

NOTES:

- 1. The purpose of this plat is to create 12 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.
- 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 County, Texas.
- 8. All buildings to be removed.

LIN	LINE TABLE					
NO.	BEARING	BEARING LENGTH				
L1	N66°47'25"W	95.42'				
L2	S23°12'35"W	109.44'				
L3	N66°47'25"W	12.00'				
L4	S66°47'25"E	12.00'				
L5	S23°12'35"W	93.54'				
L6	S66°47'25"E	95.42'				

LOT AREA TABLE					
LOT NO.	GROSS		NET		
	ACRES	SQ. FT.	ACRES	SQ. FT.	
1	0.0701	3,053	0.0608	2,647	
2	0.0664	2,894	0.0563	2,452	
3	0.0664	2,894	0.0563	2,452	
4	0.0664	2,894	0.0563	2,452	
5	0.0664	2,894	0.0563	2,452	
6	0.0700	3,051	0.0607	2,645	
7	0.0745	3,245	0.0671	2,921	
8	0.0698	3,043	0.0616	2,683	
9	0.0990	4,314	0.0595	2,593	
10	0.1361	5,929	0.0922	4,017	
11	0.0698	3,043	0.0616	2,683	
12	0.0745	3,245	0.0671	2,921	

PRELIMINARY PLAT **KNOX RESIDENCES ON COLE** SHARED ACCESS DEVELOPMENT LOTS 1-12, BLOCK I/1531

BEING A REPLAT OF LOTS 4-6, BLOCK I/1531 COCKRELL FAIRLAND ADDITION WILLIAM B COATS SURVEY, ABSTRACT NO. 237 CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY FILE NO. S245-047

ENGINEERING PLAN NO. 311T-



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

ENGINEER:

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

OWNERS CERTIFICATE

STATE OF TEXAS COUNTY OF DALLAS §

WHEREAS. BERRYSET II UPTOWN BJO LLC and BERRYSET II UPTOWN LTN LLC are the owners of a 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 4, 5 & 6 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, and described in the Special Warranty Deed to Berryset II Uptown BJO, LLC and Berryset II Uptown LTN, LLC recorded in Instrument No. 202400058124 of the Official Public Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with plastic cap stamped "LEN DAVIS RPLS NO 1625" found for the north corner of said Lot 6 and the west corner of Lot 7D, Block I/1531 of CCM Addition Phase I, an addition to the City of Dallas, Dallas County, Texas according to the plat recorded in Volume 95088, Page 2174 of the Deed Records of Dallas County, Texas, said point also being in the southeast right-of-way line of a 20-foot alley;

THENCE South 66°47'25" East, with the common line of said Lot 6, and Lot 7D, a distance of 180.00 feet to a point for the east corner of said Lot 6 and the south corner of said Lot 7D and being in the northwest right-of-way line of Cole Avenue (an 80-footfoot wide right-of-way), from said point a 5/8-inch iron rod found bears South 65°29'01" East, a distance of 0.83 feet and a 5/8-inch iron rod found bears North 23°12'35" West, a distance of 100.00 feet;

THENCE South 23°12'35" West, with said northwest right-of-way line of Cole Avenue, 225.00 feet to the south corner of said Lot 4, and the east corner of Lot 3, Block I/1531 of said Cockrell Fairland Addition and from which a 1-inch iron rod found bears South 81°56'27" East, a distance of 0.61 feet;

THENCE North 66°47'25" West, with the common line of said Lot 4 and Lot 3, a distance of 180.00 feet to the north corner of said Lot 3, the west corner of said Lot 4 and being in the southeast right-of-way line of said 20-foot alley from which a 1/2-inch iron rod found bears North 38°47'01" East, a distance of 0.46 feet;

THENCE North 23°12'35" East, with the southeast line of said 20-foot alley, a distance of 225.00 feet to the POINT OF **BEGINNING** and containing a computed area of 40,500 square feet or 0.9298 acres 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

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- No vehicular access is permitted to adjacent property outside the platted property from the shared access area except to a 6. 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.

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 COLE 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

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

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

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

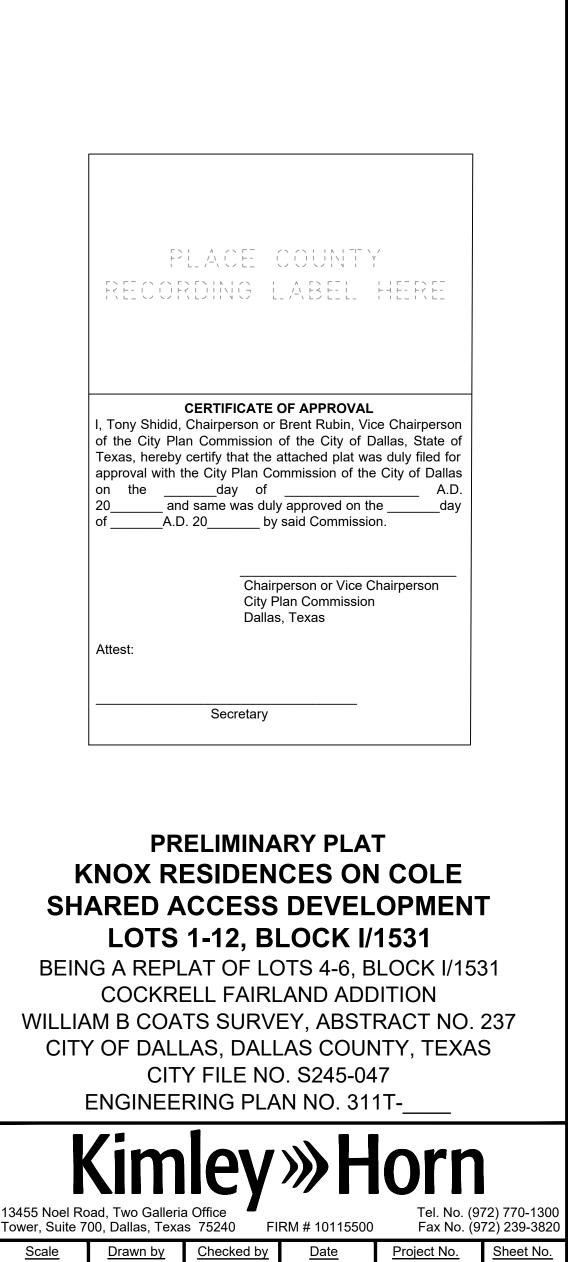
PRELIMINARY THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT 12/26/2024

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



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

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