

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, 4704 McKinney, LLC, 4714 McKinney, LLC and Cambridge House Condominium, is the owner of a 1.839 acres (80,126 square foot) tract of land situated in the John Smith Survey, Abstract No. 1334, Dallas County, Texas; said tract being all of Lots 1 through 11, Block F/1623 Fairland Annex an addition to the City of Dallas, according to the plat recorded in Volume 1, Page 222 of the Deed Records of Dallas County, Texas; all of that certain tract of land described in Special Warranty Deed with Vendor's Lien to 4704 McKinney, LLC, recorded in Instrument No. 201600226883 Official Public Records of Dallas County, Texas and that certain tract of land described in Warranty Deed to 4714 McKinney, LLC recorded in Instrument No. 201500163379 of said Official Public Records; said tract and being all of that certain tract of land described in Declaration and Master Deed to Cambridge House Condominium recorded in Volume 80083, Page 884 of the Deed Records of Dallas County, Texas; said 1.839 acres (80,126 square foot) tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod with "WER & ASSOC. INC." cap found at the intersection of the northeast right-of-way line of Hester Avenue (a 60-foot wide public right-of-way) and the southeast right-of-way line of McKinney Avenue (a 60-foot wide public right-of-way); said point being the southwest corner of the said Lot 1;

THENCE, North 23 degrees, 13 minutes, 33 seconds East, departing the said northeast line of Hester Avenue and along the said southeast line of McKinney Avenue and the northwest line of said Lots 1 through 11, a distance of 560.32 feet to a point for corner; said point being the northwest corner of said Lot 11 and the southwest corner of Lot 12, Block F/1623 of said Fairland Annex plot; from said corner a 1/2-inch iron rod found bears North 66 degrees, 46 minutes West, a distance of 1.2 feet;

THENCE, South 66 degrees, 46 minutes, 27 seconds East, departing the said southeast line of McKinney Avenue and along the northeast line of said Lot 11 and the southwest line of said Lot 12, a distance of 143.00 feet to a point for corner in the northwest right-of-way line of a 12-foot wide alley; said point also being the northeast corner of said Lot 11 and the southeast corner of said Lot 12;

THENCE, South 23 degrees, 13 minutes, 33 seconds West, along the said northwest line of said 12-foot alley and along the southeast line of said Lots 11 through 1, a distance of 560.32 feet to a "+" cut in concrete found for corner at the intersection of said northwest line of said 12-foot alley and the said northeast line of Hester Avenue, said point being the southeast corner of said Lot 1;

THENCE, North 66 degrees, 46 minutes, 27 seconds West, along the said northwest line of Hester Avenue and along the southwest line of said Lot 1, a distance of 143.00 feet to the POINT OF BEGINNING;

CONTAINING: 80,126 square feet or 1.839 acres of land, more or less.

SURVEYOR'S STATEMENT

I, Jonathan E. Cooper, 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 _____, 2018.

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 10/16/18.

Jonathan E. Cooper
Texas Registered Professional Land Surveyor,
No. 5369
jcooper@pkce.com

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 Jonathan E. Cooper, 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 _____, 2018.

Notary Public in and for the State of Texas

GENERAL NOTES

- 1. 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.
- 2. The purpose of this plat is to create one lot from eleven platted lots for new development.
- 3. The survey abstract lines shown hereon are approximate and are not located on the ground.
- 4. Lot-to-lot Drainage will not be permitted without Engineering Section approval.
- 5. Coordinates shown hereon are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (Adjustment Realization 2011), on grid values, no scale and no projection.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That 4704 McKinney, LLC, 4714 McKinney, LLC and Cambridge House Condominium, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein above described property as 4717 MCKINNEY, an addition to the City of Dallas, Dallas County, Texas, and does hereby dedicate, in fee simple, to the public use forever any streets and alleys 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 _____, 2018.

By: 4704 McKinney, LLC,
a Texas limited liability company

By: _____
Mark Giambrone
Operating Manager

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 Mark Giambrone, 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 _____, 2018.

Notary Public in and for the State of Texas

By: 4714 McKinney, LLC,
a Texas limited liability company

By: _____
Mark Giambrone
Operating Manager

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 Mark Giambrone, 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 _____, 2018.

Notary Public in and for the State of Texas

By: Cambridge House Owners Association,
a Texas nonprofit corporation

By: _____
Sarah Mendez
H.O.A. President

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 Sarah Mendez, 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 _____, 2018.

Notary Public in and for the State of Texas

PRELIMINARY PLAT
**4717 MCKINNEY
LOT 1A, BLOCK F/1623**

A REPLAT OF
FAIRLAND ANNEX
LOTS 1-11, BLOCK F/1623
AND BEING OUT OF THE
THE JOHN SMITH SURVEY, ABSTRACT NO. 1334,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NUMBER: S189-018
ENGINEERING FILE NUMBER: 3111-_____

SHEET 3 OF 3

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 10/16/18.

OWNER
PROVIDENT REALTY ADVISORS, INC.
10210 N. CENTRAL EXPRESSWAY, STE. 300
DALLAS, TX 75231
972-385-4112
CONTACT: JOHN HICKMAN

SURVEYOR / ENGINEER
PACHECO KOCH, LLC
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: (972) 235-3031
CONTACT: JONATHAN E. COOPER

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 ACD	CHECKED BY MWW/JEC	SCALE NONE	DATE OCT. 2018	JOB NUMBER 3156-17.265
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PRELIMINARY PLAT - 4717 MCKINNEY, LOT 1, BLOCK F/1623