

GENERAL NOTES:

1. The purpose of this plat is to create one lot out of four existing platted lots.
2. Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering section approval.
3. The basis of bearings is based on grid north of the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 (2011).
4. The coordinates shown hereon are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
5. There are no trees on the property.
6. Buildings are to be demolished.

LEGEND

□ BOX OR PEDESTAL	C COMMUNICATIONS
○ HANDHOLE	E ELECTRIC OR POWER
○ MANHOLE	F FIBER OPTIC
△ MARKER SIGN	G NATURAL GAS
○ METER	P PETROLEUM OR PIPELINE
○ MARKER PINFLAG	R RAILROAD
○ POLE	S SAN. SEWER OR WASTEWATER
○ STORAGE TANK	O STORM SEWER
○ VALVE (EXCEPT WATER)	T TELEPHONE
○ VAULT	TR TRAFFIC
○ WELL	U UNIDENTIFIED
TV CABLE TV	W WATER
IR ROOF DRAIN	SC SECURITY CAMERA
⊕ ELEVATION BENCHMARK	SB SANITARY SEWER BOX
→ FLOW DIRECTION	SO SANITARY SEWER CLEAN OUT
○ MONITORING WELL	SD SANITARY SEWER LIFT STATION
ED FUEL TANK	ST STORM SEWER DRAIN
FL FLOOD LIGHT	TM TRAFFIC BARRIER
GA GUY ANCHOR	TR TRAFFIC BOLLARD
GA GUY ANCHOR POLE	TC TRAFFIC CAMERA
○ UTILITY POLE	TS TRAFFIC SENSOR
⊕ ELECTRIC SWITCH	TO TRAFFIC SIGNAL
ET ELECTRIC TRANSFORMER	TR TRASH BIN
HC HANDICAPPED PARKING	○ TREE
○ PARKING METER	WB WATER BOX
○ RAILROAD SIGNAL	○ FIRE SPRINKLER CONNECTION
○ RAILROAD SIGN	○ FIRE HYDRANT
○ SIGN	WV WATER VALVE
MR MARQUEE/BILLBOARD	VR AIR RELEASE VALVE
AC A/C UNIT	○ WATER WELL
GB BASKET BALL GOAL	IRSC 5/8" IRON ROD W/ "KHA" CAP SET
★ GOLF LOCATION	IRSC IRON ROD WITH CAP FOUND
FL FLAG POLE	PKS PK NAIL SET
GO GOAL POST	PKF PK NAIL FOUND
GT GREASE TRAP	IRF IRON ROD FOUND
IR IRRIGATION VALVE	XS "X" CUT IN CONCRETE SET
LS LIGHT STANDARD	XF "X" CUT IN CONCRETE FOUND
MB MAIL BOX	P.O.B. POINT OF BEGINNING
ND NEWS STAND	P.O.C. POINT OF COMMENCING
PB PHONE BOOTH	

LINE TYPE LEGEND

---	BOUNDARY LINE
---	EASEMENT LINE
---	BUILDING LINE
---	WATER LINE
---	SS SANITARY SEWER LINE
---	STORM SEWER LINE
---	UNDERGROUND GAS LINE
---	OHE OVERHEAD UTILITY LINE
---	UGE UNDERGROUND ELECTRIC LINE
---	UTG UNDERGROUND TELEPHONE LINE
---	FENCE
---	CONCRETE PAVEMENT
---	ASPHALT PAVEMENT

LEGEND:

P.O.B. = POINT OF BEGINNING
IRFC = IRON ROD WITH CAP FOUND
XF = "X" CUT IN CONCRETE FOUND
C.M. = CONTROLLING MONUMENT
ADS = 5/8" IRON ROD WITH 3-1/4" ALUMINUM CAP STAMPED
"SL6-MCKINNEY - KHA" SET
PMNS = MAG NAIL WITH WASHER STAMPED "SL6-MCKINNEY - KHA" SET
D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
M.R.D.C.T. = MAP RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
R.O.W. = RIGHT-OF-WAY
VOL. = VOLUME
PG. = PAGE
INST. NO. = INSTRUMENT NUMBER
SQ. FT. = SQUARE FEET
IPF = IRON PIPE FOUND
IRF = IRON ROD FOUND
BRS. = BEARS
FND. = FOUND

SURVEYOR:
Kimley-Horn and Assoc. Inc.
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Tel. No. (972) 335-3580
Fax No. (972) 335-3779
Contact: Michael Marx, R.P.L.S.
Email: michael.marx@kimley-horn.com

OWNER:
SL6 McKinney, LP
100 Crescent Court, Suite 850
Dallas, Texas 75201
Tel. No. ()
Contact: _____

PRELIMINARY PLAT
McKINNEY TERRACE ADDITION
LOT 1A, BLOCK A/554

1.026 ACRES
BEING A REPLAT OF
LOTS 1-4, BLOCK A/554
OVERLAND'S ADDITION
AN ADDITION TO THE CITY OF DALLAS,
RECORDED IN VOLUME 77, PAGE 57,
MAP RECORDS, DALLAS COUNTY, TEXAS
SITUATED IN THE
JOHN GRIGSBY SURVEY, ABSTRACT No. 495,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S212-265

Kimley»Horn

6160 Warren Parkway, Suite 210
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FIRM # 10193822
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 30'	MBM	KHA	07/06/2022	064405633	1 OF 2

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS SL6 McKinney, LP, is the owner of a a 1.026-acre tract of land situated in the J. Grisby Survey, Abstract No.495, City of Dallas, Dallas County, Texas and being all of Lots 1 - 4, Block A/554 of Overlands Addition, an addition to the City of Dallas, Texas, as recorded in Volume 77, Page 57 of the Deed Records of Dallas County, Texas and being all of a called 0.543-acre tract of land, described in a deed to SL6 McKinney, LP recorded in Instrument No. 202100195582, of the Official Public Records of Dallas County Texas and being all of a called 0.482-acre tract of land, described in a deed to SL6 McKinney, LP as recorded in Instrument No. 202100284413, of the Official Public Records of Dallas County Texas, and being more particularly described as follows:

BEGINNING at an "X" cut in concrete set for the westerly corner of said Lot 1, and being at the intersection of the northeasterly right of way line of Routh Street, a 48' right of way, with the easterly right of way line of McKinney Avenue, a variable width right of way, from which a "X" cut found bears North 45°17'37" West, 7.9 feet;

THENCE North 12°20'29" East, along the westerly line of said Lots 1 - 4 and the east right of way line of McKinney Avenue, passing at a distance of 161.06 feet, an "X" cut found in concrete for the northwest corner of said Lot 2, common to the southwest corner of Lot 3 of said Overlands Addition, continuing along the westerly line of said Lots 3 and 4, a total distance of 348.40 feet to a point for the northwest corner of said Lot 4, same being at the intersection of the southwesterly right of way line of Boll Street, a 47' right of way, with the easterly right of way line of said McKinney Avenue;

THENCE South 46°08'35" East, departing the easterly right of way line of said McKinney Avenue and along the northerly line of said Lot 4 and the southwesterly right of way line of said Boll Street, a distance of 179.30 feet to a X" cut set for the northeast corner of said Lot 4 and being on the west right of way line of a 15' foot alley;

THENCE South 46°41'06" West, along the easterly line of said Lot 4 and the west right of way line of said alley, distance of 13.99 feet to a X" cut set for the southeast corner of said Lot 4, common to the northeast corner of said Lot 3;

THENCE South 12°11'701" West, continuing along the west right of way line of said alley and the easterly line of said Lot 3 and the easterly line of said Lot 2, a distance of 170.01 feet to a point for the southeast corner of said Lot 2 common to the northeast corner of said Lot 1R;

THENCE South 44°33'42" West, continuing along the northwesterly right of way of said 15' alley and along the southeasterly line of said Lot 1, a distance of 139.45 feet to a point for the southeast corner of said Lot 1 same being on the northeasterly right of way line of said Routh Street, and from which a 1/2 inch iron rod found bears North 28°18' West, 1.71 feet;

THENCE North 45°17'37" West, along the southwesterly line of said Lot 1 and the northeasterly right of way line of said Routh Street, a distance of 83.80 feet to a point for corner; to the POINT OF BEGINNING and containing 44,690 square feet or 1.026 acres of land.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That SL6 McKinney, LP, acting by and through its duly authorized agents, do hereby adopt this plat, designating the herein described property as **McKINNEY TERRACE 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 _____, 2022.

By: SL6 McKinney, LP, a Texas limited partnership

By: _____
Printed Name: _____

Title: _____

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office, this the _____ day of _____, 2022.

Notary Public in and for the State of Texas

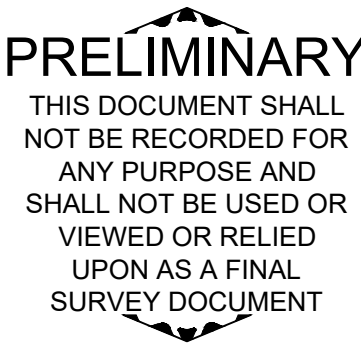
SURVEYOR'S STATEMENT

I, **MICHAEL B. MARX**, 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 Engineers and Land Surveyors, 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, Section 51A-8.617 (a)(b)(c)(d) & (e); and that the drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the _____ day of _____, 2022.

RELEASED 07/06/22 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Michael B. Marx, Registered Professional Land Surveyor #5181
KIMLEY-HORN AND ASSOCIATES, INC.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
972-335-3580
Fax 972-335-3779



STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared **Michael B. Marx**, 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 and in the capacity therein stated.

GIVEN under my hand and seal of office, this the _____ day of _____, 2022.

Notary Public in and for the State of Texas

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McKINNEY TERRACE ADDITION
LOT 1A, BLOCK A/554

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OWNER:
SL6 McKinney, LP
100 Crescent Court, Suite 850
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Contact: _____

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N/A	MBM	KHA	07/06/2022	064405633	2 OF 2

DWG NAME: K-FPL_SURVEY004405633-265-2614.MCKINNEY_AVE - DALLAS.DWG PLOTTED BY: MARX, MICHAEL 7/6/2022 3:52 PM LAST SAVED: 6/29/2022 12:01 PM