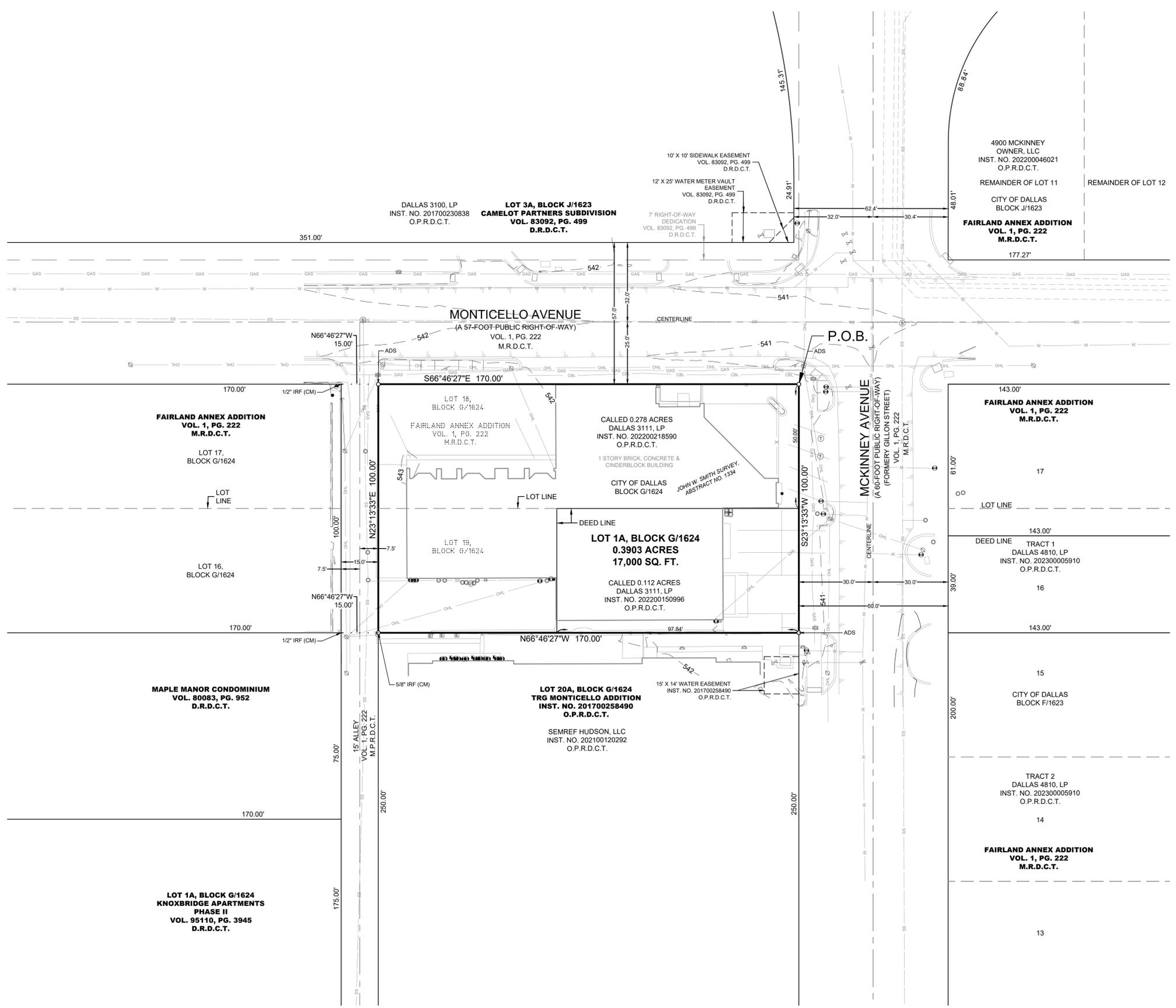


LEGEND

P.O.B. = POINT OF BEGINNING
 XF = "X" CUT IN CONCRETE FOUND
 ADS = 3-1/4" ALUMINUM DISK STAMPED "PM KHA" SET
 IRF = IRON ROD FOUND
 C.M. = CONTROLLING MONUMENT
 INST. NO. = INSTRUMENT NUMBER
 VOL. PG. = VOLUME, PAGE
 SQ. FT. = SQUARE FEET
 D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
 M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
 O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

LINE TYPE LEGEND	
	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
	BUILDING LINE
	WATER LINE
	SANITARY SEWER LINE
	STORM SEWER LINE
	UNDERGROUND GAS LINE
	OVERHEAD UTILITY LINE
	UNDERGROUND ELECTRIC LINE
	UNDERGROUND TELEPHONE LINE
	FENCE
	CONCRETE PAVEMENT
	ASPHALT PAVEMENT

- NOTES:**
- Bearing system based on the State Plane Coordinate System of 1983, Texas North Central Zone (4202), North American Datum of 1983 (2011).
 - The purpose of this plat is to create one lot from 2 previously platted lots.
 - Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering section approval.
 - All improvements on site will be removed.



PRELIMINARY PLAT
PRESCOTT MONTICELLO ADDITION
LOT 1A, BLOCK G/1624
 BEING A REPLAT OF LOTS 18 AND 19,
 BLOCK G/1624, FAIRLAND ANNEX ADDITION
 0.3903 ACRES SITUATED IN THE
 JOHN W. SMITH, ABSTRACT NO. 1334
 CITY OF DALLAS, DALLS COUNTY, TEXAS
 CITY PLAN FILE NUMBER: PLAT-26-000029

Kimley»Horn

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 20'	LDV	JAD	Jan. 2026	064083010	1 OF 2

OWNER/APPLICANT:
 DALLAS 3111, LP
 BRIAN LESLIE
 3100 MONTICELLO AVENUE, SUITE 600
 DALLAS, TEXAS 75205
 EMAIL: bleslie@prescottgroup.com

ENGINEER:
 KIMLEY-HORN AND ASSOC., INC.
 2500 PACIFIC AVENUE, SUITE 1100
 DALLAS, TEXAS 75226
 PHONE: 469-708-0219
 CONTACT: RILEY HOOFARD, P.E.
 EMAIL: RILEY.HOOFARD@KIMLEY-HORN.COM ANDY.DOBBS@KIMLEY-HORN.COM

SURVEYOR:
 KIMLEY-HORN AND ASSOCIATES, INC.
 2500 PACIFIC AVENUE, SUITE 1100
 DALLAS, TEXAS 75226
 PHONE: 469-718-8849
 CONTACT: J. ANDY DOBBS, R.P.L.S.

DWG NAME: K:\CADD SURVEY\064083010-4628 MCKINNEY MONTICELLO DALLAS.PJ DWG PLOTTED BY: DOBBS, ANDY 1/23/2026 1:49 PM LAST SAVED: 1/23/2026 5:03 PM

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS DALLAS 3111, LP, is the owner of a tract of land situated in the John W. Smith Survey, Abstract No. 1334, City of Dallas Block G/1624, Dallas County, Texas and being all of Lots 18 and 19, Block G/1624, Fairland Annex Addition, an addition to the City of Dallas, recorded in Volume 1, Page 222, Map Records, Dallas County, Texas, and being all of a called 0.278 acre tract of land described in Special Warranty Deed to DALLAS 3111, LP, recorded in Instrument No. 202200218590, Official Public Records, Dallas County, Texas, and being all of a called 0.112 acre tract of land described in Special Warranty Deed to DALLAS 3111, LP, recorded in Instrument No. 202200150996 of said Official Public Records, and being more particularly described as follows:

BEGINNING at a 3-1/4" aluminum disk stamped "PM KHA" set for the east corner of said Lot 18 and the east corner of said 0.278 acre tract, at the intersection of the southwest right-of-way line of Monticello Avenue (a 50-foot public right-of-way, Volume 1, Page 222 - Map Records, Dallas County, Texas) and the northwest right-of-way line of McKinney Avenue (a 60-foot public right-of-way, formerly known as Collin Street, Volume 1, Page 222 - Map Records, Dallas County, Texas);

THENCE South 23°13'33" West, with the southeast line of said Lots 18 and the southeast line of said 0.278 acre tract and with said southwest right-of-way line of McKinney Avenue, passing at a distance of 50.00 feet the south corner of said Lot 18 and the most easterly south corner of said 0.278 acre tract, and continuing with said southwest right-of-way line of McKinney Avenue and with the southeast line of said Lot 19 and the southeast line of said 0.112 acre tract a total distance of 100.00 feet to a 3-1/4" aluminum disk stamped "PM KHA" set for the south corner of said Lot 19 and the south corner of said 0.112 acre tract, said corner also being the east corner of Lot 20A, Block G/1624, TRG Monticello Addition, an addition to the City of Dallas, recorded in Instrument No. 201700258490 of said Official Public Records;

THENCE North 66°46'27" West, with the northeast line of said Lot 20A and the southwest line of said Lot 19, passing at a distance of 97.84 feet the west corner of said 0.112 acre tract, and continuing with said northeast line of Lot 20A and said southwest line of Lot 19 for a total distance of 170.00 feet to a 5/8" iron rod found for the west corner of said Lot 19 and the north corner of said Lot 20A, in the southeast right-of-way line of a 15' Alley dedicated by said Fairland Annex Addition, from which a 1/2" iron rod found bears North 66°46'27" West, 15.00 feet;

THENCE North 23°13'33" East, with said southeast right-of-way line of the 15' Alley and with the northwest lines of said Lot 18 and 19 and with the northwest line of said 0.278 acre tract, a distance of 100.00 feet to a 3-1/4" aluminum disk stamped "PM KHA" set for the north corner of said Lot 18 and said 0.278 acre tract, at the intersection of said southeast right-of-way line of the 15' Alley and said southwest right-of-way line of Monticello Avenue, from which a 1/2" iron rod found bears North 66°46'27" West, 15.00 feet;

THENCE South 66°46'27" East, with the northeast line of said Lot 18 and the northeast line of said 0.278 acre tract and said southwest right-of-way line of Monticello Avenue, a distance of 170.00 feet to the **POINT OF BEGINNING** and containing 17,000 square feet or 0.3903 acres of land.

**OWNER'S DEDICATION
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

That **DALLAS 3111, LP**, acting by and through its duly authorized agent, _____ does hereby adopt this plat, designating the herein described property as **PRESCOTT MONTICELLO 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 _____, 202__.

By: **DALLAS 3111, LP**

Name: _____

Title: _____

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 _____ 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 _____ day of _____ 20__.

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 Engineers and Land Surveyors, the City of Dallas Regulations.

Dated this the _____ day of _____, 20__.

J. Andy Dobbs Date
Registered Professional Land Surveyor No. 6196
KIMLEY-HORN AND ASSOC., INC.
2500 Pacific Avenue, Suite 1100
Dallas, Texas 75226
469-718-8849
andy.dobbs@kimley-horn.com

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 _____ day of _____ 20__.

Notary Public in and for the State of Texas

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

PLACE COUNTY RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, _____, Chairperson or 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
PRESCOTT MONTICELLO ADDITION
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N/A	LDV	JAD	Jan. 2026	064083010	2 OF 2

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