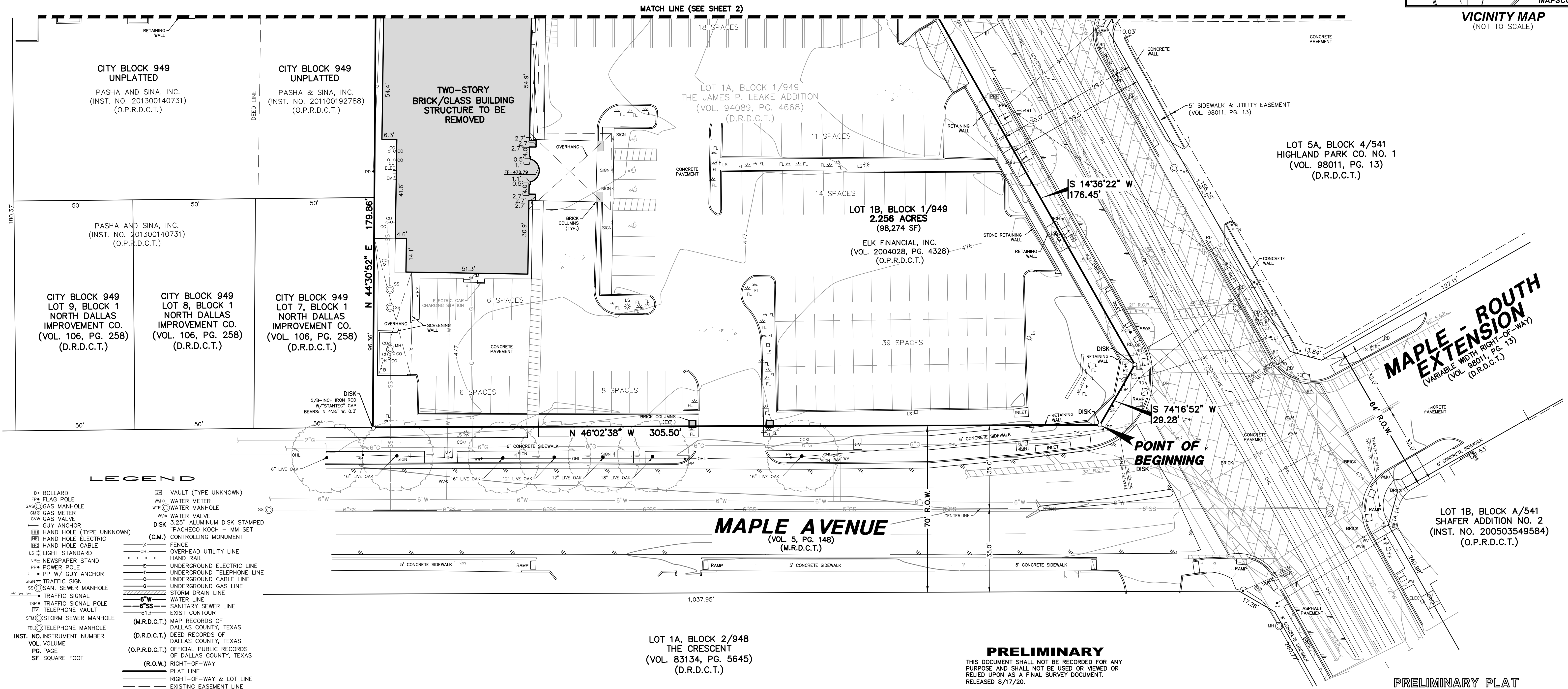


VICINITY MAP
(NOT TO SCALE)



LEGEND

- B BOLLARD
- FP FLAG POLE
- GM GAS MANHOLE
- GM GAS METER
- GV GAS VALVE
- GUY ANCHOR
- HH HAND HOLE (TYPE UNKNOWN)
- HE HAND HOLE ELECTRIC
- HC HAND HOLE CABLE
- LS LIGHT STANDARD
- NP NEWSPAPER STAND
- PP POWER POLE
- PP W/ GUY ANCHOR
- TS TRAFFIC SIGN
- SS SAN. SEWER MANHOLE
- TS TRAFFIC SIGNAL
- TS TRAFFIC SIGNAL POLE
- TV TELEPHONE VAULT
- SM STORM SEWER MANHOLE
- TM TELEPHONE MANHOLE
- INST. NO. INSTRUMENT NUMBER
- VOL. VOLUME
- PG. PAGE
- SF SQUARE FOOT
- V VAULT (TYPE UNKNOWN)
- WM WATER METER
- WM WATER MANHOLE
- WV WATER VALVE
- DISK 3.25" ALUMINUM DISK STAMPED "PACHECO KOCH - MM SET"
- (C.M.) CONTROLLING MONUMENT
- F FENCE
- OHL OVERHEAD UTILITY LINE
- HR HAND RAIL
- E UNDERGROUND ELECTRIC LINE
- T UNDERGROUND TELEPHONE LINE
- C UNDERGROUND CABLE LINE
- G UNDERGROUND GAS LINE
- SD STORM DRAIN LINE
- W WATER LINE
- SS SANITARY SEWER LINE
- 613 EXIST CONTOUR
- (M.R.D.C.T.) MAP RECORDS OF DALLAS COUNTY, TEXAS
- (D.R.D.C.T.) DEED RECORDS OF DALLAS COUNTY, TEXAS
- (O.P.R.D.C.T.) OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
- (R.O.W.) RIGHT-OF-WAY
- PLAT LINE
- RIGHT-OF-WAY & LOT LINE
- EXISTING EASEMENT LINE

GENERAL NOTES

- Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 2011), Texas North Central Zone (4202). Distances shown have been adjusted to surface by applying the Dallas County TxDOT factor of 1.000136506.
- The purpose of this plat is to create one (1) lot from one (1) platted lot and two (2) unplatted tracts of land for site development.
- The coordinates shown herein are based on the State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 2011), Texas North Central Zone 4202, on Grid values, no scale and no projection.
- Lot to Lot Drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section approval.

TREE TABLE

POINT NO.	DESCRIPTION
1542	10" LIVE OAK
1654	14" MULTI-TRUNK COTTONWOOD
1657	14" MULTI-TRUNK ELM
1658	14" MULTI-TRUNK
1659	6" ELM
5018	14" RED OAK
5457	16" LIVE OAK
5491	10" CEDAR ELM
5496	8" CEDAR ELM
5808	12" RED OAK
5840	8" LIVE OAK

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. RELEASED 8/17/20.

PRELIMINARY PLAT

**MCKINNEY AND MAPLE PLAZA
LOT 1B, BLOCK 1/949**

A REPLAT OF LOT 1A, BLOCK 1/949 THE JAMES P. LEAKE ADDITION AND BEING SITUATED IN BLOCK 949, OFFICIAL BLOCK NUMBER OF THE CITY OF DALLAS JOHN GRIGSBY SURVEY, ABSTRACT NO. 495, CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN NUMBER: S190-210
ENGINEERING PLAN NUMBER: DP20-

SHEET 1 OF 3

Pacheco Koch
7557 RAMBLER ROAD SUITE 1400 DALLAS, TX 75231 972.235.3031 TX REG. ENGINEERING FIRM F-469 TX REG. SURVEYING FIRM LS-10008000

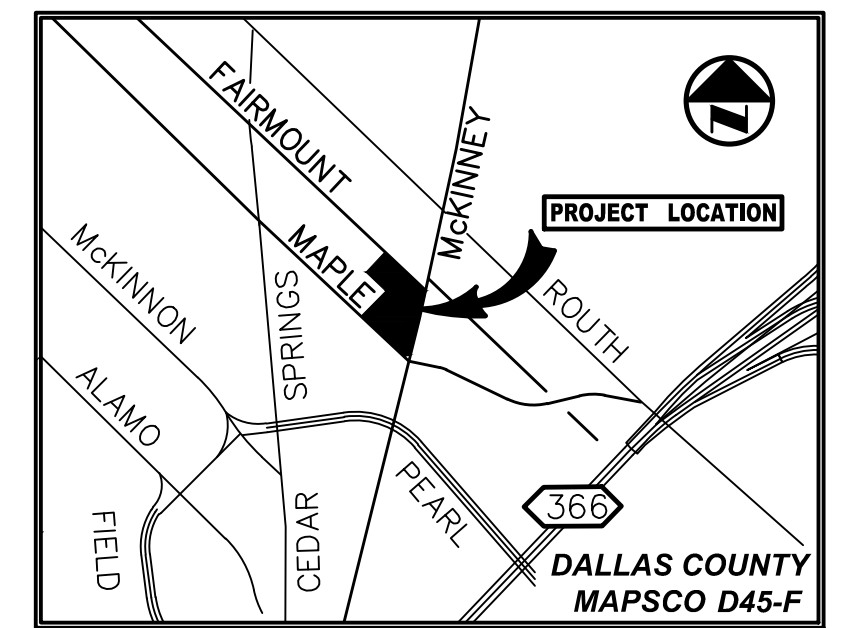
DRAWN BY KAJ	CHECKED BY ACD	SCALE 1"=20'	DATE AUG. 2020	JOB NUMBER 2667-19.394
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OWNER
MURPHY PLAZA, LLC
ELK FINANCIAL, INC.
IN CARE OF:
TRAMMELL CROW COMPANY
2100 MCKINNEY AVENUE, SUITE 800
DALLAS, TEXAS 75201
PH: 214-863-3649
CONTACT: ROBERT BRANDT

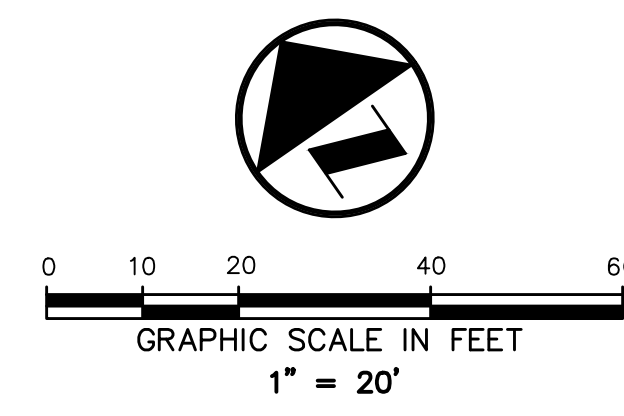
SURVEYOR / ENGINEER
PACHECO KOCH CONSULTING ENGINEERS
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: (972) 235-3031
CONTACT: MICHAEL C. CLOVER

ADELZ: 09/01/2020 10:17 AM
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PRELIMINARY PLAT - MCKINNEY AND MAPLE PLAZA, LOT 1B, BLOCK 1/949



VICINITY MAP
(NOT TO SCALE)



HENLEY AND HENLEY P.C.
(INST. NO. 201600282307)
(O.P.R.D.C.T.)

LOT 1, BLOCK 2/954
CHATEAU PLAZA ADDITION
(VOL. 85012, PG. 3579)
(D.R.D.C.T.)

LOT 1A, BLOCK C/549
GABLES MCKINNEY ADDITION
(INST. NO. 201400224233)
(O.P.R.D.C.T.)

FAIRMOUNT STREET
(VOL. 1, PG. 14)
(D.R.D.C.T.)

FAIRMOUNT STREET
(VARIABLE WIDTH RIGHT-OF-WAY)
(VOL. 1, PG. 14)
(M.R.D.C.T.)

LOT 2, BLOCK B,
THOMAS' ADDITION
(VOL. 69, PG. 560)
(D.R.D.C.T.)

LOT 1, BLOCK B,
THOMAS' ADDITION
(VOL. 69, PG. 560)
(D.R.D.C.T.)

CITY BLOCK 949
UNPLATTED

CITY
BLOCK 949
LOT 13, BLOCK 1
NORTH DALLAS
IMPROVEMENT CO.
(VOL. 106,
PG. 258)
(D.R.D.C.T.)

BLL, L.P.
(VOL. 2005046, PG. 7317)
(O.P.R.D.C.T.)

LWO REAL
ESTATE II, LLC
(INST. NO. 2014
00236824)
(O.P.R.D.C.T.)

"TRACT 1"
MURPHY PLAZA, LLC
(INST. NO. 201100235322)
(O.P.R.D.C.T.)

ONE-STORY
BRICK BUILDING
STRUCTURE TO BE
REMOVED

ONE-STORY
BRICK BUILDING
STRUCTURE TO BE
REMOVED

LOT 1B, BLOCK 1/949
2.254 ACRES
(98,188 SF)

"TRACT 2"
MURPHY PLAZA, LLC
(INST. NO. 201100235322)
(O.P.R.D.C.T.)

MCKINNEY AVENUE
(VARIABLE WIDTH R.O.W.)
(VOL. 2A, PG. 35)
(M.R.D.C.T.)

LEONARD STREET
(VOL. 4, PG. 32) (M.R.D.C.T.)

MATCH LINE (SEE SHEET 1)

LEGEND

B • BOLLARD	W • VAULT (TYPE UNKNOWN)
FP • FLAG POLE	WM • WATER METER
GM • GAS MANHOLE	WM • WATER MANHOLE
GM • GAS METER	WV • WATER VALVE
GV • GAS VALVE	DISK 3.25" ALUMINUM DISK STAMPED "PACHECO KOCH - MM SET"
GA • GUY ANCHOR	(C.M.) CONTROLLING MONUMENT
HH • HAND HOLE (TYPE UNKNOWN)	— CHL — FENCE
HE • HAND HOLE ELECTRIC	— OHL — OVERHEAD UTILITY LINE
HC • HAND HOLE CABLE	— HR — HAND RAIL
LS • LIGHT STANDARD	— E — UNDERGROUND ELECTRIC LINE
NS • NEWSPAPER STAND	— T — UNDERGROUND TELEPHONE LINE
PP • POWER POLE	— C — UNDERGROUND CABLE LINE
PP • PP W/ GUY ANCHOR	— G — UNDERGROUND GAS LINE
TS • TRAFFIC SIGNAL	— SD — STORM DRAIN LINE
SM • SAN. SEWER MANHOLE	— W — WATER LINE
SS • SAN. SEWER MANHOLE	— S — SANITARY SEWER LINE
TS • TRAFFIC SIGNAL POLE	— E-13 — EXIST CONTOUR
TV • TELEPHONE VAULT	(M.R.D.C.T.) MAP RECORDS OF DALLAS COUNTY, TEXAS
SM • STORM SEWER MANHOLE	(D.R.D.C.T.) DEED RECORDS OF DALLAS COUNTY, TEXAS
TM • TELEPHONE MANHOLE	(O.P.R.D.C.T.) OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
INST. NO. INSTRUMENT NUMBER	(R.O.W.) RIGHT-OF-WAY
VOL. VOLUME	— PL — PLAT LINE
PG. PAGE	— R — RIGHT-OF-WAY & LOT LINE
SF SQUARE FOOT	— E — EXISTING EASEMENT LINE

GENERAL NOTES

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PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELED UPON AS A FINAL SURVEY DOCUMENT. RELEASED 8/17/20.

OWNER

MURPHY PLAZA, LLC
ELK FINANCIAL, INC.
IN CARE OF:
TRAMMELL CROW COMPANY
2100 MCKINNEY AVENUE, SUITE 800
DALLAS, TEXAS 75201
PH: 214-863-3649
CONTACT: ROBERT BRANDT

SURVEYOR / ENGINEER

PACHECO KOCH CONSULTING ENGINEERS
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: (972) 235-3031
CONTACT: MICHAEL C. CLOVER

PRELIMINARY PLAT

**MCKINNEY AND MAPLE PLAZA
LOT 1B, BLOCK 1/949**

A REPLAT OF LOT 1A, BLOCK 1/949
THE JAMES P. LEAKE ADDITION AND
BEING SITUATED IN BLOCK 949,
OFFICIAL BLOCK NUMBER OF THE CITY OF DALLAS
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495,
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN NUMBER: S190-210
ENGINEERING PLAN NUMBER: DP20-

SHEET 2 OF 3

Pacheco Koch
7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10088000

DRAWN BY KAJ	CHECKED BY ACD	SCALE 1"=20'	DATE AUG. 2020	JOB NUMBER 2667-19.394
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PRELIMINARY PLAT - MCKINNEY AND MAPLE PLAZA, LOT 1B, BLOCK 1/949

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OWNER'S CERTIFICATE

STATE OF TEXAS

COUNTY OF DALLAS

Whereas, Elk Financial, Inc. and Murphy Plaza, LLC, are the owners of a 2.254 acre tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas and in Block 949, Official Block Number of the City of Dallas; said tract being all of Lot 1A, Block 1/949, The James P. Leake Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 94089, Page 4668 in the Deed Records of Dallas County, Texas; all of that certain tract of land described in Warranty Deed of Assumption to ELK FINANCIAL, INC. recorded in Volume 2004028, Page 4328, in said Deed Records and all of those certain tracts of land described as Tract 1 and Tract 2 in Exhibit "A" in Special Warranty Deed with Vendor's Lien to MURPHY PLAZA, LLC recorded in Instrument No. 201100235322 in the Official Public Records of Dallas County, Texas; said 2.254 acre tract being more particularly described as follows:

BEGINNING, at a "+" cut in concrete found for corner in the northeast right-of-way line of Maple Avenue (a 70-foot wide right-of-way); said point being at the southwest end of a right-of-way corner clip at the intersection of the said northeast line of Maple Avenue and the northwest right-of-way line of McKinney Avenue (a variable width right-of-way) and the southernmost corner of said Lot 1A, Block 1/949;

THENCE, North 46 degrees, 02 minutes, 38 seconds West, departing the said corner clip and along the said northeast line of Maple Avenue, a distance of 305.50 feet to a 3.25-inch aluminum disk stamped "PACHECO KOCH - MM" set for corner; said point being the southernmost corner of Lot 7, Block 1/949, North Dallas Improvement Co., an addition to the City of Dallas, Texas according to the plat recorded in Volume 106, Page 258, in said Deed Records and the southernmost corner of that certain tract of land described in Special Warranty Deed to PASHA & SINA, INC. recorded in Instrument No. 201100192788, in said Official Public Records; from said point a 5/8-inch iron rod with "STANTEC" cap found bears: North 04 degrees, 35 minutes West, 0.3 feet;

THENCE, North 44 degrees, 30 minutes, 52 seconds East, departing the said northeast line of Maple Avenue and along the southeast line of said Lot 7, same being the southeast line of said Pasha & Sina tract, at a distance of 96.36 feet passing the easternmost corner of said Lot 7, then continuing along the said southeast line of the Pasha & Sina tract, in all a total distance of 179.86 feet to a 3.25-inch aluminum disk stamped "PACHECO KOCH - MM" set for corner; said point being the easternmost corner of said Pasha & Sina tract;

THENCE, North 45 degrees, 51 minutes, 08 seconds West, along the northeast line of said Pasha & Sina tract, at a distance of 50.00 feet passing the northernmost corner of said Pasha & Sina tract and the easternmost corner of that certain tract of land described in Special Warranty Deed to Pasha & Sina, Inc. recorded in Instrument No. 201300140731, in said Official Public Records, then continuing along the northeast of the second referenced Pasha & Sina tract, in all a total distance of 138.90 feet to a 3.25-inch aluminum disk stamped "PACHECO KOCH - MM" set for corner; said point being the southernmost corner of that certain tract of land described in General Warranty Deed with Vendor's Lien to LWO Real Estate, II, LLC recorded in Instrument No. 201400236824, in said Official Public Records;

THENCE, North 44 degrees, 05 minutes, 55 seconds East, along the southeast line of said LWO Real Estate tract, a distance of 144.55 feet to a "+" cut in concrete found for corner; said point being in the southwest right-of-way line of Fairmount Street (a 50-foot wide right-of-way);

THENCE, South 45 degrees, 54 minutes, 05 seconds East, along the said southwest line of Fairmount Street, a distance of 289.53 feet to a "+" cut in concrete found for corner at the intersection of the said southwest line of Fairmount Street and the said northwest line of McKinney Avenue;

THENCE, departing the said southwest line of Fairmount Street and along the said northwest line of McKinney Avenue, the following three (3) calls;

South 14 degrees, 42 minutes, 15 seconds West, a distance of 165.91 feet to a 1/2-inch iron rod with "HALFF" cap found for corner;

North 45 degrees, 54 minutes, 05 seconds West, a distance of 0.65 feet to a 3.25-inch aluminum disk stamped "PACHECO KOCH - MM" set for corner;

South 14 degrees, 02 minutes, 34 seconds West, a distance of 174.36 feet to a "+" cut in concrete found for corner; said point being at the northeast end of said right-of-way corner clip;

THENCE, South 73 degrees, 43 minutes, 04 seconds West, departing the said northwest line of McKinney Avenue and along the said right-of-way corner clip, a distance of 33.55 feet to the POINT OF BEGINNING;

CONTAINING, 98,188 square feet or 2.254 acres of land, more or less.

SURVEYOR'S STATEMENT

I, Michael C. Clover, 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 _____, 2020.

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. RELEASED 8/17/20.

Michael C. Clover
Texas Registered Professional Land Surveyor,
No. 5225

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 Michael C. Clover, 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 AND SEAL OF OFFICE this ____ day of _____, 2020.

Notary Public in and for the State of Texas

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That MURPHY PLAZA, LLC and ELK FINANCIAL, INC., do hereby adopt this plat, designating the herein above described property as MCKINNEY AND MAPLE PLAZA, 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 or 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, Texas.

WITNESS my hand at Dallas, Texas, this the ____ day of _____, 2020.

By: MURPHY PLAZA, LLC

By: _____
Robert Brandt

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 Robert Brandt, 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 AND SEAL OF OFFICE this ____ day of _____, 2020.

Notary Public in and for the State of Texas

By: ELK FINANCIAL, INC.

By: _____
Robert Brandt

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 Robert Brandt, 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.

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PRELIMINARY PLAT

Notary Public in and for the State of Texas

**MCKINNEY AND MAPLE PLAZA
LOT 1B, BLOCK 1/949**

A REPLAT OF LOT 1A, BLOCK 1/949
THE JAMES P. LEAKE ADDITION AND
BEING SITUATED IN BLOCK 949,
OFFICIAL BLOCK NUMBER OF THE CITY OF DALLAS
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495,
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN NUMBER: S190-210
ENGINEERING PLAN NUMBER: DP20-_____

SHEET 3 OF 3

OWNER

MURPHY PLAZA, LLC
ELK FINANCIAL, INC.
IN CARE OF:
TRAMMELL CROW COMPANY
2100 MCKINNEY AVENUE, SUITE 800
DALLAS, TEXAS 75201
PH: 214-863-3649
CONTACT: ROBERT BRANDT

SURVEYOR / ENGINEER

PACHECO KOCH CONSULTING ENGINEERS
7557 RAMBLER ROAD, SUITE 1400
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CONTACT: MICHAEL C. CLOVER

Pacheco Koch 7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY KAJ	CHECKED BY ACD	SCALE NONE	DATE AUG. 2020	JOB NUMBER 2667-19.394
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PRELIMINARY PLAT - MCKINNEY AND MAPLE PLAZA, LOT 1B, BLOCK 1/949

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