



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

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

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

Dated this the _____, 2017.

Harrison Hrobar, Registered Professional Land Surveyor, #6584

Adams Surveying Company (469) 317-0250

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 ____ ______, 2017.

My commission expires: Notary Public, State of Texas

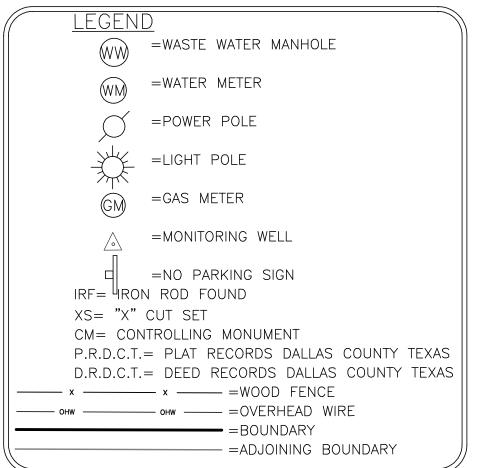
1. The purpose of this plat is to reduce 5 lots to 1 lot for re-development.

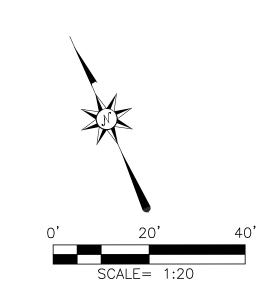
2. All existing structures will be removed.

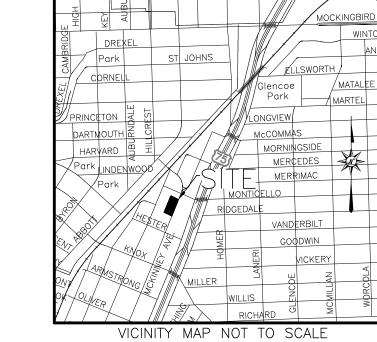
3. Bearings are based on the East line of Lot 1A, Block G/1624 Knoxbridge Apartments Phase II having a bearing of S 24°04'00" W as recorded in Volume 95110, Page 3945 Plat Records, Dallas

4. Lot to lot drainage will not be allowed without Engineering Section approval.

5. 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







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.

TRINSIC ACQUISITION COMPANY, LLC, a Delaware limited liability company

> Bv: XXXXXXXXXXXX a Delaware limited liability company, its Managing Member

> > 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



JOB No. 16008

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