



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

NF = NAIL FOUND

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 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.

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 \_\_\_\_\_, 2025.

**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 \_\_\_\_\_, 2025.

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 \_\_\_\_\_, 2025.

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.  
2500 Pacific Avenue, Suite 1100  
Dallas, Texas 75226  
469-718-8849

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 \_\_\_\_\_, 2025.

Notary Public in and for the State of Texas

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 SIGN	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
ELECTRIC HANDHOLE	WATER VALVE
LIGHT STANDARD	AIR RELEASE VALVE
ELECTRIC METER	WATER WELL
ELECTRIC MANHOLE	IRFC 5/8" IRON ROD W/ "KHA" CAP SET
ELECTRIC MARKER FLAG	IRFC IRON ROD WITH CAP FOUND
ELECTRIC MARKER SIGN	PK# PK NAIL SET
UTILITY POLE	PK# PK NAIL FOUND
ELECTRIC TRANSFORMER	IRF IRON ROD FOUND
ELECTRIC VAULT	IRF IRON PIPE FOUND
HANDICAPPED PARKING	ADP ALUMINUM DISK FOUND
SIGN	XS "X" CUT IN CONCRETE SET
MARKER/BELLBOARD	XF "X" CUT IN CONCRETE FOUND
BORE LOCATION	P.O.B. POINT OF BEGINNING
FLAG POLE	P.O.C. POINT OF COMMENCING
GREASE TRAP	

LINE TYPE LEGEND	
BOUNDARY LINE	BOUNDARY LINE
EASEMENT LINE	EASEMENT LINE
BUILDING LINE	BUILDING LINE
W	WATER LINE
W	SANITARY SEWER LINE
W	STORM SEWER LINE
W	UNDERGROUND GAS LINE
W	OVERHEAD UTILITY LINE
W	UNDERGROUND ELECTRIC LINE
W	TEXTILE PAVEMENT
W	FENCE
W	CONCRETE PAVEMENT
W	ASPHALT PAVEMENT

PLACE COUNTY  
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, Tony Shiddi, Chairperson or Brent Ruben, Vice Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the \_\_\_\_\_ day of \_\_\_\_\_ A.D. 20 \_\_\_\_\_ and same was duly approved on the \_\_\_\_\_ day of \_\_\_\_\_ A.D. 20 \_\_\_\_\_ by said Commission.

Chairperson or Vice Chairperson  
City Plan Commission  
Dallas, Texas

Attest:

Secretary

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. S245-131  
ENGINEERING FILE NO. \_\_\_\_-

**Kimley»Horn**

2500 Pacific Avenue, Suite 1100  
Suite 1100, Dallas, Texas 75226  
FIRM # 10115500  
Tel No. (469) 718-8849

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	JZ	JAD	Mar. 2025	069272809	1 OF 1

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.  
2500 PACIFIC AVENUE, SUITE 1100  
DALLAS, TEXAS 75226  
CONTACT: CAITLIN FLAHERTY, P.E.  
PHONE: 972-770-1300  
EMAIL: CAITLIN.FLAHERTY@KIMLEY-HORN.COM