OWNERS DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT MCKINNEY AVENUE CONTEMPORARY LC, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS SAN MARTIN BAKERY 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 GENERAL PUBLIC, FIRE AND POLICE UNITS, AND 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 OF GROWTHS SHALL BE CONSTRUCTED, RECONSTRUCTED OR PLACED UPON, OVER AND ACROSS THE EASEMENT AS SHOWN. SAID EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING OR DESIRING TO USE THE SAMI 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 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 PART OF ITS RESPECTIVE SYSTEMS, WITHOUT THE NECESSITY, AT ANY TIME. OF PROCURING THE PERMISSION OF ANYONE. AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS AND MAINTENANCE AND SERVICE REQUIRED OR ORDINARILY PERFORMED BY THE UTILITY.

THIS PLAT IS APPROVED SUBJECT TO ALL PLATTING ORDINANCES RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF DALLAS, TEXAS.

WITNESS MY HAND AT DALLAS, TEXAS, THIS THE _____ DAY OF

MCKINNEY AVENUE CONTEMPORARY LC AGENT FOR <<PROPERTY OWNER>>

STATE OF TEXAS:

COUNTY OF DALLAS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS, ON THIS DAY PERSONALLY APPEARED 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 AND CONSIDERATIONS THEREIN. GIVEN UNDER MY HAND AND SEAL OF THIS OFFICE THE _____ DAY

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

GENERAL NOTES:

- 1. THERE ARE EXISTING STRUCTURES REMOVED TO BE DEMOLISHED.
- 2. THE PURPOSE OF THIS PLAT IS TO CREATE 3 LOTS
- 3. The basis of bearing is Texas State plane, north central zone. Geodetic bearing established by GPS measurements taken from DUNP-g University Park from the RTK Cooroperative Network Convergence angle at DUNP-a University Park is angle 00 degrees 56 minutes 34.2375 seconds, as computed by Corpscon Version 5.11.
- 5. NO LOT TO LOT DRAINAGE WITHOUT ENGINNERING APPROVAL.
- 6. The ownership of the Subject Property is: MCKINNEY AVENUE CONTEMPORARY LC Volume 94096 Page 3590 Offical Public Records of Dallas County, Texas

PROJECT SITE SCALE IN FEET 1" = 30'VICINITY MAP MAPSCO PAGE 45B BLK 2/638 6.686 SF 0.153 AC. 3" DISK 50.00' 50.00' LOT 21A, BLK 2/638 24,074 SF 0.553 AC. EXISTING PAVEMENT (TO BE REMOVED) BUILDING (TO BE DEMOLISHED) 38,012 SF 50.00° EX. 6" SAN. SEWER (SHT. G-11A) EX, 8'x8' STORM DRAIN BOX EX. 15" SANITARY SEWER -VOL. 1, PAGE 512 EX. 12" D.I. WATER EX. 12" D.I. WATER

SURVEYOR'S CERTIFICATE

I, LOUIS SALCEDO, 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 212.1 FURTHER AFFIRM THAT MONUMMENTATION 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.

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.

> LOUIS M. SALCEDO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3664

STATE OF TEXAS: COUNTY OF DALLAS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR DALLAS COUNTY. TEXAS. ON THIS DAY PERSONALLY APPEARED LOUIS M. SALCEDO. 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 AND CONSIDERATIONS THEREIN. GIVEN UNDER MY HAND AND SEAL OF THIS OFFICE THE _____ DAY *OF* ______, *2015*.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

OWNER

MCKINNEY AVENUE CONTEMPORARY LC 3300 Oaklawn Ave. Suite 200

SURVEYOR

Dallas, Texas 752194236

SALCEDO GROUP, INC. 400 S. ZANG BLVD., SUITE 1420 DALLAS, TEXAS 75208

BLOCK 2/638 A 0.873 ACRE TRACT OF LAND OUT OF

JOHN GRIGSBY SURVEY, ABSTRACT No. 495

BEING PART OF

PRELIMINARY PLAT

SAN MARTIN BAKERY ADDITION

LOTS 4,17,18,19,20,21 AT BLOCK 2/638

38,012 SQ. FT. OR 0.873 AC.

IN THE

Legend of Symbols & Abbreviations

. LID

₩V 413.05

410.34

× 48" R.C.P.

⊚ Elec MH

□ TSPB

rg TREE

€3*ET*

£3 HCY

TOP OF CONCRETE

WOOD FENCE

CONTROL POINT

TOP OF BANK

POWER POLE

LIGHT POLE

CLEANOUT

GUY WIRE

TOP OF CURB

STORM MANHOLE

TOP OF ASPHALT

HACKBERRY TREE

1" IRON ROD FOUND

Whereas MCKINNEY AVENUE CONTEMPORARY LC, are the Owners of a 0.873 acre tract

the plat recorded in Volume 1, Page 512, of the Map Records of Dallas County, Texas

Beginning at a point in the Northwest line of Oak Grove Avenue, (a 50' R.O.W.), said point being South 45 deg. 00 min. West, a distance of 50.0 feet from the intersection of the said Northwest line of Oak Grove Avenue, with the Southwest line of Bowen

Street, (a 40' R.O.W.), said point being the most Easterly corner of said Lot 21, an "x"

Thence: South 36 deg. 28 min. 55 sec. West, with the said Northwest line of Oak Grove

Thence: North 55 deg. 43 min. 05 sec. West, with the common line of Lots 16 and 17, a distance of 116.90 feet, a $\frac{1}{2}$ " iron rod with yellow cap "RPLS 3664" set for corner;

Thence: North 32 deg. 35 min. 05 sec. East, passing the common Northerly corner of

Thence: North 55 deg. 14 min. 38 sec. West, with the common line of Lots 4 and 5, a

Thence: North 27 deg. 27 min. 22 sec. East, with the said Southeast line of McKinney

Avenue, distance of 50.04 feet to the most Northerly corner of said Lot 4, an "x" cut

in concrete for corner, from which a found "x" cut in concrete bears 6.22 feet N 25

Thence: South 55 deg. 22 min. 30 sec. East, with the common line of Lots 3 and 4, a

distance of 136.50 feet to the most Northerly corner of said Lot 19, an "x" cut set in

Thence: North 32 deg. 35 min. 05 sec. East, a distance of 99.97 feet to the most

Thence: South 55 deg. 42 min. 59 sec.East, with the common line of Lots 21 and 22, a distance of 133.90 feet to the Place of Beginning and Containing 38,012 square feet

Northerly corner of said Lot 21, an "x" cut set in concrete for corner;

said Lots 17 and 18 at a distance of 50.0 feet and continuing a total distance of

distance of 132.04 feet to a point in the Southeast line of McKinney Avenue, (52'

Avenue, a distance of 250.00 feet to the most Southerly corner of said Lot 17, a

of land being Lots 4, 17, 18, 19, 20 and 21, City Block 2/638 of Watts Cole's McKinney Avenue Addition, an addition to the City of Dallas, Dallas County, Texas, according to

CEDAR TREE

CREPE MYRTLE

CONCRETE

HEDGE

WATER MANHOLE

FLOW LINE

EDGE OF ASPHALT

UNDERGROUND CABLE

UNDERGROUND GAS

FIRE HYDRANT

WATER VALVE

ELECTRIC MANHOLE

TRAFFIC SIGNAL BOX

WATER METER

ELECTRIC BOX

ELM TREE

OAK TREE

HICKORY TREE

SET 1/2" IRON ROD WITH

YELLOW CAP STAMPED

"SGI, RPLS 3664"

SET 3" ALUMINUM DISK

STAMPED "SAN MARTIN BAKERY

ADDITION, RPLS 3664"

SET "X" CUT IN CONCRETE

48" R.C.P.

WALL

POST

LID

UNDERGROUND TELEPHONE

SANITARY SEWER MANHOLE

× CLF 416.35

× WDF 411.43

× TB 409.86

× FL 407.79

o CO

↓ GUY

and being more particularly described as follows:

Owner's Certificate

cut set in concrete;

found 1/2" iron stake for corner;

99.97 feet, a cut "x" set for corner;

deg. 24 min. 43 sec. West;

concrete for corner;

R.O.W.), an "x" cut set in concrete for corner;

of land or 0.873 acres of land, more or less.

City of Dallas?

State of Texas? County of Dallas? × HDG 407.79

× G 409.86

× TOA 409.86

CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NUMBER 156-154



SALCEDO GROUP, INC. 400 S. ZANG BLVD., SÚITE 1420 DALLAS, TX 75208 PHONE: (214)-941-8610

03-10-16

SHEET 1 OF 1

August 23, 2001 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood zone.

FLOOD STATEMENT: According to Community Panel No. 48113C0345 J. dated

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or 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 statement shall not create liability on the part of the Surveyor.

(214) 941–8610 Texas P.E. F-5482 : Texas TBPLS Firm License 10070800

DATE