



LOT 17 ROBERT A. BLAINE INST. 201200198327	LOT 16 RANDA B. HANCE	LOT 15 CASA DEL REY CONDO FALCONE A W FAMILY LTD PS THE INST. 20070170398	FAIRLAND ANNEX ADDITION VOL. 1, PG. 222 BLOCK G P.R.D.C.T.	LOT 14 CASA DEL REY CONDO FALCONE A W FAMILY LTD PS THE INST. 20070170398	LOT 13 CASA DEL REY CONDO FALCONE A W FAMILY LTD PS THE INST. 20070170398	LOT 12 CASA DEL REY CONDO FALCONE A W FAMILY LTD PS THE INST. 20070170398	LOT 11 CAMBRIDGE HOUSE CONDOMINIUM 4728 MCKINNEY LLC INST. 201400211430	LOT 10 CAMBRIDGE HOUSE CONDOMINIUM 4728 MCKINNEY LLC INST. 201400211430
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OWNER'S CERTIFICATE

STATE OF TEXAS }
COUNTY OF DALLS }

WHEREAS Chateau Condominiums Owners Association, Inc. is the Owner of a certain tract or parcel of land situated in the John W. Smith Survey Abstract No. 1334, City of Dallas, Dallas County, Texas, and being all of Lots 20-24, Block G/1624 of Fairland Annex, an addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 1, Page 222, of the Plat Record of Dallas County, Texas (P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found at the Northwest corner of Lot 20, Block G/1624 of said Fairland Annex, being the Southwest corner of Lot 19, Block G/1624 of said Fairland Annex, also being the Southwest corner of a tract of land described to Claudette C. Cole in Volume 84123, Page 2683, Deed Records, Dallas County, Texas, and being in the East line of a 15 foot wide alley as shown on Plat of said Fairland Annex;

THENCE S 66°01'19" E leaving the East line of said 15 foot wide alley, along the common line of said Lots 19 and 20, Block G/1624, a distance of 169.40 feet to a 3/4 inch iron rod found at the common corner of said Lots 19 and 20, Block G/1624, and being in the West line of McKinney Avenue having a 60 foot right-of-way;

THENCE S 24°04'00" W leaving the common corner of said Lots 19 and 20, Block G/1624, along the West line of said McKinney Avenue and the East lines of Lots 20-24, Block G/1624, a distance of 250.56 feet to an "X" cut set for corner, being the Southeast corner of Lot 24, Block G/1624, and being the Northeast corner of Lot 1A, Block G/1624, Knoxbridge Apartments Phase 2 as recorded in Volume 95110, Page 3945 of the Plat Records, Dallas County, Texas;

THENCE N 66°01'19" W leaving the West line of said McKinney Avenue, along the common line of said Lot 24, Block G/1624 and said Lot 1A, Block G/1624 a distance of 169.60 feet to an "X" cut set for corner, being the Southwest corner of said Lot 24, Block G/1624, being in the North line of said Lot 1A, Block G/1624, and being in the East line of a 15 foot wide alley as shown on said Plat of Fairland Annex;

THENCE N 24°06'47" E leaving the North line of said Lot 1A, Block G/1624, along the common line of said 15 foot wide alley and said Lots 20-24, Block G/1624 a distance of 250.56 feet to the POINT OF BEGINNING and containing 0.97 acres or 42,468 square feet of land, more or less.

SURVEYOR'S STATEMENT

I, Harrison Hrobar, 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 _____, 2017.

Harrison Hrobar, Registered Professional Land Surveyor, #6584
Adams Surveying Company (469) 317-0250

STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Harrison Hrobar, 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 purposes and consideration therein expressed.

GIVEN UNDER MY HAND SEAL OF OFFICE this the _____ of _____, 2017.

My commission expires: _____ Notary Public, State of Texas

GENERAL NOTES:

- The purpose of this plat is to reduce 5 lots to 1 lot for re-development.
- All existing structures will be removed.
- Bearings are based on the East line of Lot 1A, Block G/1624 Knoxbridge Apartments Phase II having a bearing of S 24°04'00" W as recorded in Volume 95110, Page 3945 Plat Records, Dallas County, Texas.
- Lot to lot drainage will not be allowed without Engineering Section approval.
- According to Map No. 48113C0335K, dated July 7, 2014 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is within Zone "X" and is not within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

LEGEND

WW =WASTE WATER MANHOLE
WM =WATER METER
PP =POWER POLE
LP =LIGHT POLE
GM =GAS METER
MW =MONITORING WELL
NP =NO PARKING SIGN
IRF =IRON ROD FOUND
XS = "X" CUT SET
CM = CONTROLLING MONUMENT
P.R.D.C.T.= PLAT RECORDS DALLAS COUNTY TEXAS
D.R.D.C.T.= DEED RECORDS DALLAS COUNTY TEXAS

— x — x — =WOOD FENCE
— OHW — OHW — =OVERHEAD WIRE
— — — =BOUNDARY
— — — =ADJOINING BOUNDARY

OWNER CHATEAU CONDOMINIUMS OWNERS ASSOCIATION INC. 4805 B MCKINNEY AVE., #b DALLAS, TEXAS 75205 PH: (214) 727-7755 CONTACT: Rachel Secore Email: rsecore@cyrusone.com	APPLICANT TRINISC ACQUISITION COMPANY, LLC 3100 MONTICELLO AVENUE, SUITE 900 DALLAS, TEXAS 75205 PH: (469) 462-7181 CONTACT: Adam Brown Email: abrown@trinsics.com	SURVEYOR ADAMS SURVEYING COMPANY, LLC P.O. BOX 260392 PLANO, TEXAS 75026 PH: (469) 317-0250 CONTACT: Harrison Hrobar, R.P.L.S. Email: hhrobar@trinsic.com	ENGINEER CATES-CLARK & ASSOCIATES, LLC 14800 QUORUM DRIVE, SUITE 200 DALLAS, TEXAS 75254 PH: (972) 385-2272 CONTACT: Michael L. Clark, P.E. Email: mclark@cates-clark.com
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OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Trinsic Acquisition Company, LLC, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as TRG MCKINNEY-MONTICELLO 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 _____ 2017.

TRINISC ACQUISITION COMPANY, LLC,
a Delaware limited liability company

By: XXXXXXXXXXXX
a Delaware limited liability company,
its Managing Member

By: Adam Brown, Vice President

STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Adam Brown, 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 purposes and consideration therein expressed.

GIVEN UNDER MY HAND SEAL OF OFFICE this the _____ of _____, 2017.

My commission expires: _____ Notary Public, State of Texas

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

PRELIMINARY PLAT
TRG MCKINNEY – MONTICELLO ADDITION
LOT 20A, BLOCK G/1624

BEING A REPLAT OF LOTS 20-24, BLOCK G/1624 OF FAIRLAND ANNEX AN ADDITION TO THE CITY OF DALLAS AS RECORDED IN VOLUME 1, PAGE 222

IN THE JOHN W. SMITH SURVEY, ABSTRACT NUMBER 1334 CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NUMBER S167-109
CITY ENGINEER FILE NO. 311T-XXXX
FEBRUARY 15, 2017

Adams
surveying company, LLC
TBPLS Firm Registration No. 10177500