

LINE TYPE LEGEND					
	BOUNDARY LINE				
	ADJACENT PROPERTY LINE				
	EASEMENT LINE				
	BUILDING LINE				
w	WATER LINE				
ss	SANITARY SEWER LINE				
—— OHL——	OVERHEAD UTILITY LINE				
-x -x -x -x -	FENCE				
<u>,</u>	CONCRETE PAVEMENT				
1 11 11	ASPHALT PAVEMENT				

◩	ROOF DRAIN		MAIL BOX
TV	CABLE TV BOX	0	SANITARY SEWER CLEAN OUT
<u> </u>	CABLE TV HANDHOLE	(S)	SANITARY SEWER MANHOLE
(FV)	CABLE TV MANHOLE	(8)	SANITARY SEWER MARKER FLA
100	CABLE TV MARKER FLAG	À	SANITARY SEWER MARKER SIG
Ä	CABLE TV MARKER SIGN	(ST)	SANITARY SEWER SEPTIC TAN
TV	CABLE TV VAULT	S	SANITARY SEWER VAULT
<u>C</u>	COMMUNICATIONS BOX		STORM SEWER BOX
©	COMMUNICATIONS HANDHOLE	H	STORM SEWER DRAIN
<u>©</u>	COMMUNICATIONS MANHOLE	<u></u>	STORM SEWER MANHOLE
Ö	COMMUNICATIONS MARKER FLAG		STORM SEWER VAULT
Ā	COMMUNICATIONS MARKER SIGN	1000	TRAFFIC BARRIER
	COMMUNICATIONS VAULT	•	TRAFFIC BOLLARD
•	ELEVATION BENCHMARK	TR	TRAFFIC BOX
Ē	FIBER OPTIC BOX	®	CROSS WALK SIGNAL
Đ	FIBER OPTIC HANDHOLE	®	TRAFFIC HANDHOLE
(F)	FIBER OPTIC MANHOLE	(TR)	TRAFFIC MANHOLE
Ô	FIBER OPTIC MARKER FLAG	A	TRAFFIC MARKER SIGN
Ā	FIBER OPTIC MARKER SIGN	6	- TRAFFIC SIGNAL
Ħ	FIBER OPTIC VAULT	ĪR	TRAFFIC VAULT
\overline{\over	MONITORING WELL	U	UNIDENTIFIED BOX
Ğ	GAS HANDHOLE	0	UNIDENTIFIED HANDHOLE
Ğ	GAS METER	Ō	UNIDENTIFIED METER
G	GAS MANHOLE	0	UNIDENTIFIED MANHOLE
G	GAS MARKER FLAG	8	UNIDENTIFIED MARKER FLAG
Ā	GAS SIGN	칪	UNIDENTIFIED MARKER SIGN
G	GAS TANK	<u> </u>	UNIDENTIFIED POLE
G	GAS VAULT	l õ	UNIDENTIFIED TANK
I©I	GAS VALVE		UNIDENTIFIED VAULT
Ī	TELEPHONE BOX	1001	UNIDENTIFIED VALVE
0	TELEPHONE HANDHOLE	Ō	TREE
(T)	TELEPHONE MANHOLE	M	WATER BOX
Ô	TELEPHONE MARKER FLAG	ਰ	FIRE DEPT. CONNECTION
Ā	TELEPHONE MARKER SIGN	0	WATER HAND HOLE
田	TELEPHONE VAULT	4	FIRE HYDRANT
A	PIPELINE MARKER SIGN	0	WATER METER
E	ELECTRIC BOX	W	WATER VAULT
346	FLOOD LIGHT	M	WATER VALVE
$\overline{}$	GUY ANCHOR	(C.M.)	CONTROLLING MONUMENT
-	GUY ANCHOR POLE	IRSC	5/8" IRON ROD W/ "KHA" CAP SE
(E)	ELECTRIC HANDHOLE	IRFC	IRON ROD WITH CAP FOUND
•	LIGHT STANDARD	IRF	IRON ROD FOUND
0	ELECTRIC METER	IPF	IRON PIPE FOUND
(E)	ELECTRIC MANHOLE	ADF	ALUMINUM DISK FOUND
仓	ELECTRIC MARKER FLAG	XS	"X" CUT IN CONCRETE SET
A	ELECTRIC MARKER SIGN	XF	"X" CUT IN CONCRETE FOUND
Ø	UTILITY POLE		. POINT OF BEGINNING
T	ELECTRIC TRANSFORMER	VOL./I	PG. VOLUME / PAGE
E	ELECTRIC VAULT	INST.	NO. INSTRUMENT NUMBER
٩Ų	HANDICAPPED PARKING	D.R.D.	C.T. DEED RECORDS, DALLAS
-	SIGN		COUNTY, TEXAS
0	MARQUEE/BILLBOARD	M.R.D.	C.T. MAP RECORDS, DALLAS
€	BORE LOCATION		COUNTY, TEXAS

LEGEND

GT GREASE TRAP

VOL. = VOLUME

P.O.B. = POINT OF BEGINNING SQ. FT. = SQUARE FEET C.A. = COMMON AREA

PG. = PAGE INST. NO. = INSTRUMENT NUMBER

(C.M.) = CONTROLLING MONUMENT (XX.XX') = RECORD DISTANCE

PKF = PK NAIL FOUND XF = "X" CUT IN CONCRETE FOUND

IRF = IRON ROD FOUND IRSC = 5/8" IRON ROD WITH CAP STAMPED "KHA" SET

S.A.E.A = SHARED ACCESS EASEMENT AREA ADS = 3-1/4" ALUMINUM DISK STAMPED "KHA - KRT" AFFIXED TO A 5/8"

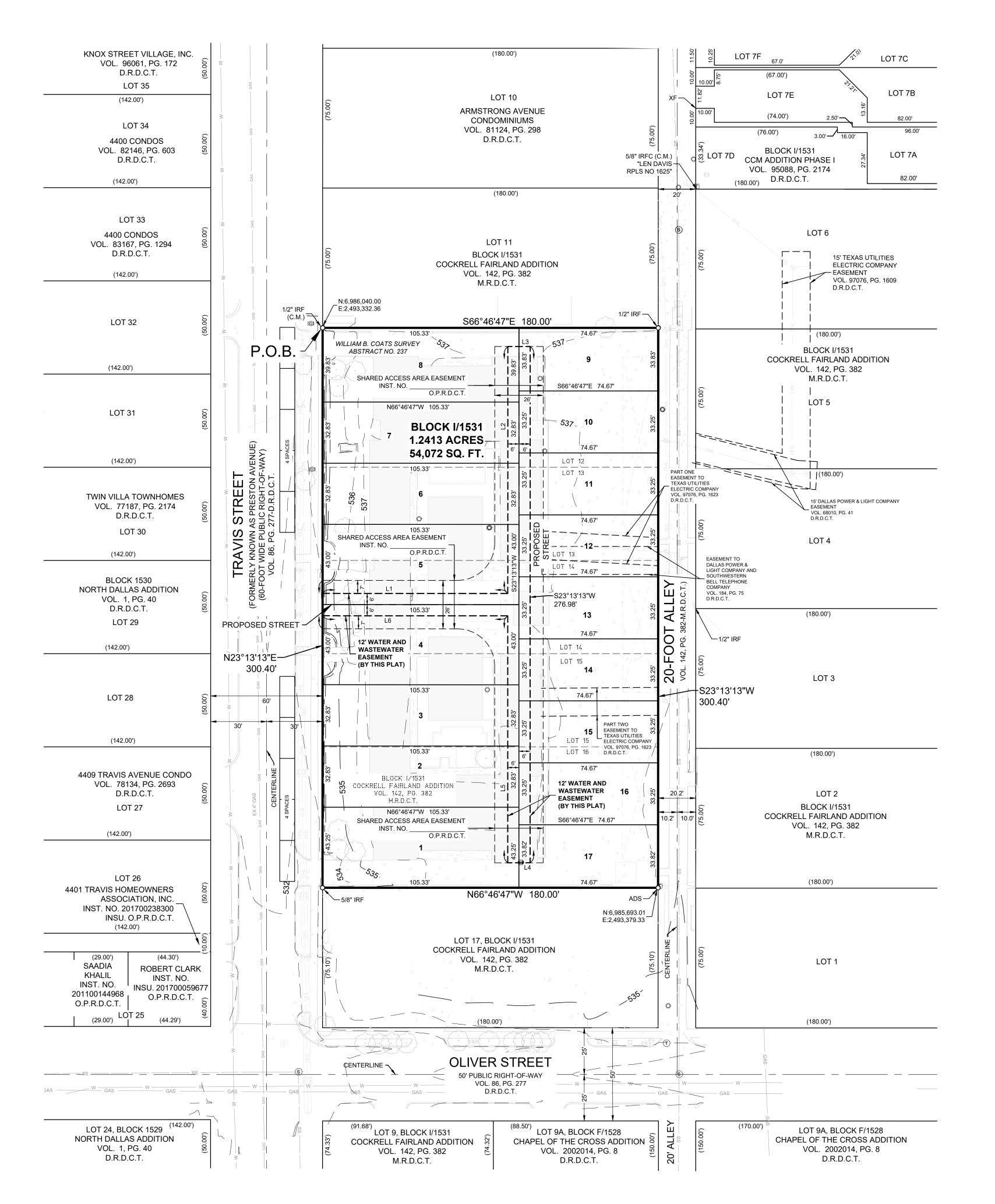
DALLAS COUNTY, TEXAS

IRON ROD SET

M.R.D.C.T. = MAP RECORDS OF DALLAS COUNTY TEXAS

D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS

O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS



NOTES:

- 1. The purpose of this plat is to create 17 lots from a previously platted tract of land for development.
- 2. Lot to lot drainage will not be allowed without City of Dallas Paving and Drainage section approval.
- 3. The bearing system for this survey is based on the Texas Coordinate System of 1983, North Central Zone 4202.
- 4. The coordinates shown are based upon the Texas Coordinate System of 1983, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
- 5. All lot corners are a 5/8" iron rod with plastic cap stamped "KHA" set, unless otherwise noted.
- No vehicular access is permitted to adjacent property outside the platted property from the shared access area except to a public or City Council approved private street.
- 7. Shared Access Area Agreement recorded in Instrument No. Official Public Records of Dallas County, Texas.
- 8. All buildings to be removed

LI	LINE TABLE				
NC).	BEARING	LENGTH		
L1		S66°46'47"E	99.33'		
L2		N23°13'13"E	132.49'		
L3		S66°46'47"E	12.00'		
L4		N66°46'47"W	12.00'		
L5	,	N23°13'13"E	132.49'		
L6		N66°46'47"W	99.33'		

LOT AREA TABLE								
LOT NO.	GROSS		NET.					
	ACRES	SQ. FT.	ACRES	SQ. FT.				
1	0.1046	4,555	0.0957	4,167				
2	0.0794	3,458	0.0696	3,031				
3	0.0794	3,458	0.0696	3,031				
4	0.1040	4,529	0.0616	2,684				
5	0.1040	4,529	0.0616	2,684				
6	0.0794	3,458	0.0696	3,031				
7	0.0794	3,458	0.0696	3,031				
8	0.0963	4,195	0.0874	3,808				
9	0.0580	2,526	0.0509	2,216				
10	0.0570	2,483	0.0471	2,051				
11	0.0570	2,483	0.0471	2,051				
12	0.0570	2,483	0.0471	2,051				
13	0.0570	2,483	0.0471	2,051				
14	0.0570	2,483	0.0471	2,051				
15	0.0570	2,483	0.0471	2,051				
16	0.0570	2,483	0.0471	2,051				
17	0.0580	2,526	0.0519	2,260				

OWNER: BERRYSET II UPTOWN BJO, LLC 3837 CARUTH BLVD. DALLAS, TEXAS 75225

OWNER: BERRYSET II UPTOWN LTN, LLC 3618 GILLON DALLAS, TEXAS 75205

APPLICANT: KAIROI PROPERTIES, LLC 711 NAVARRO STREET, SUITE 400 SAN ANTONIO, TEXAS 78205 CONTACT: TYLER SIBLEY PHONE: 210-817-0024 EMAIL: TSIBLEY@KAIROIRESIDENTIAL.COM

KIMLEY-HORN AND ASSOCIATES, INC. 13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700, DALLAS, TEXAS 75240 CONTACT: CAITLIN FLAHERTY, P.E. PHONE: 972-770-1300 EMAIL: CAITLIN.FLAHERTY@KIMLEY-HORN.COM

PRELIMINARY PLAT **KNOX RESIDENCES ON TRAVIS** SHARED ACCESS DEVELOPMENT **LOTS 1-17, BLOCK I/1531**

BEING A REPLAT OF LOTS 12-16, BLOCK I/1531 COCKRELL FAIRLAND ADDITION WILLIAM B COATS SURVEY, ABSTRACT NO. 237 CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY FILE NO. S245-048 ENGINEERING PLAN NO. 311T-____

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Fax No. (972) 239-3820 <u>Date</u> <u>Scale</u> <u>Drawn by</u> DJD DEC. 2024 064543810

OWNERS CERTIFICATE

STATE OF TEXAS § COUNTY OF DALLAS §

WHEREAS, BERRYSET II UPTOWN BJO LLC and BERRYSET II UPTOWN LTN LLC are the owners 1.2413 acre (54,072 square foot) tract of land situated in the William B. Coats Survey, Abstract No. 237, City of Dallas, Dallas County, Texas, said tract being all of Lots 12, 13, 14, 15 & 16 of Block I/1531 of Cockrell Fairland Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat recorded in Volume 142, Page 382 of the Map Records of Dallas County, Texas, said tract being all of a tract of land described in Special Warranty Deed to Berryset II Uptown BJO, LLC and Berryset II Uptown LTN, LLC recorded in Instrument No. 202100338551 of the Official Public Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for the north corner of said Lot 12 and the west corner of Lot 11, Block I/1531 of said Cockrell Fairland Addition and being in the southeast right-of-way line of Travis Street (a 60-foot wide right-of-way);

THENCE South 66°46'47" East, with the common line of said Lot 11 and Lot 12, a distance of 180.00 feet to a 1/2-inch iron rod found for the south corner of said Lot 11 and the east corner of said Lot 12, said point being in the northwest right-of-way line of a 20-foot Alley;

THENCE South 23°13'13" West, with said northwest right-of-way line of the 20-foot Alley, a distance of 300.40 feet to a 3-1/4-inch aluminum disk with "KHA - KRT" set for the south corner of said Lot 16 and the east corner of Lot 17, Block I/1531 of said Cockrell Fairland Addition;

THENCE North 66°46'47" West, with the common line of said Lot 16 and Lot 17, a distance of 180.00 feet to a 5/8-inch iron rod found for the north corner of said Lot 17 and the west corner of said Lot 16, said point being in said southeast right-of-way line of Travis Street:

THENCE North 23°13'13" East, with said southeast right-of-way line of Travis Street, a distance of 300.40 feet to the **POINT OF BEGINNING** and containing a computed area of 1.2413 acres or 54,072 square feet of land.

SHARED ACCESS AREA EASEMENT STATEMENT

This plat is approved by the Chief Engineer of Development Services of the City of Dallas and accepted by the Owner, subject to the following conditions, which shall be binding upon the Owner, his heirs, grantees and assigns:

The shared access area as designated within the limits of this addition will be maintained by a homeowner's association and/or the individual lot owners of the lot or lots that are traversed by or adjacent to the shared access area. The City of Dallas will not be responsible for the maintenance and operation of the shared access area or for any damage to private property or person that results from the use or condition of the shared access area. In the event that the City of Dallas or Dallas Water Utilities does elect to repair paving in the shared access area after work on water or wastewater lines or for any other reason, the pavement repair will be to minimum standards set forth in the City of Dallas pavement cut and repair standards manual or its successor, and any special pavers or other surface treatments must be repaired or replaced by the homeowners association at its option.

M. Samuell Eskander, P.E., CFM, LEED AP BD+C Chief Engineer of Development Services

NOTES:

- The purpose of this plat is to create 17 lots from a previously platted tract of land for development.

 The purpose of this plat is to create 17 lots from a previously platted tract of land for development.
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- 4. The coordinates shown are based upon the Texas Coordinate System of 1983, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
- 5. All lot corners are a 5/8" iron rod with plastic cap stamped "KHA" set, unless otherwise noted.
- 6. No vehicular access is permitted to adjacent property outside the platted property from the shared access area except to a public or City Council approved private street.
- 7. Shared Access Area Agreement recorded in Instrument No. _______, Official Public Records of Dallas
- 8. All buildings to be removed

SHARED ACCESS OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That BERRYSET II UPTOWN BJO, LLC and BERRYSET II UPTOWN LTN, LLC do hereby adopt this plat, designating the herein described property as KNOX RESIDENCES ON TRAVIS an addition to the City of Dallas, Dallas County, Texas (or appropriate other county where the property is located). 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. An easement area at least 12 feet wide in the area labeled water and wastewater within the minimum 20-foot-wide shared access area is reserved exclusively for public water and wastewater below grade (surface access over the water and wastewater easements is permissible). 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 and upon 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).

Notwithstanding the general easement language recited above, the shared access area easement shown on this plat may not be used in a manner inconsistent with the **SHARED ACCESS AREA EASEMENT STATEMENT** recited on this plat, which statement is hereby adopted and accepted.

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 _____, 20__.

BERRYSET II UPTOWN BJO, LLC

By: Brian O'Boyle Sr Vice Chairman

STATE OF TEXAS COUNTY OF _____

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Brian O'Boyle, 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 that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of ______, 20__.

Notary Public in and for the State of _____

BERRYSET II UPTOWN LTN, LLC

By: Tom Nelson
Senior Vice President

STATE OF TEXAS

COUNTY OF ____

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Tom Nelson, 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 that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of ______, 20__.

Notary Public in and for the State of _____

SURVEYOR'S STATEMENT

I, David J. De Weirdt, 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 Engineers and Land Surveyors, 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 _______, 20__.

David J. De Weirdt
Registered Professional
Land Surveyor No. 5066
13455 Noel Road
Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
PH. (972) 770-1300
david.deweirdt@kimley-horn.com

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

12/26/2024

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 David J. De Weirdt 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 that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of ______, 20__.

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL I, Tony Shidid, Chairperson or Brent Rubin, Vice Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the ______day of _______ A.D. 20_____ and same was duly approved on the ______day of ______ A.D. 20______ by said Commission. Chairperson or Vice Chairperson City Plan Commission Dallas, Texas Attest:

PRELIMINARY PLAT KNOX RESIDENCES ON TRAVIS SHARED ACCESS DEVELOPMENT LOTS 1-17, BLOCK I/1531

BEING A REPLAT OF LOTS 12-16, BLOCK I/1531 COCKRELL FAIRLAND ADDITION WILLIAM B COATS SURVEY, ABSTRACT NO. 237 CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY FILE NO. S245-048

ENGINEERING PLAN NO. 311T-____

Kimley» Horn

 13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240
 FIRM # 10115500
 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

 Scale N/A
 Drawn by DJD
 Checked by DEC. 2024
 Project No. O64543810
 Sheet No. O2 OF 2

OWNER:
BERRYSET II UPTOWN BJO, LLC
3837 CARUTH BLVD.
DALLAS, TEXAS 75225

KAIROI PROPERTIES, LLC
711 NAVARRO STREET, SUITE 400
SAN ANTONIO, TEXAS 78205
CONTACT: TYLER SIBLEY
PHONE: 210-817-0024
EMAIL: TSIBLEY@KAIROIRESIDENTIAL.COM

OWNER:
BERRYSET II UPTOWN LTN, LLC
3618 GILLON
DALLAS, TEXAS 75205

ENGINEER:

C KIMLEY-HORN AND ASSOCIATES, INC.

13455 NOEL ROAD, TWO GALLERIA

OFFICE TOWER, SUITE 700, DALLAS, TEXAS 75240

CONTACT: CAITLIN FLAHERTY, P.E.

PHONE: 972-770-1300 EMAIL: CAITLIN.FLAHERTY@KIMLEY-HORN.COM