

LEGEND	
[Symbol]	ROOF DRAIN
[Symbol]	CABLE TV BOX
[Symbol]	CABLE TV HANDHOLE
[Symbol]	CABLE TV MANHOLE
[Symbol]	CABLE TV MARKER FLAG
[Symbol]	CABLE TV MARKER SIGN
[Symbol]	CABLE TV VAULT
[Symbol]	COMMUNICATIONS BOX
[Symbol]	COMMUNICATIONS HANDHOLE
[Symbol]	COMMUNICATIONS MANHOLE
[Symbol]	COMMUNICATIONS MARKER FLAG
[Symbol]	COMMUNICATIONS MARKER SIGN
[Symbol]	COMMUNICATIONS VAULT
[Symbol]	ELEVATION BENCHMARK
[Symbol]	FIBER OPTIC BOX
[Symbol]	FIBER OPTIC HANDHOLE
[Symbol]	FIBER OPTIC MANHOLE
[Symbol]	FIBER OPTIC MARKER FLAG
[Symbol]	FIBER OPTIC MARKER SIGN
[Symbol]	FIBER OPTIC VAULT
[Symbol]	MONITORING WELL
[Symbol]	GAS HANDHOLE
[Symbol]	GAS METER
[Symbol]	GAS MANHOLE
[Symbol]	GAS MARKER FLAG
[Symbol]	GAS SIGN
[Symbol]	GAS TANK
[Symbol]	GAS VAULT
[Symbol]	GAS VALVE
[Symbol]	TELEPHONE BOX
[Symbol]	TELEPHONE HANDHOLE
[Symbol]	TELEPHONE MANHOLE
[Symbol]	TELEPHONE MARKER FLAG
[Symbol]	TELEPHONE MARKER SIGN
[Symbol]	TELEPHONE VAULT
[Symbol]	PIPELINE MARKER SIGN
[Symbol]	ELECTRIC BOX
[Symbol]	FLOOD LIGHT
[Symbol]	GUY ANCHOR
[Symbol]	GUY ANCHOR POLE
[Symbol]	ELECTRIC HANDHOLE
[Symbol]	LIGHT STANDARD
[Symbol]	ELECTRIC METER
[Symbol]	ELECTRIC MANHOLE
[Symbol]	ELECTRIC MARKER FLAG
[Symbol]	ELECTRIC MARKER SIGN
[Symbol]	UTILITY POLE
[Symbol]	ELECTRIC TRANSFORMER
[Symbol]	ELECTRIC VAULT
[Symbol]	HANDICAPPED PARKING
[Symbol]	SIGN
[Symbol]	MANHOLE/BILLBOARD
[Symbol]	BORE LOCATION
[Symbol]	FLAG POLE
[Symbol]	GREASE TRAP
[Symbol]	MAIL BOX
[Symbol]	SANITARY SEWER CLEAN OUT
[Symbol]	SANITARY SEWER MANHOLE
[Symbol]	SANITARY SEWER MARKER FLAG
[Symbol]	SANITARY SEWER MARKER SIGN
[Symbol]	SANITARY SEWER VAULT
[Symbol]	STORM SEWER BOX
[Symbol]	STORM SEWER CLEAN OUT
[Symbol]	STORM SEWER MANHOLE
[Symbol]	STORM SEWER VAULT
[Symbol]	TRAFFIC BARRIER
[Symbol]	TRAFFIC BOLLARD
[Symbol]	TRAFFIC BOX
[Symbol]	CROSS WALK SIGNAL
[Symbol]	TRAFFIC HANDHOLE
[Symbol]	TRAFFIC MANHOLE
[Symbol]	TRAFFIC MARKER SIGN
[Symbol]	TRAFFIC SIGNAL
[Symbol]	TRAFFIC VAULT
[Symbol]	UNIDENTIFIED BOX
[Symbol]	UNIDENTIFIED HANDHOLE
[Symbol]	UNIDENTIFIED METER
[Symbol]	UNIDENTIFIED MANHOLE
[Symbol]	UNIDENTIFIED MARKER FLAG
[Symbol]	UNIDENTIFIED MARKER SIGN
[Symbol]	UNIDENTIFIED TANK
[Symbol]	UNIDENTIFIED VAULT
[Symbol]	UNIDENTIFIED VALVE
[Symbol]	TREE
[Symbol]	WATER BOX
[Symbol]	FIRE DEPT. CONNECTION
[Symbol]	WATER HANDHOLE
[Symbol]	FIRE HYDRANT
[Symbol]	WATER METER
[Symbol]	WATER MANHOLE
[Symbol]	WATER MARKER FLAG
[Symbol]	WATER MARKER SIGN
[Symbol]	WATER VAULT
[Symbol]	WATER VALVE
[Symbol]	IRON ROD WITH CAP FOUND
[Symbol]	IRON PIPE FOUND
[Symbol]	NE NAIL FOUND
[Symbol]	NE NAIL FOUND
[Symbol]	ALUMINUM DISK FOUND
[Symbol]	"X" CUT IN CONCRETE SET
[Symbol]	"X" CUT IN CONCRETE FOUND
[Symbol]	P.O.B. POINT OF BEGINNING
[Symbol]	P.O.C. POINT OF COMMENCING

LINE TYPE LEGEND	
[Line Style]	BOUNDARY LINE
[Line Style]	EASEMENT LINE
[Line Style]	BUILDING LINE
[Line Style]	WATER LINE
[Line Style]	SANITARY SEWER LINE
[Line Style]	STORM SEWER LINE
[Line Style]	UNDERGROUND GAS LINE
[Line Style]	OVERHEAD UTILITY LINE
[Line Style]	UNDERGROUND ELECTRIC LINE
[Line Style]	UNDERGROUND TELEPHONE LINE
[Line Style]	FENCE
[Line Style]	CONCRETE PAVEMENT
[Line Style]	ASPHALT PAVEMENT

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, RPC 1899 MCKINNEY LLC, is the owner of a tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas and being a portion of City Block 293 and being all of a tract of land described in Special Warranty Deed to RPC 1899 McKinney Avenue LLC recorded in Instrument No. 201900073996, Official Public Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at an "X" cut in concrete set at the intersection of the northeast right-of-way line of Akard Street (a 76' wide right-of-way) and the south right-of-way line of Saint Paul Street (a 50' wide right-of-way);

THENCE with said south right-of-way line of Saint Paul Street, North 89°55'22" East, a distance of 204.82 feet to a nail found at the northwest corner of a right-of-way corner clip located at the intersection of said south right-of-way line of Saint Paul Street and the west right-of-way line of McKinney Avenue (a 50' wide right-of-way);

THENCE with said right-of-way corner clip, South 45°34'23" East, a distance of 18.18 feet to a nail found for the southeast corner of said right-of-way corner clip;

THENCE with said west line of McKinney Avenue, South 14°19'37" West, a distance of 169.64 feet to a nail found at the intersection of said west right-of-way line of McKinney Avenue and said northeast right-of-way line of Akard Street;

THENCE with said northeast right-of-way line, North 44°50'23" West, a distance of 249.35 feet to the **POINT OF BEGINNING** and containing 19,466 square feet or 0.4469 acres of land.

Bearing system based on the State Plane Coordinate System of 1983, Texas North Central Zone (4202), North American Datum of 1983(2011).

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, RPC 1899 MCKINNEY LLC, acting by and through its duly authorized agent, do hereby adopt this plat, designating the herein described property as 1899 MCKINNEY 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 _____, 2019.

RPC 1899 MCKINNEY LLC

By: _____
Ari Rastegar - CEO

STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2019.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

I, J. Andy Dobbs, 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 _____, 2019.

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.
J. Andy Dobbs
Registered Professional Land Surveyor No. 6196
Kimley-Horn and Associates, Inc.
13455 Noel Road, Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
972-770-1300

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

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared J. Andy Dobbs 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2019.

Notary Public in and for the State of Texas

OWNER/APPLICANT:
RPC 1899 MCKINNEY LLC
1705 S. CAPITOL OF TEXAS HWY, SUITE 400
AUSTIN, TEXAS 78746
CONTACT: ARI RASTEGAR
PHONE: 917-703-5027
EMAIL: ari@rastegarproperty.com

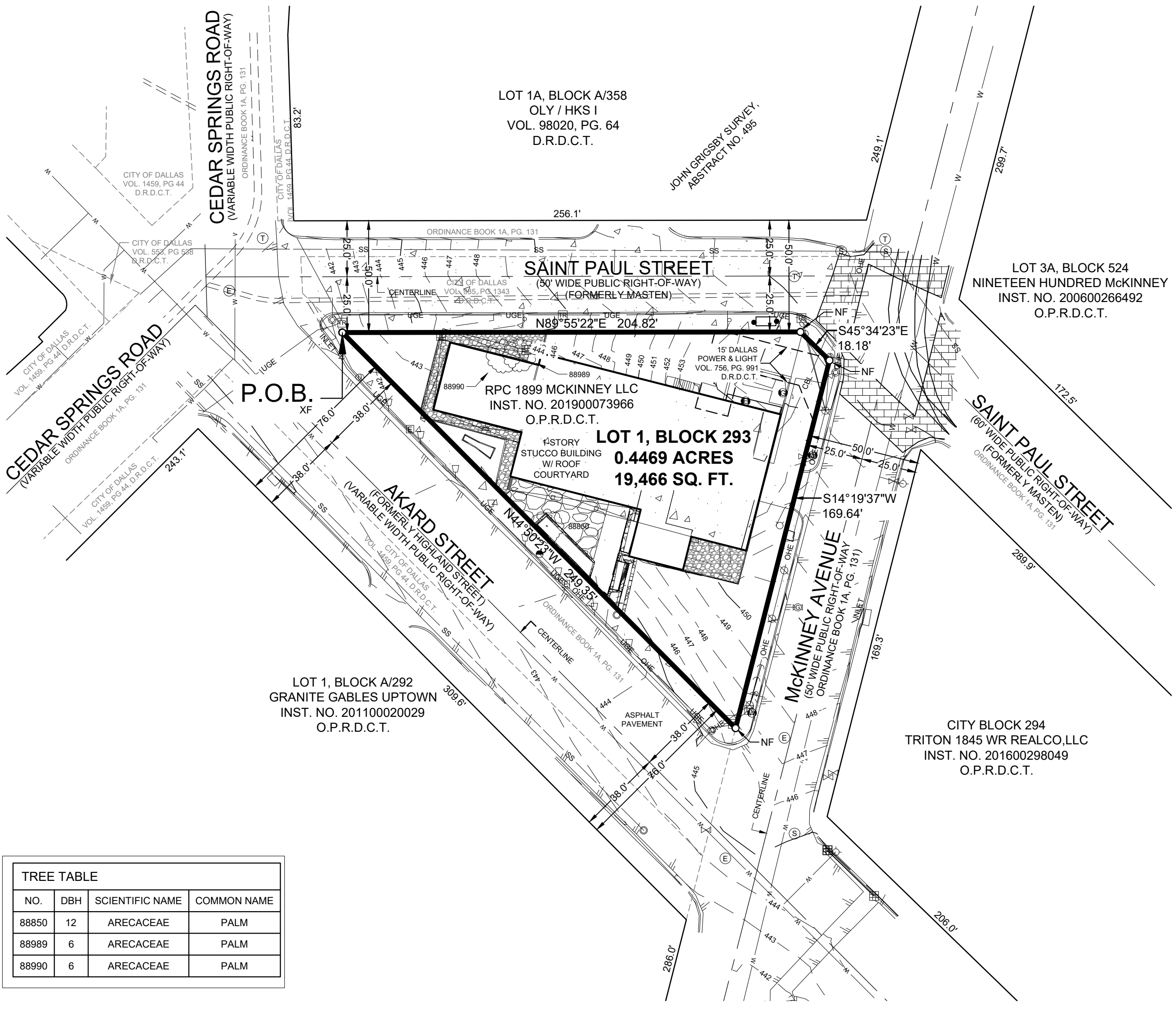
ENGINEER:
KIMLEY-HORN AND ASSOC., INC.
13455 NOEL ROAD, TWO GALLERIA
OFFICE TOWER, SUITE 700, DALLAS, TEXAS 75240
CONTACT: CAITLIN FLAHERTY, P.E.
PHONE: 972-770-1300
EMAIL: caitlin.flaherty@kimley-horn.com

PRELIMINARY PLAT
1899 MCKINNEY ADDITION
LOT 1, BLOCK 293
ALL OF 0.4469 ACRE TRACT
CITY BLOCK 293, CITY OF DALLAS
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S190-009
ENGINEERING FILE NO. 311T-

Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3620

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	MTG	JAD	OCT. 2019	069272801	1 OF 1



TREE TABLE			
NO.	DBH	SCIENTIFIC NAME	COMMON NAME
88850	12	ARECACEAE	PALM
88989	6	ARECACEAE	PALM
88990	6	ARECACEAE	PALM

LEGEND
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
C.C.R.D.C.T. = COUNTY COURT RECORDS OF DALLAS COUNTY, TEXAS
Δ = DELTA ANGLE OR CENTRAL ANGLE
P.O.B. = POINT OF BEGINNING
XF = "X" CUT IN CONCRETE FOUND
IRFC = 5/8" IRON ROD W/ "KHA" CAP FOUND
R.O.W. = RIGHT-OF-WAY
C.M. = CONTROLLING MONUMENT
VOL. , PG. = VOLUME , PAGE
SQ. FT. = SQUARE FEET
INST. NO. = INSTRUMENT NUMBER
MNF = MAG NAIL FOUND
ORD. NO. = ORDINANCE NUMBER

GENERAL NOTES:

- LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
- THE BASIS OF BEARINGS IS BASED ON STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).
- THE GRID COORDINATES SHOWN ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- THE PURPOSE OF THIS PLAT IS TO DEDICATE EASEMENTS AND CREATE ONE LOT FOR DEVELOPMENT FROM ONE UNPLATTED 0.4469 ACRE TRACT.
- NO BUILDINGS TO REMAIN ON THIS SITE.

FLOOD STATEMENT:

According to Map No. 48113C0345J, dated August 23, 2001 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Dallas County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property 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 surveyor.

DWG NAME: TCDAL_SURVEY069272801-1899 MCKINNEY ADDITION; DATE: 10/14/2019 10:09 AM; LAST SAVED: 10/14/2019 10:09 AM