



Bellevue Condo Association, Ltd.  
Int. #200503601447  
BEAT AT SOUTHSIDE STATION ADDITION  
Int. #20070080462

LOT 1 BLOCK A/420  
5/8" Iron Rod  
6966818.23  
2492604.56  
CONTROLLING MONUMENT

LOT 1  
53,594 Sq. Ft.  
1.230 Acres

LOT 1A BLOCK H/908

Dallas Area Rapid Transit  
Vol. 94134, Pg. 379

JOHN N. BRYAN SURVEY  
ABSTRACT NO. 149

BLOCK 907 1/4  
Int. #200600374831

McKEE STREET TOWNHOMES NO. 3  
Int. #201700006544

POLICE HEADQUARTERS ADDITION  
Volume 2001065, Page 16

224,152 Sq. Ft.  
(5.146 Acre) Tract of Land

LOT 2  
170,558 Sq. Ft.  
3.916 Acres

CITY OF DALLAS  
Vol. 2000124, Pg. 2068

LOT 2-A BLOCK 6/1086

UNPLATTED BLOCK 1090 1/2  
Texas Townhomes, LLC  
Int. #201600361941

1/2" Iron Rod  
6966296.39  
2493240.09  
CONTROLLING MONUMENT & POINT OF BEGINNING

5/8" Iron Rod  
Bears 2.08'  
N 22°09'04" W  
6966213.97  
2493247.50

CITY OF DALLAS  
Vol. 2001226, Pg. 8398

BLOCK 4/1088

1/2" Iron Rod  
Bears 1.73'  
N 34°52'41" W  
6966105.13  
2493158.64

BLOCK 2/1090

3/4" Iron Rod  
Bears 0.72'  
N 35°54'29" W  
6966088.82  
2493146.55

SECURITY ARCHIVES ADDITION  
Vol. 91151  
Pg. 2072

REPLAT COCKRELLS ADDITION  
Volume 86017, Page 1299

**DEDICATION**  
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That the City of Dallas, Texas a municipal corporation, acting through its duly authorized agent, Alreza Hatifi does hereby adopt this plat, designating the herein above described property as BELLEVUE AT COCKRELL ADDITION, AN INDUSTRIAL SUBDIVISION, an addition to the City of Dallas, Dallas County, Texas, and does hereby dedicate in fee simple, to the public use forever any streets and alleys 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 construct ing, 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 \_\_\_\_\_, 2024.

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

**SURVEYOR'S STATEMENT:**  
I, Scott Holt, 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 \_\_\_\_\_, 2024  
PRELIMINARY; This Document Shall Not Be Recorded For Any Reason.  
Scott Holt  
Texas Registered Professional Land Surveyor No. 4895

**THE STATE OF TEXAS  
COUNTY OF DALLAS**

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Scott Holt, for the City of Dallas, Texas, and known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated, and for the purposes and consideration therein expressed

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
My Commission Expires: \_\_\_\_\_, 20\_\_\_\_

**GENERAL NOTES:**

- THE PURPOSE OF THIS PLAT is to plat Unplatted land in City Block 7/1086 into Two (2) Lots.
- BASIS OF BEARINGS: Bearings are based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 2011.
- All Coordinates shown are State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization of 2011; No Scale, No Projection.
- Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Division approval (51A 8.811(e)).
- Monuments noted "5/8" IR set w/cap Marked "COD" were set for a previous survey.

**OWNER'S CERTIFICATE:**  
THE STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS the City of Dallas is the owner of a 5.146 Acres (224,152 Square Foot) tract of Unplatted Land situated in the John N. Bryan Survey, Abstract Number 149 in the City of Dallas, Dallas County, Texas and being all of the property conveyed to the City of Dallas by deed recorded in Instrument Number ????????? of the Official Public Records of Dallas County Texas, and being more particularly described as follows

All Coordinates shown are On Datum, State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization of 2011, No Scale, No Projection.

BEGINNING at a 1/2-inch diameter iron rod (Controlling Monument) found at the intersection of the Northwest Right-of-Way line of McKee Street (a 60-foot-wide public street) with the Northeast Right-of-Way line of Cockrell Street (a 60-foot-wide public street) being also the most Southerly corner of the herein described tract of land (N=6966296.39; E=2493240.09);

THENCE North 50°36'38" West, departing the last said Northwest line of McKee Street and with the said Northeast line of Cockrell Street a distance of 822.20 feet to a 5/8-inch diameter iron rod (Controlling Monument) found at the intersection of the said Northeast line of Cockrell Street with the Southeast Right-of-Way line of Bellevue Street (a 50-foot-wide public street) being also the most Westerly corner of the herein described tract of land (N=6966818.23; E=2492604.56);

THENCE North 39°24'15" East, departing the last said Northeast line of Cockrell Street and with the said Southeast line of Bellevue Street a distance of 229.10 to a Mag Nail and washer stamped "CITY OF DALLAS" set at the intersection with the Southwest Right-of-Way line of a 50-foot-wide Dallas Area Rapid Transit (DART) rail corridor, being also the most Northerly corner of the herein described tract of land;

THENCE South 56°40'13" East, departing the last said Southeast line of Bellevue Street and with the Southwest line of said DART rail corridor a distance of 826.24 feet to a 5/8-inch diameter iron rod with cap marked "CITY OF DALLAS" set at the intersection with the above referenced Northwest line of McKee Street, being also the most Easterly corner of the herein described tract of land;

THENCE South 39°17'44" West with the said Northwest line of McKee Street a distance of 316.32 feet to the POINT OF BEGINNING, containing 224,152 Square Feet, or 5.146 Acres of land;

BASIS OF BEARINGS: Bearings are based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization of 2011.

PLACE COUNTY  
RECORDING LABEL HERE

**CERTIFICATE OF APPROVAL**

I, Tony Shiddi, 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: \_\_\_\_\_  
Secretary

**PRELIMINARY PLAT  
BELLEVUE AT COCKRELL ADDITION  
AN INDUSTRIAL SUBDIVISION  
Lots 1 & 2, Block 7/1086**

A PLAT OF 5.146 ACRES OF LAND IN THE JOHN N. BRYAN SURVEY, ABSTRACT NO. 149 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S245-027  
OCTOBER, 2024

OWNER:  
CITY OF DALLAS  
1500 Marilla Street  
Dallas, Texas, 75201

SURVEYOR: CITY OF DALLAS  
DEPARTMENT OF PUBLIC WORKS  
320 E. JEFFERSON RM. 307  
DALLAS, TEXAS 75203