

OWNERS DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT MCKINNEY AVENUE CONTEMPORARY LC, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS SAN MARTIN BAKERY 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 GENERAL PUBLIC, FIRE AND POLICE UNITS, AND 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 OF GROWTHS SHALL BE CONSTRUCTED, RECONSTRUCTED OR PLACED UPON, OVER AND ACROSS THE EASEMENT AS SHOWN, SAID EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING OR DESIRING TO USE THE 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 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 AND UPON THE SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS, WITHOUT THE NECESSITY, AT ANY TIME, OF PROCURING THE PERMISSION OF ANYONE, AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS AND MAINTENANCE AND SERVICE REQUIRED OR ORDINARILY PERFORMED BY THE UTILITY.

THIS PLAT IS 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 \_\_\_\_\_, 2016.

MCKINNEY AVENUE CONTEMPORARY LC  
AGENT FOR <<PROPERTY OWNER>>

STATE OF TEXAS:  
COUNTY OF DALLAS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR DALLAS COUNTY, 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 PURPOSE AND CONSIDERATIONS THEREIN, GIVEN UNDER MY HAND AND SEAL OF THIS OFFICE THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

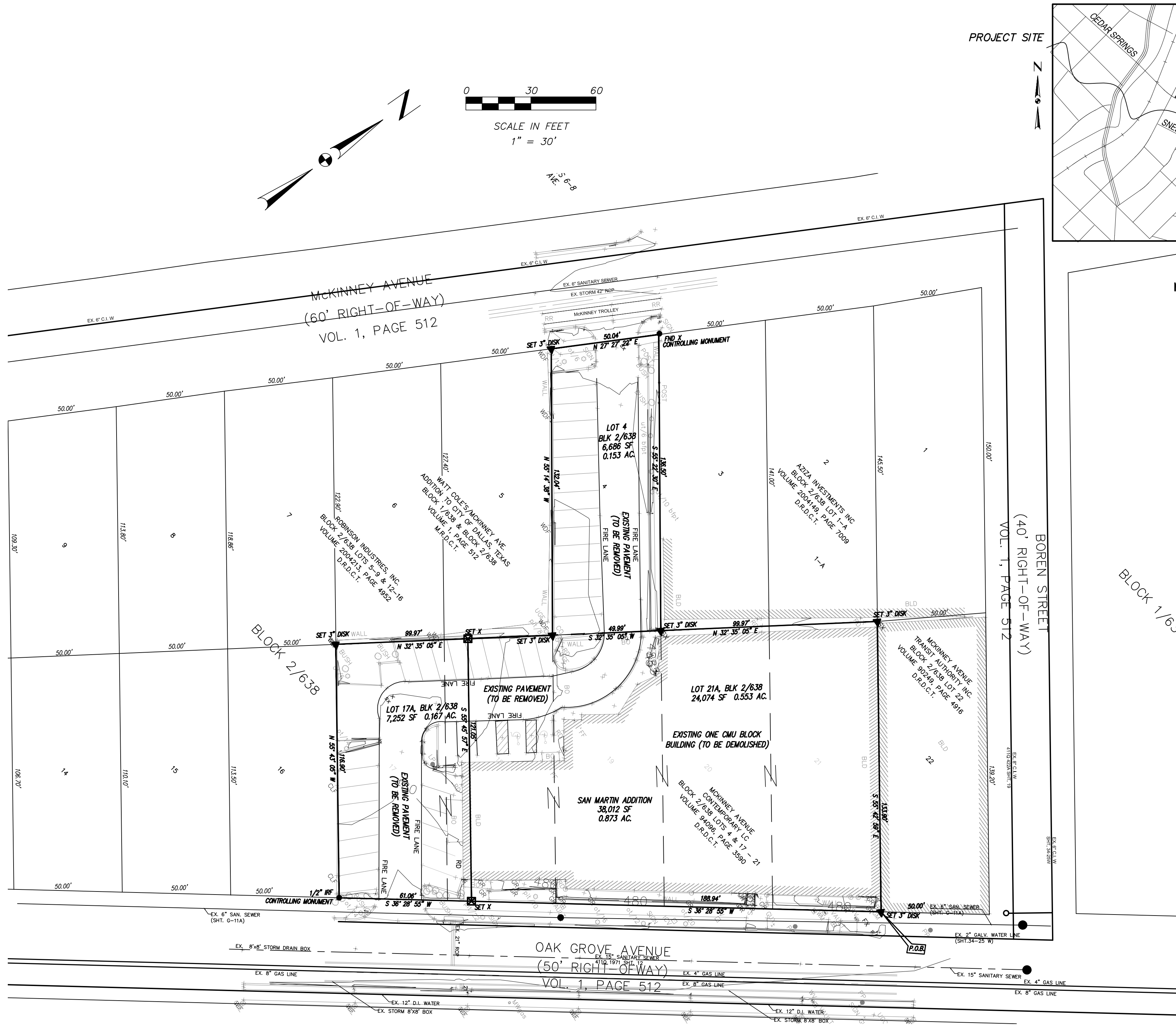
- GENERAL NOTES:
1. THERE ARE EXISTING STRUCTURES REMOVED TO BE DEMOLISHED.
2. THE PURPOSE OF THIS PLAT IS TO CREATE 3 LOTS
3. The basis of bearing is Texas State plane, north central zone. Geodetic bearing established by GPS measurements taken from DUNP-g University Park from the RTK Cooperative Network Convergence angle at DUNP-g University Park is angle 00 degrees 56 minutes 34.2375 seconds, as computed by Corpscon Version 5.11.
5. NO LOT TO LOT DRAINAGE WITHOUT ENGINEERING APPROVAL.
6. The ownership of the Subject Property is: MCKINNEY AVENUE CONTEMPORARY LC Volume 94096 Page 3590 Official Public Records of Dallas County, Texas

FLOOD STATEMENT: According to Community Panel No. 48113C0345 J, dated August 23, 2001 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood zone. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or 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 statement shall not create liability on the part of the Surveyor.

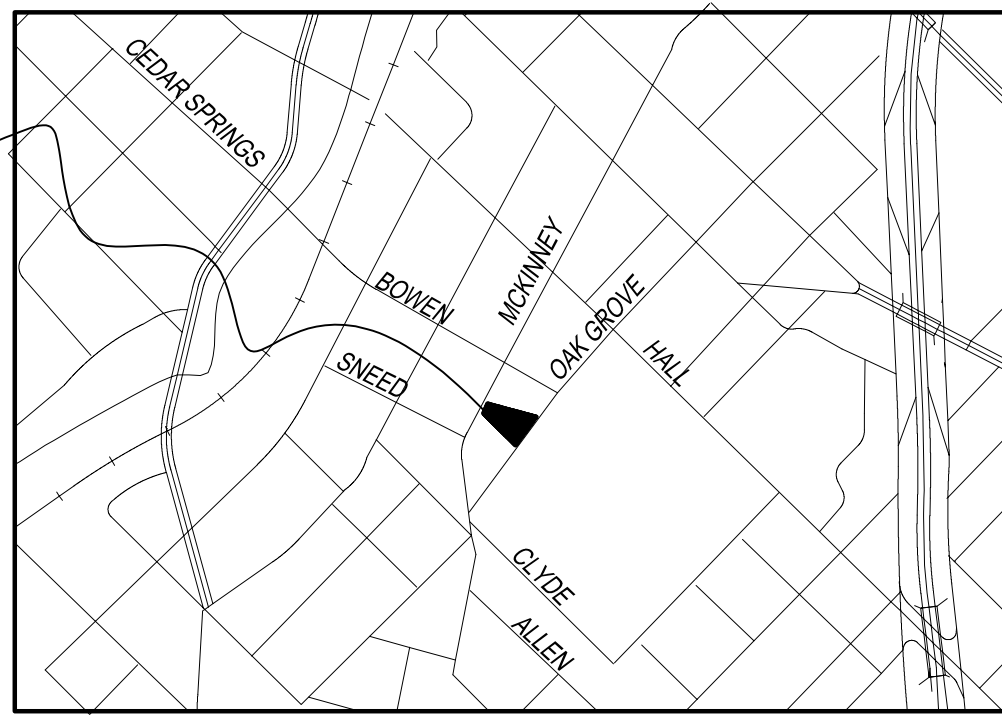
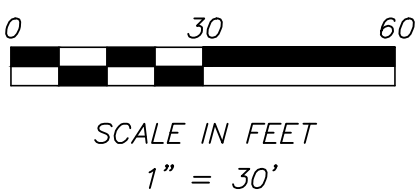
PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

LOUIS M. SALCEDO  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3664

DATE



PROJECT SITE



VICINITY MAP  
MAPSCO PAGE 45B

Legend of Symbols & Abbreviations

Table with 4 columns listing symbols and abbreviations for various features like ground, fences, utility lines, trees, and structures.

Owner's Certificate  
City of Dallas  
State of Texas  
County of Dallas  
Whereas MCKINNEY AVENUE CONTEMPORARY LC, are the Owners of a 0.873 acre tract of land being Lots 4, 17, 18, 19, 20 and 21, City Block 2/638 of Watts Cole's McKinney Avenue Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat recorded in Volume 1, Page 512, of the Map Records of Dallas County, Texas and being more particularly described as follows:

- Beginning at a point in the Northwest line of Oak Grove Avenue, (a 50' R.O.W.), said point being South 45 deg. 00 min. West, a distance of 50.0 feet from the intersection of the said Northwest line of Oak Grove Avenue, with the Southwest line of Boren Street, (a 40' R.O.W.), said point being the most Easterly corner of said Lot 21, an "x" cut set in concrete;
Thence: South 36 deg. 28 min. 55 sec. West, with the said Northwest line of Oak Grove Avenue, a distance of 250.00 feet to the most Southerly corner of said Lot 17, a found 1/2" iron stake for corner;
Thence: North 55 deg. 43 min. 05 sec. West, with the common line of Lots 16 and 17, a distance of 116.90 feet, a 1/2" iron rod with yellow cap "RPLS 3664" set for corner;
Thence: North 32 deg. 35 min. 05 sec. East, passing the common Northerly corner of said Lots 17 and 18 at a distance of 50.0 feet and continuing a total distance of 99.97 feet, a cut "x" set for corner;
Thence: North 55 deg. 14 min. 38 sec. West, with the common line of Lots 4 and 5, a distance of 132.04 feet to a point in the Southeast line of McKinney Avenue, (52' R.O.W.), an "x" cut set in concrete for corner;
Thence: North 27 deg. 27 min. 22 sec. East, with the said Southeast line of McKinney Avenue, distance of 50.04 feet to the most Northerly corner of said Lot 4, an "x" cut in concrete for corner, from which a found "x" cut in concrete bears 6.22 feet N 25 deg. 24 min. 43 sec. West;
Thence: South 55 deg. 22 min. 30 sec. East, with the common line of Lots 3 and 4, a distance of 136.50 feet to the most Northerly corner of said Lot 19, an "x" cut set in concrete for corner;
Thence: North 32 deg. 35 min. 05 sec. East, a distance of 99.97 feet to the most Northerly corner of said Lot 21, an "x" cut set in concrete for corner;
Thence: South 55 deg. 42 min. 59 sec. East, with the common line of Lots 21 and 22, a distance of 133.90 feet to the Place of Beginning and Containing 38,012 square feet of land or 0.873 acres of land, more or less.

PRELIMINARY PLAT  
SAN MARTIN BAKERY ADDITION  
LOTS 4,17,18,19,20,21 AT BLOCK 2/638  
38,012 SQ. FT. OR 0.873 AC.

BEING PART OF  
BLOCK 2/638  
A 0.873 ACRE TRACT OF LAND OUT OF  
JOHN GRIGSBY SURVEY, ABSTRACT No. 495  
IN THE  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NUMBER 156-154

OWNER  
MCKINNEY AVENUE CONTEMPORARY LC  
3300 Oaklawn Ave. Suite 200  
Dallas, Texas 752194236

SURVEYOR  
SALCEDO GROUP, INC.  
400 S. ZANG BLVD., SUITE 1420  
DALLAS, TEXAS 75208  
(214) 941-8610

SGI SALCEDO GROUP, INC. 400 S. ZANG BLVD., SUITE 1420 DALLAS, TX 75208 PHONE: (214)-941-8610