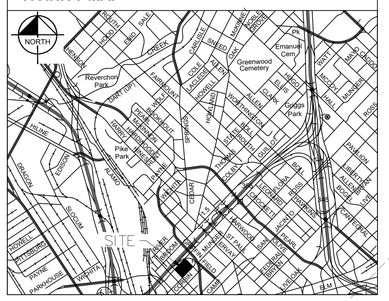
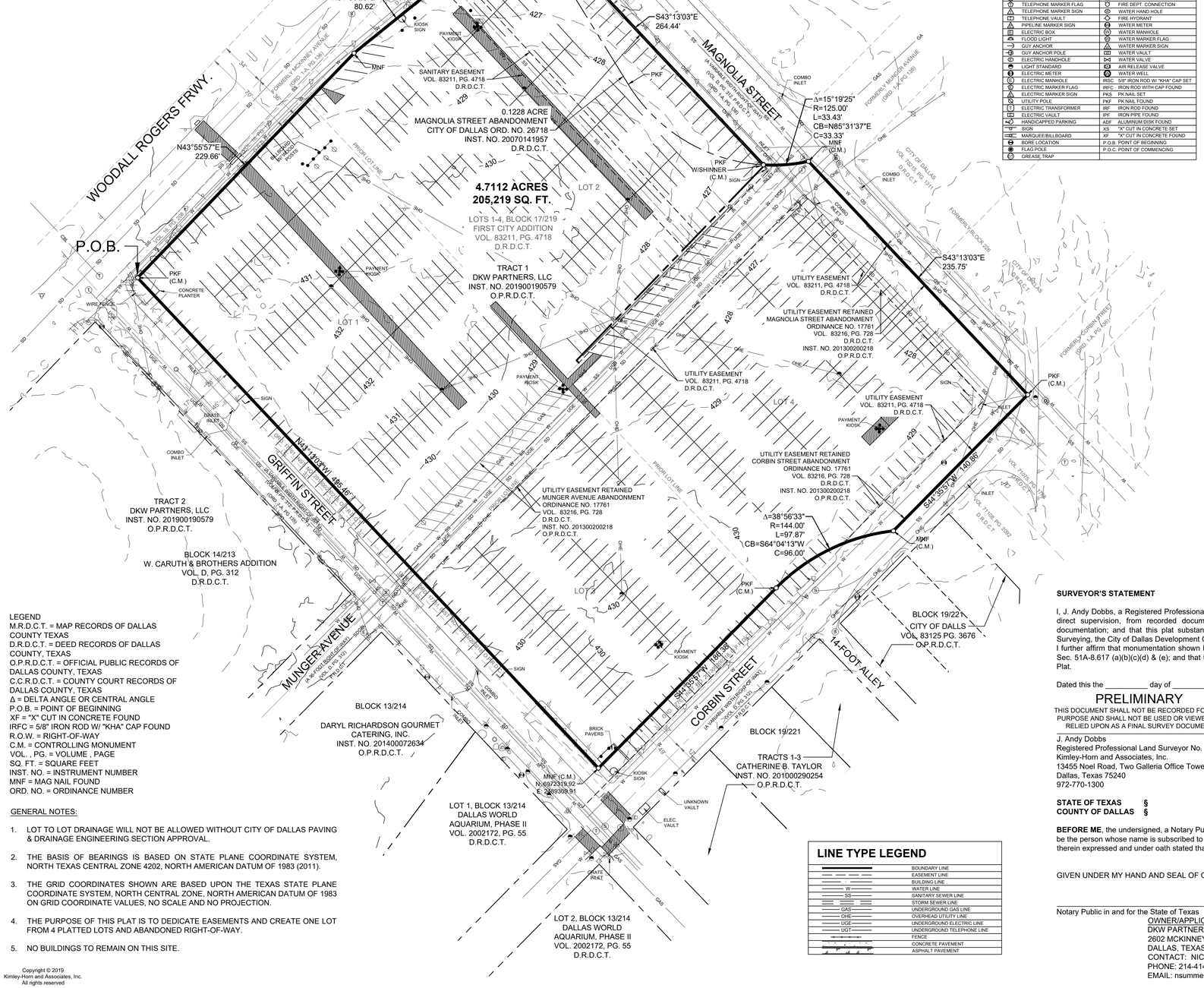
VICINITY MAP

NOT TO SCALE



LEGEND

ROOF DRAIN	MAIL BOX
CABLE TV BOX	SANITARY SEWER CLEAN OUT
CABLE TV HANDHOLE	SANITARY SEWER MANHOLE
CABLE TV MANHOLE	SANITARY SEWER MARKER FLAG
CABLE TV MARKER FLAG	SANITARY SEWER MARKER SIGN
CABLE TV MARKER SIGN	SANITARY SEWER SEPTIC TANK
CABLE TV VAULT	SANITARY SEWER VAULT
COMMUNICATIONS BOX	STORM SEWER BOX
COMMUNICATIONS HANDHOLE	STORM SEWER DRAIN
COMMUNICATIONS MANHOLE	STORM SEWER MANHOLE
COMMUNICATIONS MARKER FLAG	STORM SEWER VAULT
COMMUNICATIONS MARKER SIGN	TRAFFIC BARRIER
COMMUNICATIONS VAULT	TRAFFIC BOLLARD
ELEVATION BENCHMARK	TRAFFIC BOX
FIBER OPTIC BOX	CROSS WALK SIGNAL
FIBER OPTIC HANDHOLE	TRAFFIC HANDHOLE
FIBER OPTIC MANHOLE	TRAFFIC MANHOLE
FIBER OPTIC MARKER FLAG	TRAFFIC MARKER SIGN
FIBER OPTIC MARKER SIGN	TRAFFIC SIGNAL
FIBER OPTIC VAULT	TRAFFIC VAULT
MONITORING WELL	UNIDENTIFIED BOX
GAS HANDHOLE	UNIDENTIFIED HANDHOLE
GAS METER	UNIDENTIFIED METER
GAS MANHOLE	UNIDENTIFIED MANHOLE
GAS MARKER FLAG	UNIDENTIFIED MARKER FLAG
GAS SIGN	UNIDENTIFIED MARKER SIGN
GAS TANK	UNIDENTIFIED POLE
GAS VAULT	UNIDENTIFIED TANK
GAS VALVE	UNIDENTIFIED VAULT
TELEPHONE BOX	UNIDENTIFIED VALVE
TELEPHONE HANDHOLE	TREE
TELEPHONE MANHOLE	WATER BOX
TELEPHONE MARKER FLAG	FIRE DEPT. CONNECTION
TELEPHONE MARKER SIGN	WATER HAND HOLE
TELEPHONE VAULT	FIRE HYDRANT
PIPELINE MARKER SIGN	WATER METER
ELECTRIC BOX	WATER MANHOLE
FLOOD LIGHT	WATER MARKER FLAG
GUY ANCHOR	WATER MARKER SIGN
GUY ANCHOR POLE	WATER VAULT
ELECTRIC HANDHOLE	WATER VALVE
LIGHT STANDARD	AIR RELEASE VALVE
ELECTRIC METER	WATER WELL
ELECTRIC MANHOLE	IRSC 5/8" IRON ROD WI "KHA" CAP SET
ELECTRIC MARKER FLAG	IRFC IRON ROD WITH CAP FOUND
ELECTRIC MARKER SIGN	PKS PK NAIL SET
UTILITY POLE	PKF PK NAIL FOUND
ELECTRIC TRANSFORMER	IRF IRON ROD FOUND
ELECTRIC VAULT	IPF IRON PIPE FOUND
HANDICAPPED PARKING	ADF ALUMINUM DISK FOUND
SIGN	XS "X" CUT IN CONCRETE SET
MARQUEE/BILLBOARD	XF "X" CUT IN CONCRETE FOUND
BORE LOCATION	P.O.B. POINT OF BEGINNING
FLAG POLE	P.O.C. POINT OF COMMENCING
GREASE TRAP	



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:

1. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
2. THE BASIS OF BEARINGS IS BASED ON STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).
3. 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.
4. THE PURPOSE OF THIS PLAT IS TO DEDICATE EASEMENTS AND CREATE ONE LOT FROM 4 PLATTED LOTS AND ABANDONED RIGHT-OF-WAY.
5. NO BUILDINGS TO REMAIN ON THIS SITE.

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LINE TYPE LEGEND

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

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, DKW PARTNERS, LLC, is the owner of a tract of land situated in the John Grigsby Survey Abstract No. 495, City of Dallas Block 17/219, Dallas County, Texas and being all of Lots 1-4, Block 17/219, First City Addition, an addition to the City of Dallas, Texas, according to the plat thereof recorded in Volume 83211, Page 4718, Deed Records of Dallas County, Texas, as corrected by amended Certificate of Correction, recorded under Volume 92245, Page 1431, Deed Records, Dallas County, Texas, re-recorded under Volume 92249, Page 70, Deed Records, Dallas County, Texas, and being all of a 0.1228 acre tract of land described as Magnolia Street Abandonment in City of Dallas Ordinance No. 26718, as recorded in Instrument No. 20070141957, Official Public Records, Dallas County, Texas, and being all of Tract 1 in Special Warranty Deed to DKW Partners, LLC recorded in Instrument No. 201900190579, Official Public Records of Dallas County Texas, and being more particularly described as follows:

BEGINNING at a PK nail found at the intersection of the southeast right-of-way line of McKinney Avenue (a variable width right-of-way) with the northeast right-of-way line of Griffin Street and being the west corner of said First City Addition;

THENCE with said southeast right-of-way line of McKinney Avenue, the following courses and distances

North 43°55'57" East, a distance of 229.66 feet to a mag nail found for corner;
North 51°03'26" East, a distance of 80.62 feet to a pk nail found for corner;
North 43°55'57" East, a distance of 83.00 feet to a mag nail found at the intersection of said southeast right-of-way line of McKinney Avenue with the southwest line of Magnolia Street (a variable width right-of-way) and being the north corner of said First City Addition;

THENCE with said southwest right-of-way line of Magnolia Street, the following courses and distances:

South 43°13'03" East, passing at a distance of 12.99 feet a 4-inch post found at the north corner of said 0.1228 acre tract and continuing in all a distance of 264.44 feet to a pk nail w/shiner found at the beginning of a non-tangent curve to the left having a central angle of 15°19'25", a radius of 125.00 feet, a chord bearing and distance of North 85°31'37" East, 33.33 feet;
In a northeasterly direction, with said curve to the left, an arc distance of 33.43 feet to a mag nail for corner;
South 43°13'03" East, a distance of 235.75 feet to a pk nail found at the intersection of said southwest right-of-way line of Magnolia Street with the northwest right-of-way line of Corbin Street (a variable width right-of-way);

THENCE with said northwest right-of-way line of Corbin Street, the following courses and distances:

South 44°35'57" West, a distance of 140.86 feet to a mag nail found at the beginning of a non-tangent curve to the left having a central angle of 38°56'33", a radius of 144.00 feet, a chord bearing and distance of South 64°04'13" West, 96.00 feet;
In a southwesterly direction, with said curve to the left, an arc distance of 97.87 feet to a pk nail found for corner;
South 44°35'57" West, a distance of 186.38 feet to a mag nail found at the intersection of said northwest right-of-way line of Corbin Street, with the northeast right-of-way line of said Griffin Street;

THENCE with said northeast right-of-way line of Griffin Street, North 43°13'03" West, a distance of 495.46 feet to the **POINT OF BEGINNING** and containing 4.7112 acres or 205,219 square feet of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, **DKW PARKTNERS, LLC,** acting by and through its duly authorized agent, do hereby adopt this plat, designating the herein described property as **DKW PARTNERS 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.

DKW PARNTERS, LLC

By:_____
NAME TITLE

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said 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

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

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said 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:
DKW PARTNERS, LLC
2602 MCKINNEY AVENUE, SUITE 240
DALLAS, TEXAS 75204
CONTACT: NICK SUMMERVILLE
PHONE: 214-414-3810
EMAIL: nsummerville@kaizendp.com

ENGINEER:
KIMLEY-HORN AND ASSOC., INC.
6160 WARREN PARKWAY, SUITE 210
FRISCO, TEXAS 75034
CONTACT: CJ PONTON, P.E.
PHONE: 972-335-3580
EMAIL: cj.ponton@kimley-horn.com

PRELIMINARY PLAT
DKW PARTNERS ADDITION
LOT 1A, BLOCK 17/219

BEING ALL OF LOTS 1-4, BLOCK 17/219
FIRST CITY ADDITION
JOHN GRISBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S190-034

Kimley»Horn
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240
FIRM # 10115500
Tel. No. (972) 770-1300
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	DWP	JAD	OCT. 2019	063215205	1 OF 1

DWG NAME: K:\DAL_SURVEY\063215205-1100 MCKINNEY AVE DOWNTOWN DALLAS\DWG\063215205-1100 MCKINNEY AVE DOWNTOWN DALLAS_PP.DWG PLOTTED BY DOBBS, ANDY 10/28/2019 7:55 PM LAST SAVED 10/22/2019 5:56 PM