



- GENERAL NOTES:**
- Reference Bearing for the northeast R.O.W. line of McKinnon Street, N 45°00'49" W, per plat recorded in Volume 93091, Page 4877 M.R.D.C.T.
 - Lot to lot drainage will not be allowed without engineering section approval.
 - The purpose of this plat is to create 2 lots from 1 existing lot.
 - Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American datum of 1983 on grid coordinate values, no scale and no projection.
 - Structures to remain on site.

- LEGEND**
- LT LIGHT POLE
 - SD STORM DRAIN
 - FL FIRE LANE
 - WM WATER METER
 - BL BUILDING LINE
 - CO CLEAN OUT
 - FH FIRE HYDRANT
 - SS SANITARY SEWER
 - W WATER
 - CLF CHAIN LINK FENCE
 - WH MAIN HOLE
 - TELEPHONE
 - GM GAS METER
 - FIR FOUND IRON ROD
 - SIR SET IRON ROD
 - FC FENCE CORNER
 - PT POWER & TELEPHONE
 - ASPHALT PAVEMENT
 - CONCRETE PAVEMENT
 - P/P POWER POLE
 - UF UNDERGROUND POWER
 - G GAS
 - BP BUMPER POLE
 - PARKING SPACES

OWNER'S CERTIFICATE

STATE OF TEXAS:
COUNTY OF DALLAS:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That 3100 MCKINNON, L.P., acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as MCKINNON STREET 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 ____, 2018.

3100 MCKINNON, L.P.

Kevin J. Santaularia, President/CEO

STATE OF TEXAS:
COUNTY OF DALLAS:

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Kevin J. Santaularia, 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 considerations therein expressed.

GIVEN under my hand and seal of office, this the ____ day of ____, 2018.

Notary Public in and for the State of Texas.

SURVEYOR'S STATEMENT:

I, SCOTT DAVIS, 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 monumetation 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 purposes and shall not be used or viewed or relied upon as a final survey document.

SCOTT DAVIS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5111

STATE OF TEXAS:
COUNTY OF DALLAS:

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Scott Davis, 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 considerations therein expressed.

GIVEN under my hand and seal of office, this the ____ day of ____, 2018.

Notary Public in and for the State of Texas.

PRELIMINARY PLAT
MCKINNON STREET ADDITION
LOTS 1 AND 2, BLOCK 1/998

A REPLAT OF LOT 1A, BLOCK 1/998
CONCORD SUBDIVISION #2 LOT 1A, CITY OF
DALLAS, DALLAS COUNTY, TEXAS.

CITY PLAN FILE NO. S 178-174

OWNER

3100 MCKINNON, LP
3100 McKinnon Street
Dallas, TX. 75201
Ph. 972-776-7037

DAVIS LAND SURVEYING CO., INC.
9777 FERGUSON ROAD, SUITE 105 dslc@slcglobal.net
DALLAS, TEXAS 75228 214-321-0569

DATE: 02/20/18
JOB NO. 14135A

FORM NO. 10009600