

LINE TYPE LEGEND

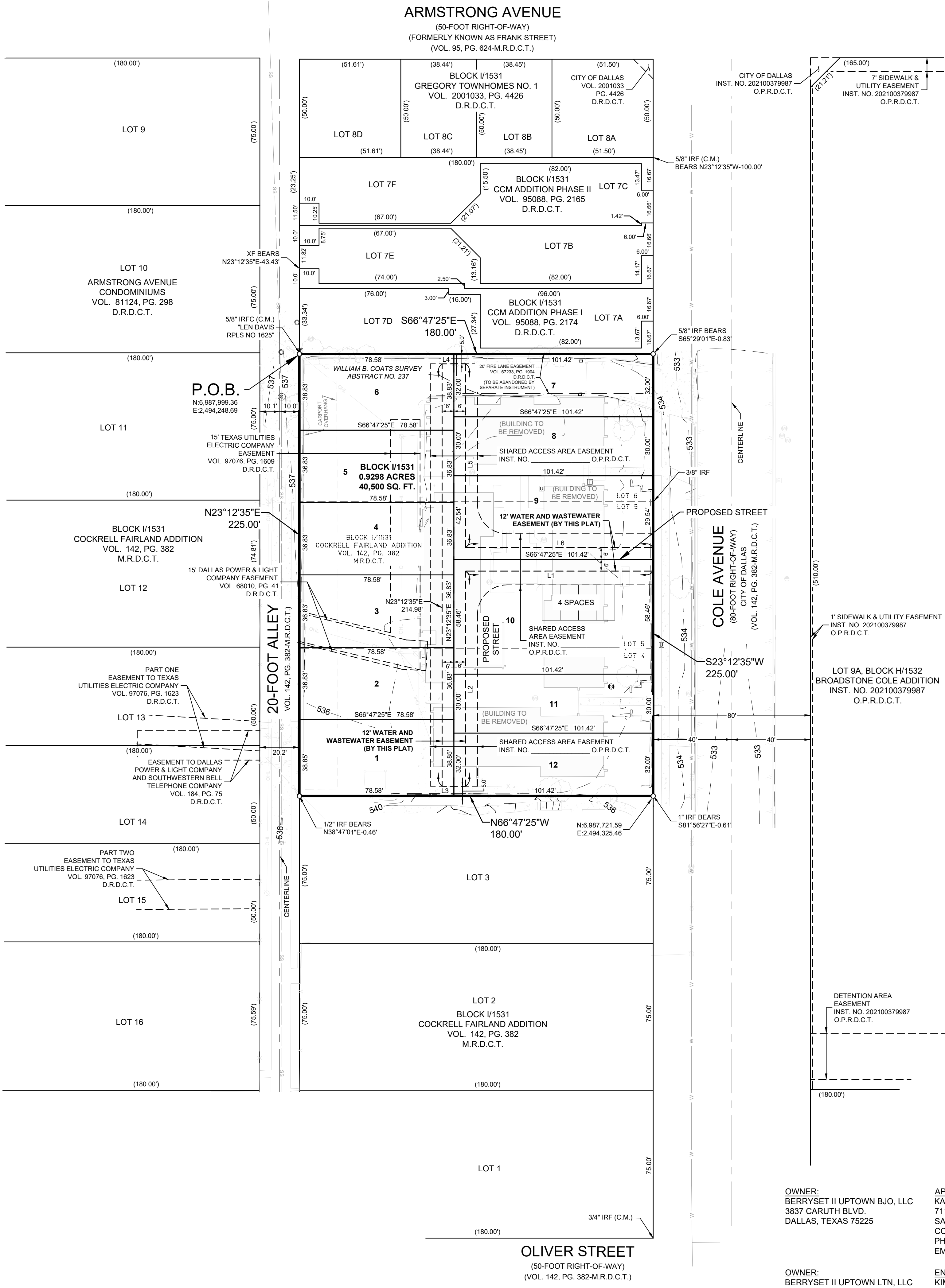
| | |
|-----|------------------------------|
| --- | BOUNDARY LINE |
| --- | ADJACENT PROPERTY LINE |
| --- | EASEMENT LINE |
| --- | BUILDING LINE |
| --- | WATER LINE |
| --- | SANITARY SEWER LINE |
| --- | O.H.L. OVERHEAD UTILITY LINE |
| --- | FENCE |
| --- | CONCRETE PAVEMENT |
| --- | ASPHALT PAVEMENT |

LEGEND

| | | | |
|---|----------------------------|---|------------------------------------------------------------|
| □ | ROOF DRAIN | □ | MAIL BOX |
| □ | CABLE TV BOX | □ | SANITARY SEWER CLEAN OUT |
| □ | CABLE TV HANDHOLE | □ | SANITARY SEWER MANHOLE |
| □ | CABLE TV MANHOLE | □ | SANITARY SEWER MARKER FLAG |
| □ | CABLE TV MARKER FLAG | □ | SANITARY SEWER MARKER SIGN |
| □ | CABLE TV VAULT | □ | SANITARY SEWER SEPTIC TANK |
| □ | COMMUNICATIONS BOX | □ | STORM SEWER BOX |
| □ | COMMUNICATIONS HANDHOLE | □ | STORM SEWER DRAIN |
| □ | COMMUNICATIONS MANHOLE | □ | STORM SEWER MANHOLE |
| □ | COMMUNICATIONS MARKER FLAG | □ | STORM SEWER VAULT |
| □ | COMMUNICATIONS MARKER SIGN | □ | TRAFFIC BARRIER |
| □ | COMMUNICATIONS VAULT | □ | TRAFFIC BOLLARD |
| □ | ELEVATION BENCHMARK | □ | TRAFFIC BOX |
| □ | FIBER OPTIC BOX | □ | CROSS WALK SIGNAL |
| □ | FIBER OPTIC HANDHOLE | □ | TRAFFIC MANHOLE |
| □ | FIBER OPTIC MANHOLE | □ | TRAFFIC MARKER SIGN |
| □ | FIBER OPTIC MARKER FLAG | □ | TRAFFIC SIGNAL |
| □ | FIBER OPTIC MARKER SIGN | □ | TRAFFIC VAULT |
| □ | FIBER OPTIC VAULT | □ | UNIDENTIFIED BOX |
| □ | MONITORING WELL | □ | UNIDENTIFIED HANDHOLE |
| □ | GAS HANDHOLE | □ | UNIDENTIFIED METER |
| □ | GAS METER | □ | UNIDENTIFIED MANHOLE |
| □ | GAS MANHOLE | □ | UNIDENTIFIED MARKER FLAG |
| □ | GAS MARKER FLAG | □ | UNIDENTIFIED MARKER SIGN |
| □ | GAS SIGN | □ | UNIDENTIFIED POLE |
| □ | GAS TANK | □ | UNIDENTIFIED TANK |
| □ | GAS VAULT | □ | UNIDENTIFIED VALVE |
| □ | GAS VALVE | □ | UNIDENTIFIED VAULT |
| □ | TELEPHONE BOX | □ | UNIDENTIFIED VALVE |
| □ | TELEPHONE HANDHOLE | □ | WATER HANDHOLE |
| □ | TELEPHONE MANHOLE | □ | WATER MANHOLE |
| □ | TELEPHONE MARKER FLAG | □ | WATER VALVE |
| □ | TELEPHONE MARKER SIGN | □ | WATER VAULT |
| □ | TELEPHONE VAULT | □ | FIRE HYDRANT |
| □ | PIPELINE MARKER SIGN | □ | WATER METER |
| □ | ELECTRIC BOX | □ | WATER VAULT |
| □ | FLOOD LIGHT | □ | CONTROL MONUMENT |
| □ | GUY ANCHOR | □ | IRSC 3/8" IRON ROD W/ "KHA" CAP SET |
| □ | GUY ANCHOR POLE | □ | IRSC IRON ROD WITH CAP FOUND |
| □ | ELECTRIC HANDHOLE | □ | IRF IRON ROD FOUND |
| □ | ELECTRIC METER | □ | IRF IRON PIPE FOUND |
| □ | ELECTRIC MANHOLE | □ | ADSF ALUMINUM DISK FOUND |
| □ | ELECTRIC MARKER FLAG | □ | X" "X" CUT IN CONCRETE SET |
| □ | ELECTRIC MARKER SIGN | □ | X" "X" CUT IN CONCRETE FOUND |
| □ | UTILITY POLE | □ | P.O.B. POINT OF BEGINNING |
| □ | ELECTRIC TRANSFORMER | □ | VOL. / PG. VOLUME / PAGE |
| □ | ELECTRIC VAULT | □ | INST. NO. INSTRUMENT NUMBER |
| □ | HANDICAPPED PARKING | □ | D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS |
| □ | SIGN | □ | O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS |
| □ | MARQUEEBILLBOARD | □ | M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS |
| □ | BIPOLE LOCATION | □ | O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS |
| □ | FLAG POLE | □ | |
| □ | GREASE TRAP | □ | |

LEGEND

P.O.B. = POINT OF BEGINNING
 SQ. FT. = SQUARE FEET
 C.A. = COMMON AREA
 VOL. = VOLUME
 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
 S.A.E.A. = SHARED ACCESS EASEMENT AREA
 IRSC = 5/8" IRON ROD WITH CAP STAMPED "KHA" SET
 ADS = 3-1/4" ALUMINUM DISK STAMPED "KHA - KRC" 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:**
- The purpose of this plat is to create 12 lots from a previously platted tract of land for development.
 - Lot to lot drainage will not be allowed without City of Dallas Paving and Drainage section approval.
 - The bearing system for this survey is based on the Texas Coordinate System of 1983, North Central Zone 4202.
 - 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.
 - 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.
 - Shared Access Area Agreement recorded in Instrument No. _____ Official Public Records of Dallas County, Texas.
 - All buildings to be removed.

LINE TABLE

| NO. | 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-____

Kimley»Horn

13455 Noel Road, Two Galleria Office
 Tower, Suite 700, Dallas, Texas 75240
 FIRM # 10115500
 Tel. No. (972) 770-1300
 Fax No. (972) 239-3620

Scale: 1" = 30'
 Drawn by: CM
 Checked by: DJD
 Date: DEC. 2024
 Project No.: 064543810
 Sheet No.: 1 OF 2

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

APPLICANT:
 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 LTD. LLC
 3618 GILLON
 DALLAS, TEXAS 75205

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

DWG NAME: KIMLEY-HORN-COMM-DL36241_SURVEY166545310-040810 UPTOWN AND NOEL DALLAS3DVG064543810 D:\CADD\UPTOWN AND NOEL\DWG\311T.PLT PLOTTED BY: MATHERNE, MARK 12/26/2024 11:11 PM LAST SAVED: 12/26/2024 11:11 PM

