENUE WILL BECOME THE ACCESS FOR CARS AND PEDESTRIANS AND PROVIDE SOME PARKING FOR THE PROPERTY.

THE CONTINENTAL GIN COMPANY WAS FORMED IN 1899 IN BIRMINGHAM, ALABAMA BY MERGER OF THE MUNGER COMPANY AND THREE OTHERS AND SOON BECAME THE UNITED STATES' LARGEST MANUFACTURER OF COTTON GINS. THE DALLAS SITE REMAINED A MANUFACTURING CENTER AND ITS FOUNDRY (SINCE DEMOLISHED) PRODUCED COMPONENTS FOR THE SATELLITE ASSEMBLY FACTORIES. THE BUILDINGS THAT MAKE UP THE CONTINENTAL GIN COMPANY COMPLEX WERE LISTED IN THE NATIONAL REGISTER OF HISTORIC PLACES IN 1983 BECAUSE THEY STAND AS "A SUBSTANTIAL AND INTACT EXAMPLE OF INDUSTRIAL ARCHITECTURE AROUND THE TURN OF THE [20TH] CENTURY." CONSTRUCTED OVER A PERIOD OF YEARS BETWEEN 1888 AND 1914, THE COMPLEX SERVES AS PHYSICAL EVIDENCE OF THE GROWTH AND EVOLUTION OF AN INDUSTRIAL COMPANY FROM ITS LOCAL BEGINNINGS TO ITS EVENTUAL ROLE OF PROMINENCE IN NATIONAL COTTON GIN MANUFACTURING. 3309 ELM STREET IS ONE OF THE EARLIEST STRUCTURES TO BE BUILT ON THE SITE. AT THE TIME OF ITS CONSTRUCTION, IN 1888, IT SERVED AS THE MAIN BUILDING FOR THE MUNGER COMPANIES. THE LOAD-BEARING MASONRY AND TIMBER CONSTRUCTION OF THE WAREHOUSE REFLECTS THE FIRST OF TWO GENERATIONS OF CONSTRUCTION TECHNOLOGY PRESENT ON THE CONTINENTAL GIN SITE, ONE WHICH WOULD EVENTUALLY GIVE WAY TO THE REINFORCED CAST-IN-PLACE CONCRETE AND INFILL CONSTRUCTION OF THE OFFICE, FACTORY AND PATTERN SHOP BUILDINGS CONSTRUCTED LATER. FEW EXAMPLES OF STRUCTURES FROM THIS TRANSITIONAL PERIOD OF INDUSTRIAL CONSTRUCTION IN THE UNITED STATES REMAIN IN THE CITY OF DALLAS TODAY.



THE CONTINENTAL GIN REHABILITATION

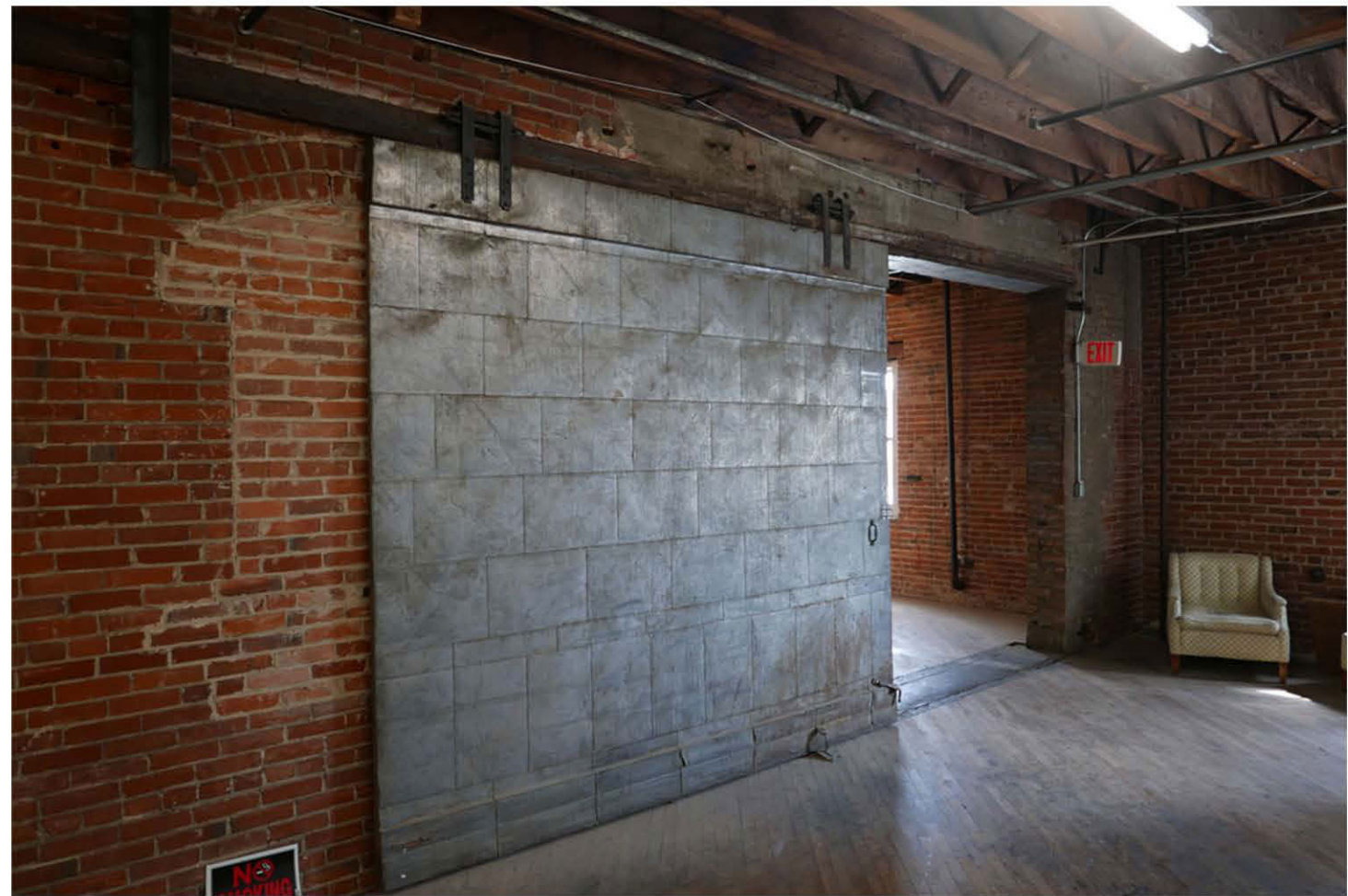
3309 ELM STREET
CITY OF DALLAS URBAN DESIGN PEER REVIEW

CONTINENTAL GIN BUILDING - HISTORICAL SIGNIFICANCE

AUGUST
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THE EXTERIOR SHELL OF THE BUILDING IS INTACT BUT IN NEED OF EXTENSIVE RENOVATION. THE LOAD BEARING MASONRY WALLS HAVE EXTENSIVE CRACKING AT THE JOINTS AND SOME SPALLED BRICKS, ESPECIALLY IN THE AREA OF THE CORNICE, WHERE THE WALLS HAVE BEEN EXPOSED TO MORE MOISTURE THAN OTHER AREAS BECAUSE OF PROXIMITY TO STANDING WATER ON THE ROOF AND INADEQUATE WATERPROOFING ON THE TOPS OF THE PARAPETS. THIS CRACKING EXTENDS TO THE INTERIOR OF THE BUILDING AROUND WINDOWS ON THE THIRD FLOOR. OVERALL, HOWEVER, BUILDING IS IN RELATIVELY GOOD CONDITION STRUCTURALLY. THE BUILT UP ROOF MEMBRANES ARE OLD AND IN NEED OF REPLACEMENT. THE WOOD WINDOWS ARE A MIXTURE OF ORIGINAL, OLDER REPLACEMENT WINDOWS AND NEW REPLACEMENT WINDOWS. OVER 60% OF THE ORIGINAL AND OLD REPLACEMENT WINDOWS NEED REPAIR OR REPLACEMENT AND THE MOST RECENT REPLACEMENT WINDOWS WERE NOT MADE TO MATCH THE ORIGINAL PATTERN. THE METAL ROOF DECKS COVERING THE LOADING DOCK ARE CORRODED AND NEED REPLACEMENT.



THE INTENT OF THE REHABILITATION IS TO THOROUGHLY CLEAN AND REPAIR THE HISTORIC FABRIC OF THE BUILDING BUT TO LEAVE AS MUCH AS POSSIBLE OF THE ORIGINAL MATERIALS IN PLACE AND VISIBLE. THE DOMINANT INTERIOR MATERIALS WILL REMAIN THE EXISTING WOOD STRUCTURE AND MASONRY WALLS. WHERE NECESSARY, NEW CONSTRUCTION WILL BE PLACED TO MINIMALLY ALTER THE ORIGINAL HISTORIC MATERIAL. THE OWNERS INTEND TO RENOVATE THE BUILDING TO THE SECRETARY OF THE INTERIOR'S STANDARDS FOR TREATMENT OF HISTORIC BUILDINGS AND ANY DALLAS LANDMARK COMMISSION REQUIREMENTS. THE PROPERTY IS DESIGNATED AS HISTORICALLY SIGNIFICANT ON CITY, STATE AND FEDERAL LEVELS AND IS ELIGIBLE FOR STATE AND FEDERAL TAX CREDITS IF THE RENOVATION IS DONE TO THE SECRETARY OF THE INTERIOR STANDARDS. THE OWNERS HAVE SUBMITTED THE PROJECT TO THE TEXAS HISTORIC COMMISSION AND THE NATIONAL PARK SERVICE FOR REVIEW. TO DATE THE PROJECT HAS RECEIVED APPROVALS FOR PART 1 AND 2 AT THE STATE LEVEL. THE PART 1 APPLICATION WAS APPROVED AT THE FEDERAL LEVEL AND PART 2 IS CURRENTLY UNDER REVIEW.

THE NEW USES FOR THE BUILDING WILL INCLUDE 21,000 SF OF RESTAURANT AND RETAIL SPACES ON THE GROUND FLOOR AND 42,000 SF OFFICE SPACE ON THE SECOND AND THIRD FLOORS. THE LOADING DOCK WILL BE USED AS OUTDOOR SEATING FOR THE RESTAURANT AND RETAIL TENANTS. NEW WOOD DECKS WILL BE ADDED TO THE NORTH AND WEST SIDE AND ALONG THE REAR OF THE BUILDING TO PROVIDE ADDITIONAL OUTDOOR SEATING AND ACTIVITY SPACE. OFFICE TENANTS WILL HAVE ACCESS TO A NEW ROOFTOP DECK. SITE IMPROVEMENTS WILL INCLUDE NEW PARKING AREAS ON THE EXISTING SITE. THE OWNERS HAVE ACQUIRED THE SECTION OF TRUNK AVENUE ADJACENT TO THE PROPERTY FOR A NEW DRIVEWAY, PARKING AND WALKS. NEW HANDICAP RAMPS AND EXTERIOR STAIRS WILL BE CONSTRUCTED OF STEEL AND CONCRETE ALONG THE FRONT OF THE BUILDING TO PROVIDE ACCESS. SITE AMENITIES WILL INCLUDE ENHANCED PAVING, NEW LANDSCAPING AND TREES, WALKWAYS WITH ENHANCED PAVING, SITE LIGHTING AND SITE FURNITURE.

THE RENOVATION CONSTRUCTION WILL PROCEED IN TWO PHASES. PHASE 1 WILL RENOVATE THE CORE AND SHELL OF THE BUILDING. PHASE 2 WILL BE THE CONSTRUCTION OF THE TENANT SPACES. PHASE 1 WILL ADDRESS THE DEFICIENCIES NOTED ABOVE. ROOFING WILL BE REPLACED, THE PAINT ON THE EXTERIOR WALLS WILL BE REMOVED AND THE MASONRY REPAIRED TO RETURN THE BUILDING TO ITS ORIGINAL APPEARANCE. DEPENDING ON DISCUSSIONS WITH THE STATE AND FEDERAL HISTORIC COMMISSION, EXISTING WINDOWS WILL BE REPLACED OR REPAIRED. SKYLIGHTS WILL BE ADDED TO THE ROOF. ALL NEW MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS WILL BE INSTALLED. CORE CONSTRUCTION WILL INCLUDE NEW COMMUNICATING STAIRS, FIRE STAIRS, ELEVATORS AND LIFE SAFETY EQUIPMENT. CONSTRUCTION OF NEW TENANT SPACES AND FINISH OUT WILL BE DONE IN PHASE 2.





1. THE END OF SANTA FE TRAIL LOOKING WEST TOWARDS GIN COMPLEX



2. 3311 ELM AND POWER STATION LOOKING WEST FROM ELM STREET



3. 3333 ELM LOOKING NORTH

THE CONTINENTAL GIN REHABILITATION

3309 ELM STREET
CITY OF DALLAS URBAN DESIGN PEER REVIEW

SURROUNDING STREETSAPES



4. CONNECTING BRIDGE OVER DRIVE BETWEEN 3311 ELM AND 3333 ELM



5. 3311 ELM LOOKING NORTH



6. 3311 ELM LOOKING EAST

THE CONTINENTAL GIN REHABILITATION

3309 ELM STREET
CITY OF DALLAS URBAN DESIGN PEER REVIEW

SURROUNDING STREETSAPES

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7. 3301 ELM AND TRUNK AVENUE LOOKING NORTHEAST FROM ELM STREET



8. TRUNK AVENUE AND BAYLOR LOOKING NORTH FROM ELM STREET



9. COTTON GIN LOOKING NORTHEAST FROM TRUNK AVENUE



10. LOOKING SOUTH ON TRUNK AVENUE FROM DART LINE

THE CONTINENTAL GIN REHABILITATION

3309 ELM STREET
CITY OF DALLAS URBAN DESIGN PEER REVIEW

SURROUNDING STREETSCAPES



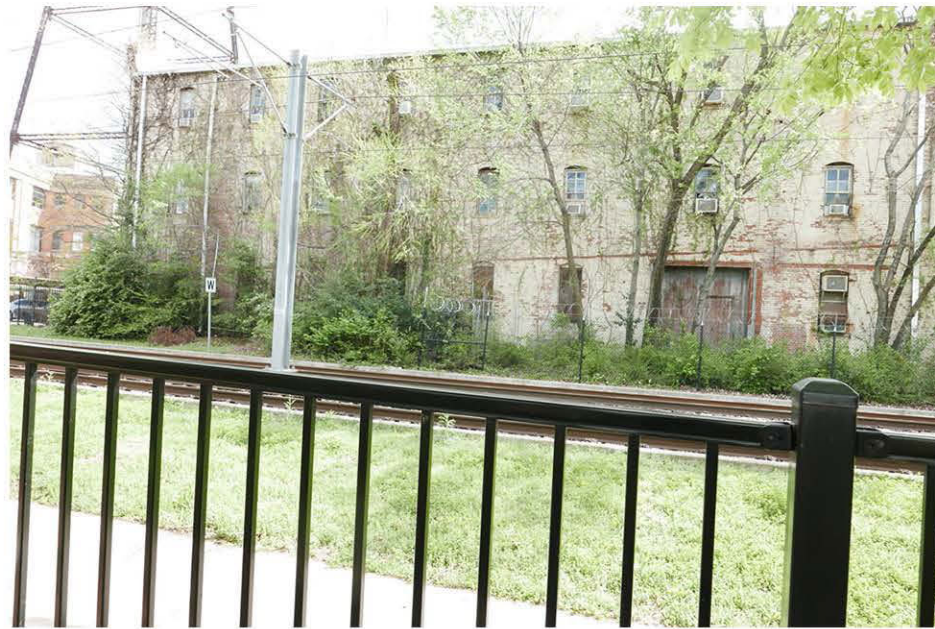
11. NORTH SIDE OF DART TRACK LOOKING EAST FROM HALL STREET



12. BAYLOR CANCER CENTER LOOKING NORTH FROM TRUNK AVENUE



13. CASE BUILDING LOOKING WEST FROM TRUNK AVENUE AND ELM STREET



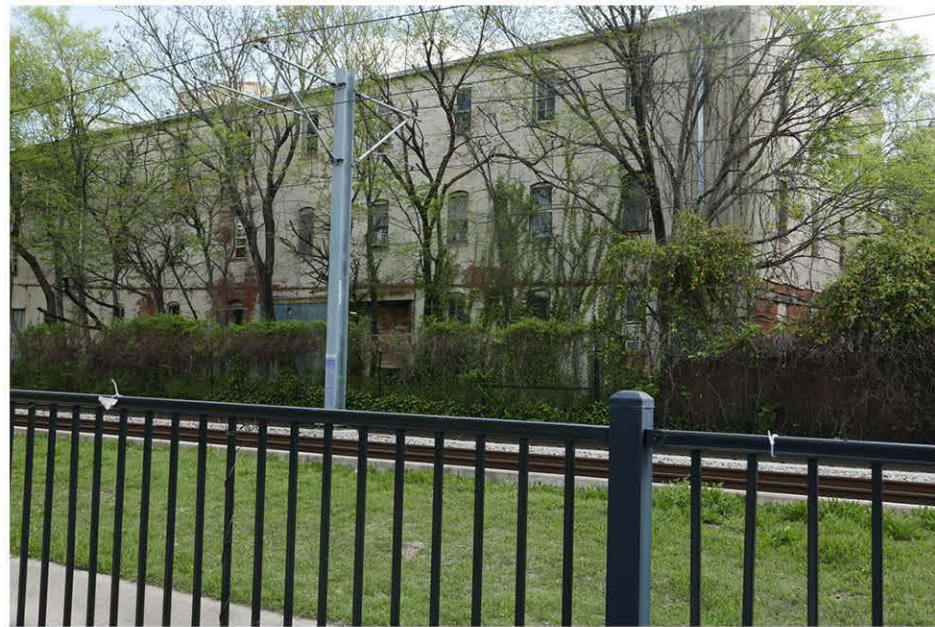
CONTINENTAL GIN BUILDING VIEW FROM THE NORTH



CONTINENTAL GIN BUILDING VIEW FROM THE SOUTH



CONTINENTAL GIN COMPANY SIGN



CONTINENTAL GIN BUILDING VIEW FROM THE NORTH



CONTINENTAL GIN BUILDING VIEW FROM THE EAST

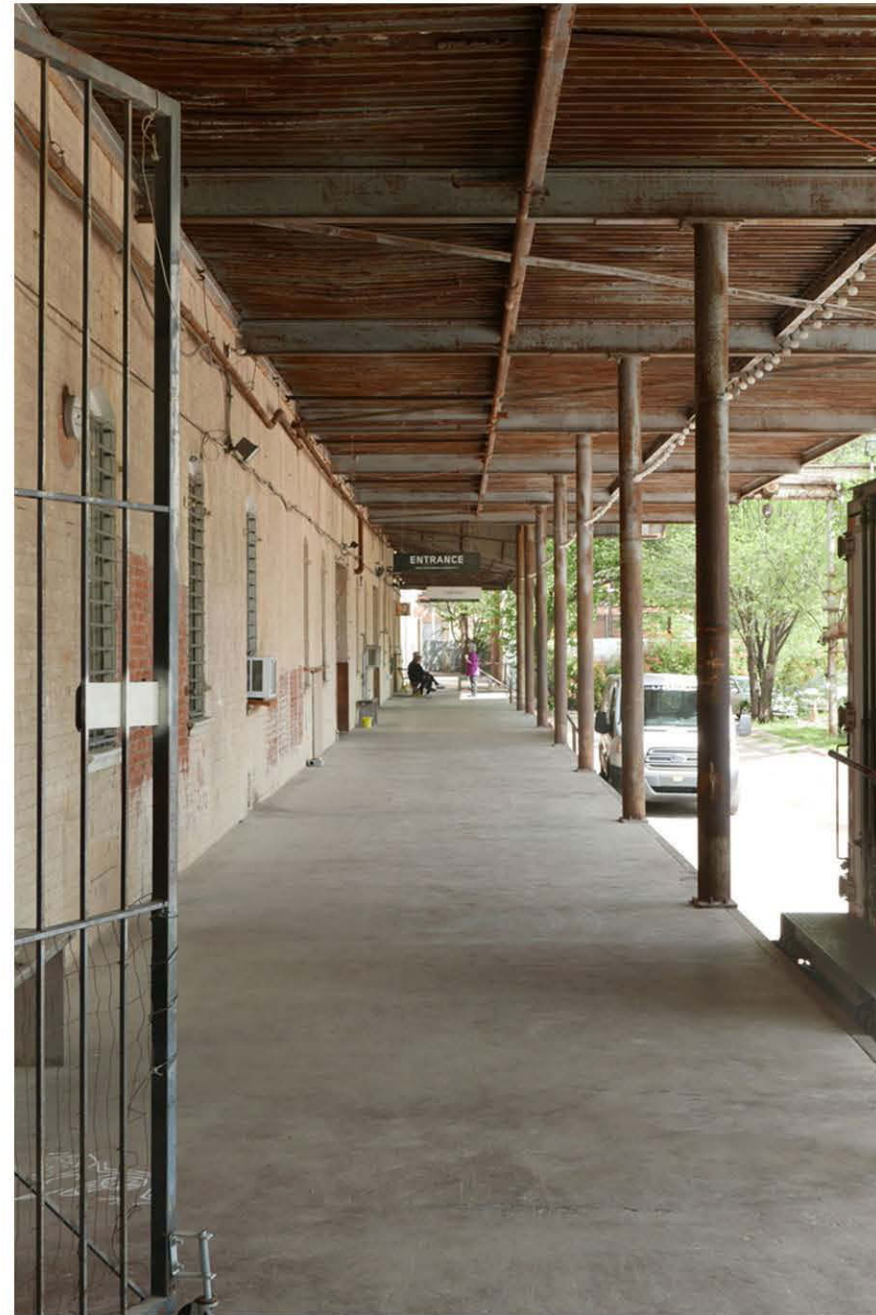


CONTINENTAL GIN BUILDING VIEW FROM THE SOUTH

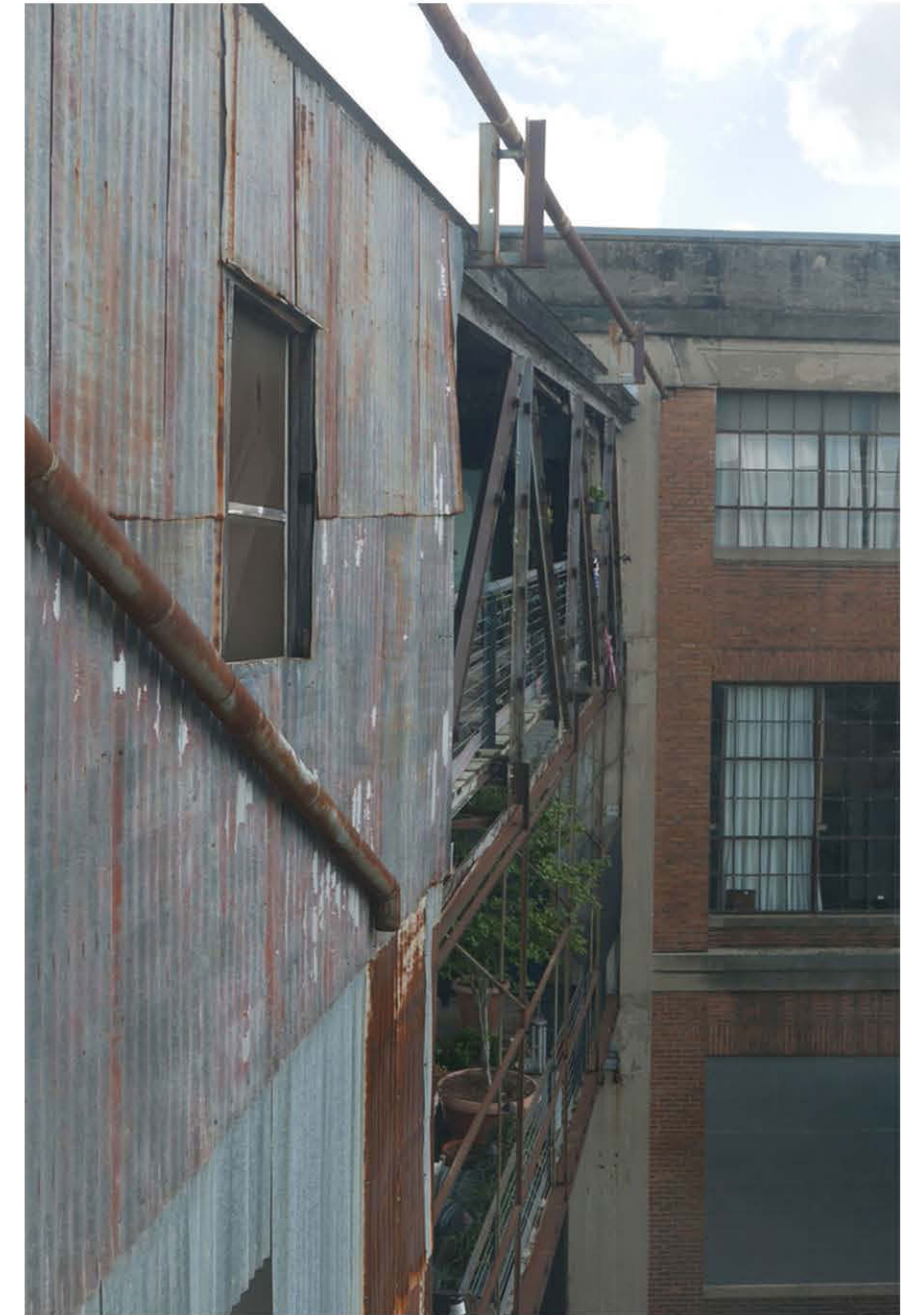
* Drawings and renderings are not final and may change subject to various City of Dallas approvals.



GROUND FLOOR LOADING AREA

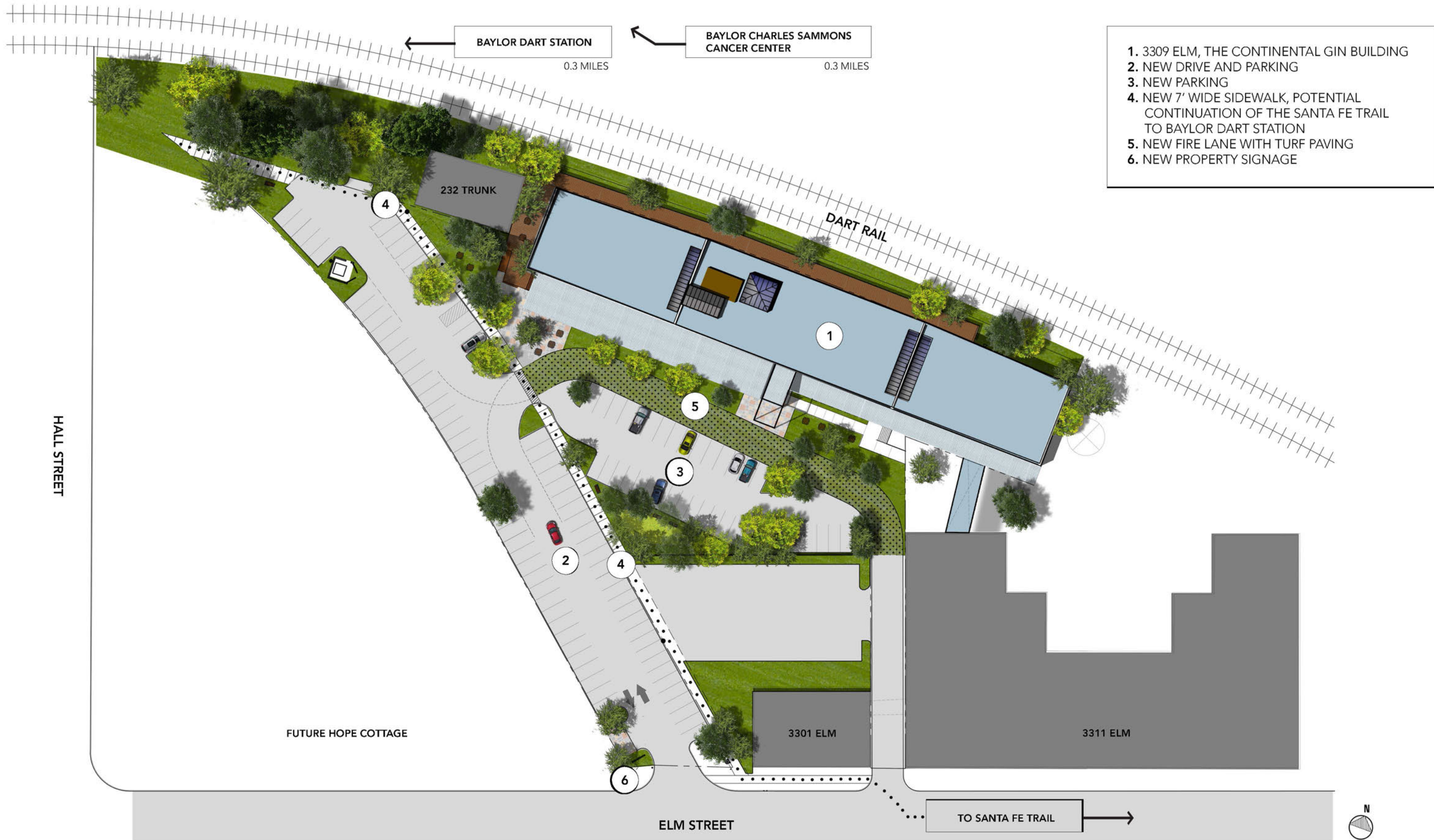


VIEW SOUTH - CONCRETE LOADING PLATFORM



BRIDGE CONNECTION TO 3311 ELM ST.

** Drawings and renderings are not final and may change subject to various City of Dallas approvals.*



1. 3309 ELM, THE CONTINENTAL GIN BUILDING
2. NEW DRIVE AND PARKING
3. NEW PARKING
4. NEW 7' WIDE SIDEWALK, POTENTIAL CONTINUATION OF THE SANTA FE TRAIL TO BAYLOR DART STATION
5. NEW FIRE LANE WITH TURF PAVING
6. NEW PROPERTY SIGNAGE

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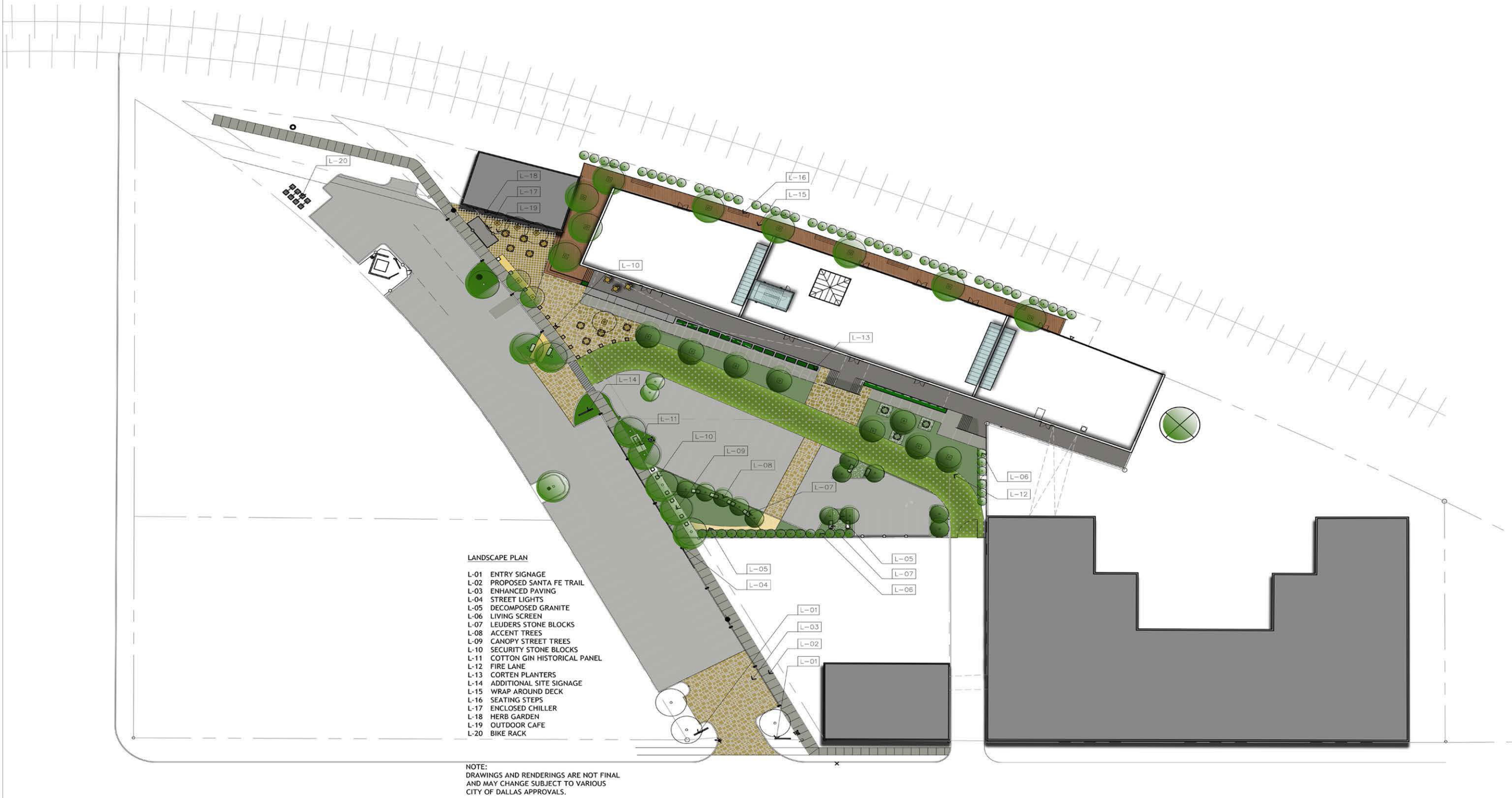
THE CONTINENTAL GIN BUILDING

3309 ELM STREET
CITY OF DALLAS URBAN DESIGN PEER REVIEW

SITE PLAN

AUGUST FAMILY PARTNERSHIP | TKTR ARCHITECTS

COMPLETE LANDSCULPTURE



THE COTTON GIN REHABILITATION

3309 ELM STREET
CITY OF DALLAS URBAN DESIGN PEER REVIEW

LANDSCAPE PLAN

AUGUST | **TKTR**
FAMILY PARTNERSHIP ARCHITECTS

COMPLETE
LANDSCULPTURE



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THE CONTINENTAL GIN REHABILITATION

3309 ELM STREET
CITY OF DALLAS URBAN DESIGN PEER REVIEW

CONTINENTAL GIN BUILDING - LOOKING NORTHEAST

AUGUST | **TKTR**
FAMILY PARTNERSHIP | ARCHITECTS



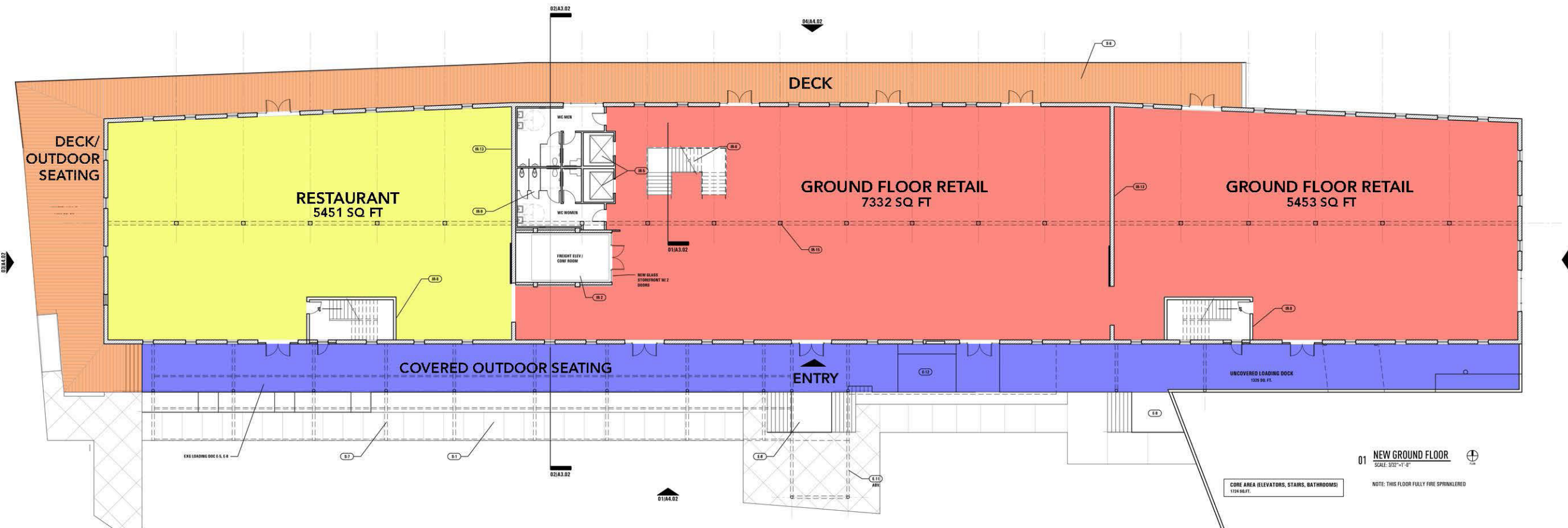
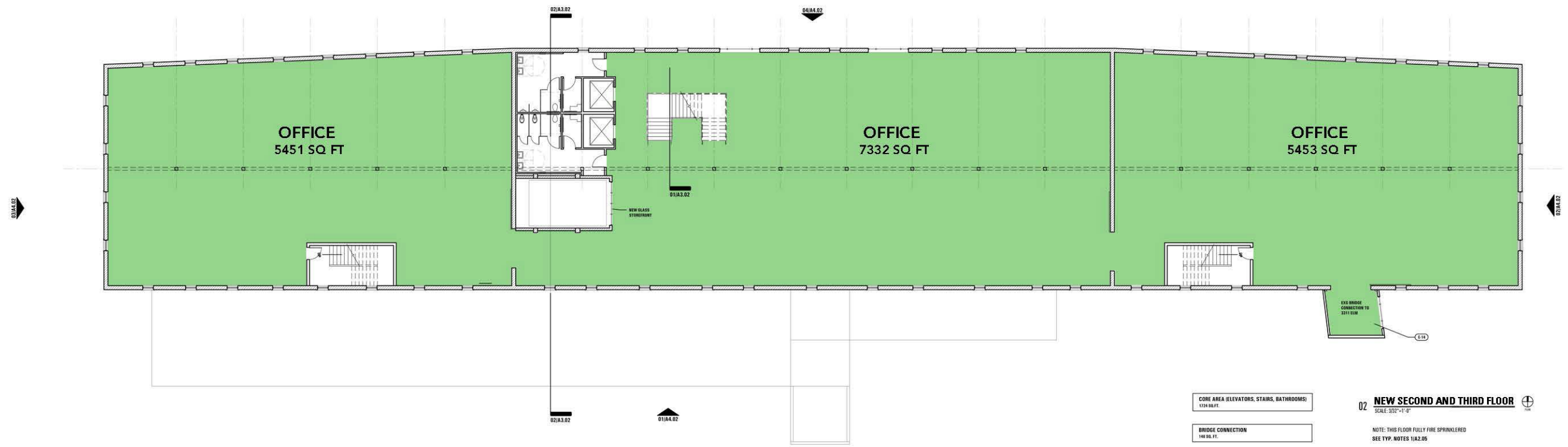
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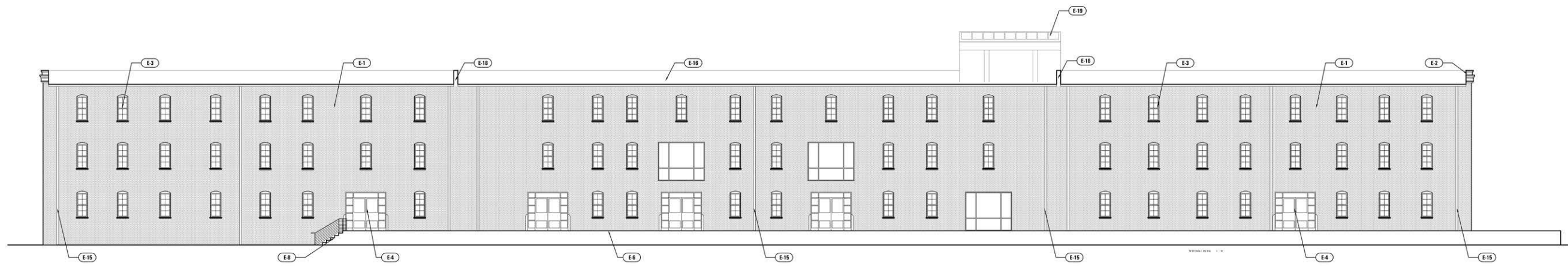
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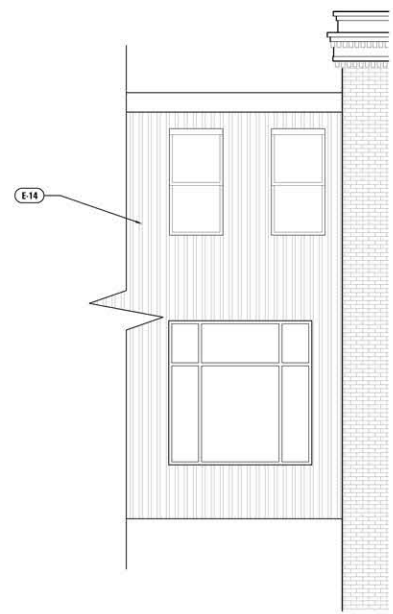
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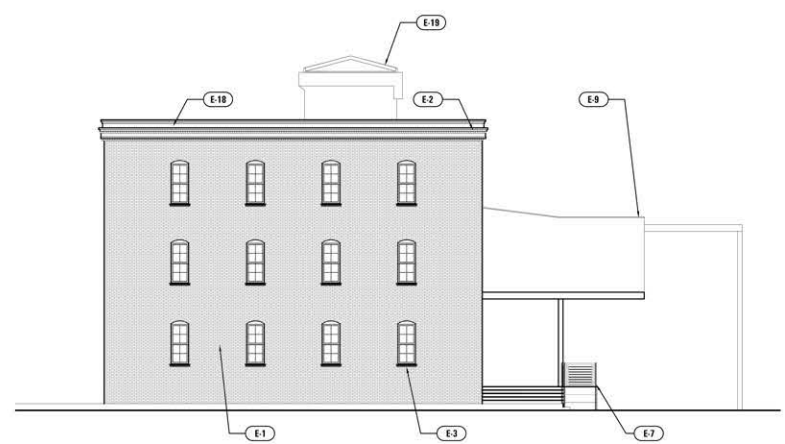
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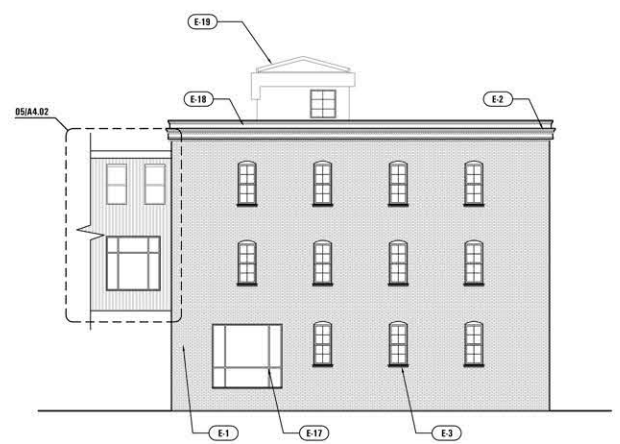
04 PROPOSED NEW ELEVATION - NORTH
SCALE: 3/32"=1'-0"



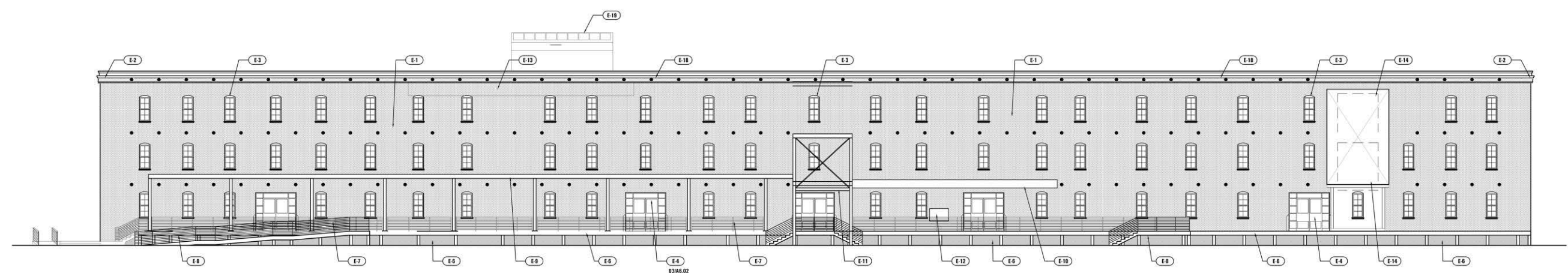
05 ELEVATION @ BRIDGE
SCALE: 1/4"=1'-0"



03 PROPOSED NEW ELEVATION - WEST
SCALE: 3/32"=1'-0"



02 PROPOSED NEW ELEVATION - EAST
SCALE: 3/32"=1'-0"



01 PROPOSED NEW ELEVATION - SOUTH
SCALE: 3/32"=1'-0"

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REPLACE ROOF MEMBRANE
REPAIR AND WATERPROOF PARAPET

REMOVE PAINT FROM EXISTING MASONRY USING
CHEMICAL STRIPPER, REPOINT MORTAR JOINT T/O

CLEAN AND REPAIR STAR BOLTS

REPLACE EXISTING WINDOWS WITH NEW WOOD
WINDOWS TO MATCH HISTORIC PATTERN
CLEAN AND REPAIR CAST IRON SILLS

REMOVE EXISTING ROOF MEMBRANE AND STEEL
DECK AND REPLACE CLEAN AND REPAINT STEEL
STRUCTURE

NEW PAINTED STEEL AND GLASS ENTRY

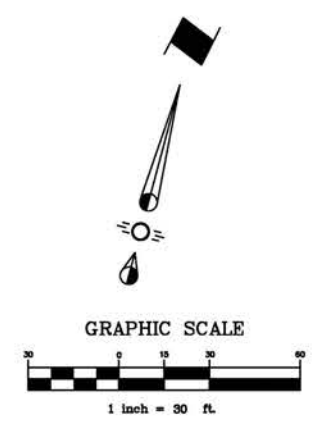
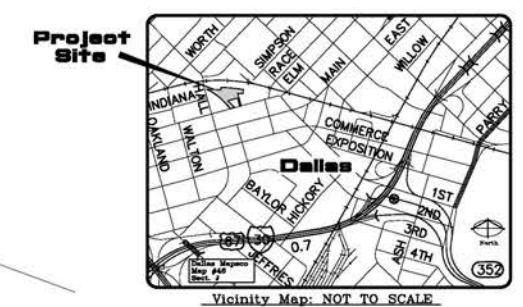
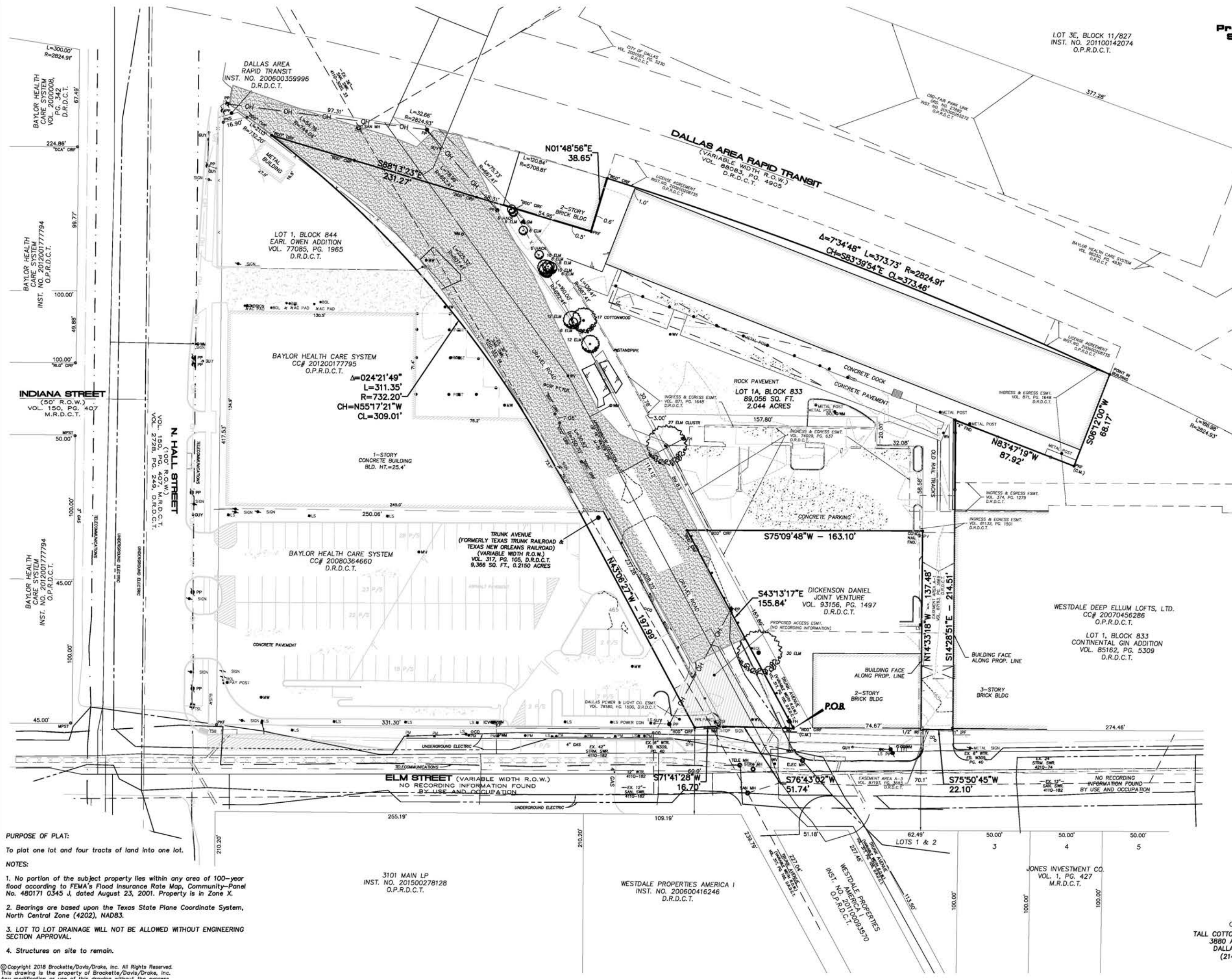
NEW PAINTED STEEL GUARDRAIL

NEW PAINTED STEEL AND CONCRETE
HANDICAP RAMP

NEW STAINED WOOD DECK AND STEPS



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PURPOSE OF PLAT:
To plot one lot and four tracts of land into one lot.

NOTES:

- No portion of the subject property lies within any area of 100-year flood according to FEMA's Flood Insurance Rate Map, Community-Panel No. 480171 0345 J, dated August 23, 2001. Property is in Zone X.
- Bearings are based upon the Texas State Plane Coordinate System, North Central Zone (4202), NAD83.
- LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- Structures on site to remain.

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

PRELIMINARY PLAT
TRUNK AVENUE ADDITION
LOT 1A, BLOCK 833
BEING ALL OF LOT 1, BLOCK 833, CONTINENTAL GN ADDITION VOLUME 85162, PAGE 5309, D.R.D.C.T.
BEING ALL OF THOSE TRACTS OF LAND INSTRUMENT NUMBERS 200600208731, 20080151608 & 201600329008, O.P.R.D.C.T.
SITUATED IN THE JOHN GRIGSBY SURVEY, ABSTRACT NO. 495 CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S_____

OWNER:
TALL COTTON PROPERTIES, LTD
3880 A MAIN STREET
DALLAS, TX 75226
(214)675-1598

SURVEYORS:
BROCKETTE/DAVIS/DRAKE, INC.
Civil & Structural Engineering Surveying
4144 North Central Expressway, Suite 1100
Dallas, Texas 75204
(214) 824-3647,
fax (214) 824-7064

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OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS TALL COTTON PROPERTIES LLC is the owner of a acre tract of land, situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas and being a portion of Trunk Avenue (variable width R.O.W.) conveyed by Deed, recorded in Volume 317, Page 105 of the Deed Records, Dallas County, Texas (D.R.D.C.T.), being all of a tract of land conveyed to the City of Dallas, by Quitclaim Deed recorded in Instrument Number 20080151603 (D.R.D.C.T.), being all of that tract of land conveyed to Tall Cotton Properties, LTD. (herein referred to as Tall Cotton 1) by Special Warranty Deed recorded in Instrument Number 200600208731 of the Official Public Records, Dallas County, Texas (O.P.R.D.C.T.) and by Correction to Special Warranty Deed, recorded in Instrument Number 201600329008 (O.P.R.D.C.T.), being all of that tract of land conveyed to Tall Cotton Properties, LTD. (herein referred to as Tall Cotton 2) by Quitclaim Deed, recorded in Instrument Number 20080151608 (O.P.R.D.C.T.), being part of Lot 1, Block 833 of the Continental Gin Addition, an addition to the City of Dallas, recorded in Volume 85162, Page 5309 (D.R.D.C.T.) and being part of that tract of land conveyed to Tall Cotton Properties, LTD. (herein referred to as Tall Cotton 3) by Warranty Deed, recorded in Volume 88044, Page 1969 (D.R.D.C.T.), being all of the tract of land conveyed to Tall Cotton Properties, LTD. (herein referred to as Tall Cotton 4) by Warranty Deed, recorded in Volume 99086, Page 963 (D.R.D.C.T.) and being more particularly described as follows:

BEGINNING at a 5/8-inch "BDD" capped iron rod found for corner at the intersection of the northwest right-of-way line of Elm Street (variable width R.O.W.) and the southwest right-of-way line of Trunk Avenue (variable width R.O.W.), same being the southeast corner of said Tall Cotton 1 tract;

THENCE S76°43'02"W, departing the southwest line of said Trunk Avenue and along the northwest line of said Elm Street, passing at a distance of 48.11 feet, the northeast line of said City of Dallas tract, continuing for a total distance of 51.74 feet to a 5/8-inch "BDD" capped iron rod found for the southwest corner of said City of Dallas tract, same being the East corner of said portion of Trunk Avenue;

THENCE S71°41'28"W, continuing along the northwest line of said Elm Street, a distance of 16.70 feet to a 5/8-inch "BDD" capped iron rod found for corner in the northwest line of said Elm Street, same being the East corner of a tract of land conveyed to Baylor Health Care System by Special Warranty Deed, recorded in Instrument Number 20080364660 (D.R.D.C.T.);

THENCE N43°06'27"W, passing at a distance of 168.86 feet, the North corner of said Baylor Health Care System, same being the East corner of a tract of land conveyed to Baylor Health Care System by Special Warranty Deed, recorded in Instrument Number 20120017795 (O.P.R.D.C.T.), continuing for a total distance of 197.99 feet to 1/2-inch "RLG" capped iron rod found for the beginning of a tangent curve to the left;

THENCE along said tangent curve to the left and along the North line of said Baylor Health Care System tract, through a central angle of 24°21'49", an arc length of 311.35 feet, having a radius of 732.20 feet and a chord bearing and distance of N55°17'21"W, 309.01 feet to a 5/8-inch "BDD" capped iron rod found for corner;

THENCE S88°13'23"E, departing the northeast line of said Baylor Health Care System tract, passing at a distance of 38.16 feet the South corner of a tract of land conveyed to Patricia L. Stahl by Deed without Warranty, recorded in Instrument Number 201100137089 (O.P.R.D.C.T.), continuing for a total distance of 59.88 feet to a 5/8-inch "BDD" capped iron rod found for the southwest corner of said Tall Cotton 1 tract, passing at a distance of 148.01 feet a 5/8-inch "BDD" capped iron rod found for the northwest corner of said Tall Cotton 1 and the southwest of said Tall Cotton 2, said iron being in the southeast line of a tract of land conveyed to Patricia L. Stahl by Quitclaim Deed, recorded in Instrument Number 20080151606 (O.P.R.D.C.T.), passing at a distance of 178.31 feet a 5/8-inch "BDD" capped iron rod found for the northwest corner of said Tall Cotton 2, the southwest corner of said Tall Cotton 3 and Lot 1, Block 833, same being in the southeast line of a tract of land conveyed to Patricia L. Stahl by Warranty Deed without Vendor's Lien, recorded in Volume 81007, Page 1560 (D.R.D.C.T.), continuing for a total distance of 231.27 feet to a pk nail found for the southeast corner of said Patricia L. Stahl tract;

THENCE N01°48'56"E, along the northeast line of said Patricia L. Stahl tract and the southwest line of said Lot 1, Block 833, a distance of 38.65 feet to a 5/8-inch "BDD" capped iron rod found for the northeast corner of said Lot 1, Block 833, said iron being in the South line of a tract of land conveyed to Dallas Area Rapid Transit by Quitclaim Deed, recorded in Instrument Number 200600208732 (O.P.R.D.C.T.) and the beginning of a non-tangent curve to the right;

THENCE along said non-tangent curve to the right and the common line of said Dallas Area Rapid Transit tract and the North line of said Lot 1, Block 833, through a central angle of 07°34'48", an arc length of 373.73 feet, a radius of 2824.91 feet and a chord bearing and distance of N83°39'54"W, 373.46 feet to a building corner, same being the northwest corner of a tract of land conveyed to Westdale Deep Ellum Lofts, LTD. by Special Warranty Deed, recorded in Instrument Number 20070456286 (O.P.R.D.C.T.);

THENCE S06°12'00"W, departing the South line of said Dallas Area Rapid Transit tract and along the West and southwest lines of said Westdale Deep Ellum Lofts, LTD. tract, a distance of 68.17 feet to a pk nail found for the inner ell corner;

THENCE N83°47'19"W, a distance of 87.82 feet to an "X" cut in concrete found at the base of a fence post for an inner ell corner;

THENCE S14°28'51"E, continuing along the southwest line of said Westdale Deep Ellum Lofts, LTD. tract, a distance of 214.51 feet to a point for corner, from which a 1-inch iron pipe found bears N27°25'E, 1.2 feet, in the northwest line of said Elm Street;

THENCE S75°50'45"W, departing the southwest line of said Westdale Deep Ellum Lofts, LTD. tract and along the northwest line of said Elm Street, a distance of 22.10 feet to a 1/2-inch iron rod found for corner, same being the East corner of a tract of land conveyed to Dickenson Daniel Joint Venture by Warranty Deed, recorded in Volume 93156, Page 1497 (D.R.D.C.T.);

THENCE N14°33'18"W, departing the northwest line of said Elm Street and along the northeast line of said Dickenson Daniel Joint Venture tract, a distance of 137.48 feet to a concrete nail found for the East corner of said Tall Cotton 4 tract, same being the North corner of said Dickenson Daniel Joint Venture tract;

THENCE S75°09'48"W, along the common northwest line of said Dickenson Daniel Joint Venture tract and the southeast line of said Tall Cotton 4 tract, passing at a distance of 149.46 feet the South corner of said Tall Cotton 4 tract, same being the East corner of said Tall Cotton 2 tract, continuing for a total distance of 163.10 feet to a 5/8-inch steel rebar with yellow plastic cap stamped "BDD" set for the South corner of said Tall Cotton 2 tract, being in the northeast line of said Tall Cotton 1 tract;

THENCE S43°13'17"E, along the northeast line of said Tall Cotton 1 tract, a distance of 155.84 feet to the POINT OF BEGINNING, containing 89,056 square feet or 2.044 acres of land, more or less.

OWNER'S DEDICATION
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That TALL COTTON PROPERTIES LLC, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as TRUNK AVENUE 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 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 _____, 2018.

TALL COTTON PROPERTIES LLC

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 be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated and as the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ___ day of _____, 2018.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

I, Stanley Ray Felts, 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 _____, 2018.

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

Stanley Ray Felts, R.P.L.S.
Registration No. 4625

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 Stanley Ray Felts, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated and as the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ___ day of _____, 2018.

Notary Public in and for the State of Texas

PRELIMINARY PLAT
TRUNK AVENUE ADDITION
LOT 1A, BLOCK 833
BEING ALL OF LOT 1, BLOCK 833, CONTINENTAL GIN ADDITION
VOLUME 85162, PAGE 5309, D.R.D.C.T.
BEING ALL OF THOSE TRACTS OF LAND
INSTRUMENT NUMBERS 200600208731,
20080151608 & 201600329008, O.P.R.D.C.T.
SITUATED IN THE
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S____-____

OWNER: TALL COTTON PROPERTIES, LTD
3880 A MAIN STREET
DALLAS, TX. 75226
(214)675-1598

SURVEYORS: BROCKETTE/DAVIS/DRAKE, INC.
Civil & Structural Engineering Surveying
4144 North Central Expressway, Suite 1100
Dallas, Texas 75204
(214) 824-3647,
fax (214) 824-7064