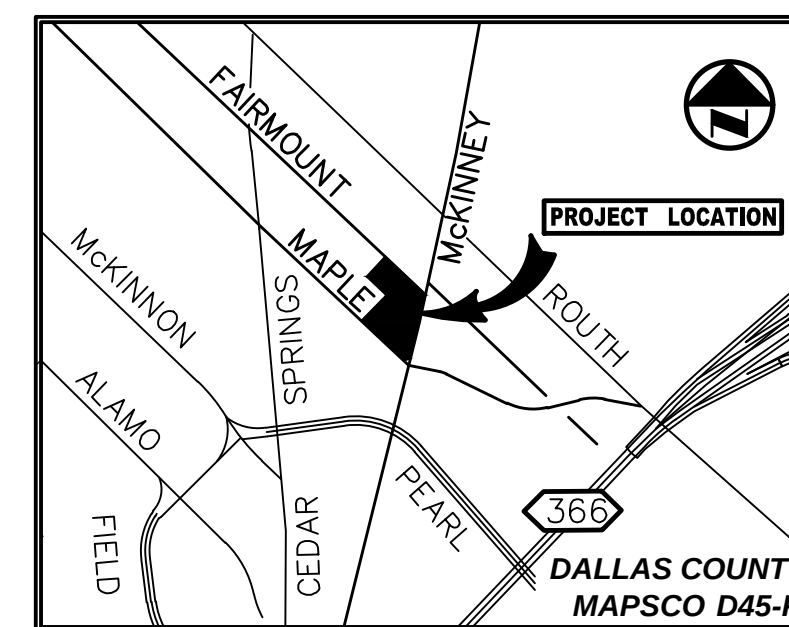
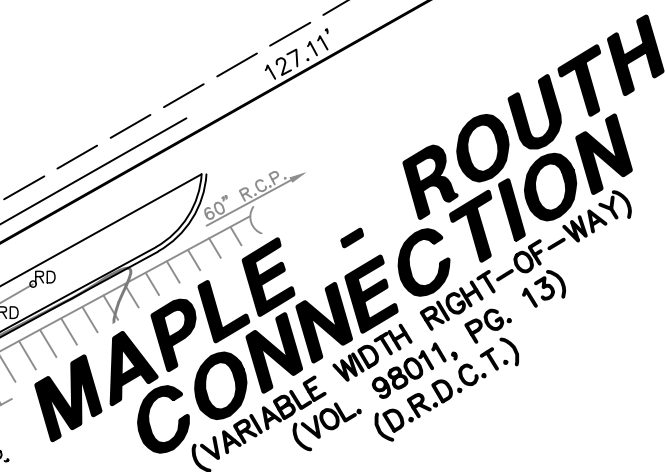




VICINITY MAP
(NOT TO SCALE)



LOT 1B, BLOCK A/541
SHAHER ADDITION NO. 2
(INST. NO. 200503549584)
(O.P.R.D.C.T.)

MCKINNEY AND MAPLE PLAZA
LOT 1B, BLOCK 1/949

A REPLAT OF LOT 1A, BLOCK 1/949
THE JAMES P. LEAKE ADDITION AND
BEING SITUATED IN BLOCK 949,
OFFICIAL BLOCK NUMBER OF THE CITY OF DALLAS
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NUMBER PLAT-25-000119
ENGINEERING PLAN NUMBER: DXXX-XXX
SHEET 1 OF 3

Westwood

7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231
972.235.3031

Westwood Professional Services, Inc. | 972.235.3031 | westwoodps.com

<i>DRAWN BY</i> KAJ/LMG	<i>CHECKED BY</i> LMG	<i>SCALE</i> 1"=20'	<i>DATE</i> OCT. 2025	<i>JOB NUMBER</i> 0039122.01
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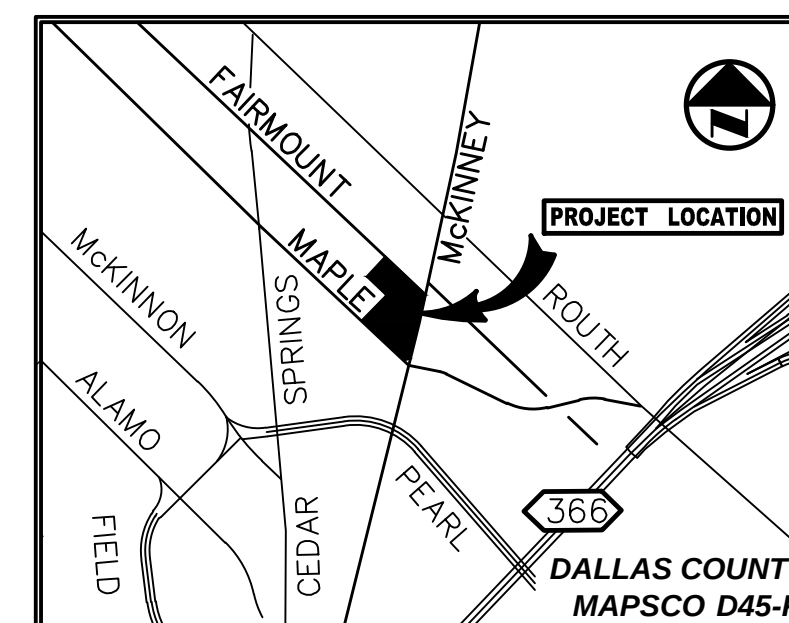
TBPCLS. ENGINEERING FIRM NO. 11756
TBPCLS SURVEYING FIRM NO. 10074301

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 (1) lot from one (1) platted lot and two (2) unplatted tracts of land for site development.
3. The coordinates shown hereon are based on the State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 2011), Texas North Central Zone 4202, on Grid values, no scale and no projection.
4. Lot to Lot Drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section approval.

SURVEYOR

MURPHY PLAZA, LLC
ELK FINANCIAL, INC.
IN CARE OF:
TRAMMELL CROW COMPANY
2100 MCKINNEY AVENUE, SUITE 800
DALLAS, TEXAS 75201
PH: 214-863-3648
CONTACT: JEFF BEBRUIN

WESTWOOD PROFESSIONAL SERVICES INC.
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: (972) 235-3031
CONTACT: LUIS M. GONZALEZ



LOT 1A, BLOCK C/549
GABLES MCKINNEY ADDITION
(INST. NO. 201400224233)
(O.P.B.D.C.T.)

LOT 1, BLOCK 2/954
CHATEAU PLAZA ADDITION
(VOL. 85012, PG. 3579)
(D.R.D.C.T.)

FAIRMOUNT STREET
(VOL. 1, PG. 14)
(D.R.D.C.T.)

LOT 2, BLOCK B,
THOMAS' ADDITION
(VOL. 69, PG. 560)
(D.R.D.C.T.)

LOT 1, BLOCK B,
THOMAS' ADDITION
(VOL. 69, PG. 560)
(D.R.D.C.T.)

CITY
BLOCK 949
LOT 13, BLOCK 1
NORTH DALLAS
IMPROVEMENT CO.
(VOL. 106,
PG. 258)
(D.R.D.C.T.)

BLL, L.P.
(VOL. 2005046, PG.
(O.P.R.D.C.T.)

CITY BLOCK 949
UNPLATTED

LWO REAL
ESTATE II, LLC
(INST. NO. 2014
00236824)
(O.P.R.D.C.T.)

"TRACT 1"
MURPHY PLAZA, LLC
(INST. NO. 201100235322)
(O.P.R.D.C.T.)

**ONE-STORY
BRICK BUILDING
STRUCTURE TO BE
REMOVED**

LOT 1B, BLOCK 1/949
2.254 ACRES
(98,202 SF)

"TRACT 2"
MURPHY PLAZA, LLC
(INST. NO. 201100235322
(O.P.R.D.C.T.)

**LEONARD
STREET**
(VOL. 4, PG. 32) (M.R.D.C.T.)

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 (1) lot from one (1) platted lot and two (2) unplatted tracts of land for site development.
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4. Lot to Lot Drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section approval.

- | | |
|---|---|
| B ⁺ BOLLARD | V ⁺ VAULT (TYPE UNKNOWN) |
| FP ⁺ FLAG POLE | WM ⁺ WATER METER |
| GAS GAS MANHOLE | WTR ⁺ WATER MANHOLE |
| G ⁺ GAS METER | WV ⁺ WATER VALVE |
| G ⁺ GAS VALVE | DISK 325" ALUMINUM DISK STAMPED
WESTWOOD PS LBS SET |
| G ⁺ GUY ANCHOR | (C.M.) CONTROLLING MONUMENT |
| H ⁺ HAND HOLE (TYPE UNKNOWN) | X FENCE |
| H ⁺ HAND HOLE ELECTRIC | — OHL OVERHEAD TELEPHONE LINE |
| H ⁺ HAND HOLE CABLE | — RAL RAILROAD |
| LS LIGHT STANDARD | — E UNDERGROUND ELECTRIC LINE |
| NP ⁺ NEWSPAPER STAND | — T UNDERGROUND TELEPHONE LINE |
| PP ⁺ POWER POLE | — C UNDERGROUND CABLE LINE |
| PP W/ G ⁺ GUY ANCHOR | — C UNDERGROUND GAS LINE |
| SG ⁺ TRAFFIC SIGN | — S STORM DRAIN LINE |
| SS ⁺ SANITARY SEWER MANHOLE | — W ⁺ WATER LINE |
| SS ⁺ TRAFFIC SIGNAL | 6" SS— SANITARY SEWER LINE |
| TS ⁺ TRAFFIC SIGNAL POLE | EXIST CONDUIT |
| TV ⁺ TELEPHONE VAULT | (M.R.D.C.T.) MAP RECORDS OF
DALLAS COUNTY, TEXAS |
| STW ⁺ STORM SEWER MANHOLE | (D.R.D.C.T.) DEED RECORDS OF
DALLAS COUNTY, TEXAS |
| TEL TELEPHONE MANHOLE | (O.P.R.C.T.) OFFICIAL PUBLIC RECORDS
OF DALLAS COUNTY, TEXAS |
| INST. NO. INSTRUMENT NUMBER | (R.O.W.) RIGHT-OF-WAY |
| VOL. VOLUME | — PLAT LINE |
| PC PAGE | — RIGHT-OF-WAY & LOT LINE |
| FS ⁺ SQUARE FOOT | — EXISTING EASEMENT LINE |

OWNER

MURPHY PLAZA, LLC
ELK FINANCIAL, INC.
IN CARE OF:
TRAMMELL CROW COMPANY
2100 MCKINNEY AVENUE, SUITE 800
DALLAS, TEXAS 75201
PH: 214-863-3648
CONTACT: JEFF REBRUIN

SURVEYOR
WESTWOOD PROFESSIONAL SERVICES INC.
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: (972) 235-3031
CONTACT: LUIS M. GONZALEZ

PRELIMINARY PLAT

**MCKINNEY AND MAPLE PLAZA
LOT 1B, BLOCK 1/949**

A REPLAT OF LOT 1A, BLOCK 1/949
THE JAMES P. LEAKE ADDITION AND
BEING SITUATED IN BLOCK 949,
OFFICIAL BLOCK NUMBER OF THE CITY OF DALLAS
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NUMBER PLAT-25-000119
ENGINEERING PLAN NUMBER: DXXX-XXX
SHEET 2 OF 3

Westwood

Westwood Professional Services, Inc.

7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231
972.235.3031

TBPELS. ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

<i>DRAWN BY</i> KAJ/LMG	<i>CHECKED BY</i> LMG
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SCALE
1"=20'

<i>DATE</i> OCT. 2025	<i>JOB NUMBER</i> 0039122.01
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PRELIMINARY PLAT - MCKINNEY AND MAPLE PLAZA, LOT 1B, BLOCK 1/949.

JMGONZALEZ-GONZALEZ
10/8/2025 3:14 PM
N:\0039122.01\06 CAD\DWG\SURVEY\SHEETS\0039122.01PP.DWG

OWNER'S CERTIFICATE

STATE OF TEXAS

COUNTY OF DALLAS

Whereas, 2401 McKinney, LLC and Murphy Plaza, LLC, are the owners of a 2.254 acre tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas and in Block 949, Official Block Number of the City of Dallas; said tract being all of Lot 1A, Block 1/949, The James P. Leake Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 94089, Page 4668 in the Deed Records of Dallas County, Texas; all of that certain tract of land described in Special Warranty Deed to 2401 McKinney, LLC recorded in Instrument Number 202000228036 of the Official Public Records of Dallas County, Texas and all of those certain tracts of land described as Tract 1 and Tract 2 in Exhibit "A" in Special Warranty Deed with Vendor's Lien to MURPHY PLAZA, LLC recorded in Instrument No. 201100235322 of said Official; said 2.254 acre tract being more particularly described as follows:

BEGINNING, at a 3.25-inch aluminum disk stamped "WESTWOOD PS – MM" set for corner in the northeast right-of-way line of Maple Avenue (a 70-foot wide right-of-way); said point being at the southwest end of a right-of-way corner clip at the intersection of the said northeast line of Maple Avenue and the southwest right-of-way line of McKinney Avenue (a variable width right-of-way) and the southernmost corner of said Lot 1A, Block 1/949;

THENCE, North 46 degrees, 02 minutes, 38 seconds West, departing the said corner clip and along the said northeast line of Maple Avenue, a distance of 305.50 feet to a point for corner; said point being the southernmost corner of Lot 7, Block 1/949, North Dallas Improvement Co., an addition to the City of Dallas, Texas according to the plat recorded in Volume 106, Page 258, in said Deed Records and the southernmost corner of that certain tract of land described in Special Warranty Deed to PASHA & SINA, INC. recorded in Instrument No. 201100192786, in said Official Public Records; from said point a 5/8-inch iron rod with "STANTEC" cap found bears: North 04 degrees, 35 minutes West, 0.3 feet;

THENCE, North 44 degrees, 30 minutes, 52 seconds East, departing the said northeast line of Maple Avenue and along the southeast line of said Lot 7, same being the southeast line of said Pasha & Sina tract, at a distance of 96.36 feet passing the easternmost corner of said Lot 7, then continuing along the said southeast line of the Pasha & Sina tract, in all a total distance of 179.86 feet to a 3.25-inch aluminum disk stamped "WESTWOOD PS – MM" set for corner; said point being the easternmost corner of said Pasha & Sina tract;

THENCE, North 45 degrees, 51 minutes, 08 seconds West, along the northeast line of said Pasha & Sina tract, at a distance of 50.00 feet passing the northernmost corner of said Pasha & Sina tract and the easternmost corner of that certain tract of land described in Special Warranty Deed to Pasha & Sina, Inc. recorded in Instrument No. 201300140731, in said Official Public Records, then continuing along the northeast of the second referenced Pasha & Sina tract, in all a total distance of 138.90 feet to a 3.25-inch aluminum disk stamped "WESTWOOD PS – MM" set for corner; said point being the southernmost corner of that certain tract of land described in General Warranty Deed with Vendor's Lien to LWO Real Estate, II, LLC recorded in Instrument No. 201400236824, in said Official Public Records;

THENCE, North 44 degrees, 08 minutes, 52 seconds East, along the southeast line of said LWO Real Estate tract, a distance of 144.55 feet to a "+" cut in concrete found for corner; said point being in the southwest right-of-way line of Fairmount Street (a 50-foot wide right-of-way);

THENCE, South 45 degrees, 51 minutes, 08 seconds East, along the said southwest line of Fairmount Street, a distance of 289.52 feet to a "+" cut in concrete found for corner at the intersection of the said southwest line of Fairmount Street and the said northwest line of McKinney Avenue;

THENCE, departing the said southwest line of Fairmount Street and along the said northwest line of McKinney Avenue, the following two (2) calls;

South 14 degrees, 45 minutes, 12 seconds West, a distance of 165.91 feet to a 1/2-inch iron rod with "HALFF" cap found for corner;

South 14 degrees, 36 minutes, 22 seconds West, a distance of 176.45 feet to a 3.25-inch aluminum disk stamped "WESTWOOD PS – MM" set for corner; said point being at the northeast end of said right-of-way corner clip;

THENCE, South 74 degrees, 16 minutes, 52 seconds West, departing the said northwest line of McKinney Avenue and along the said right-of-way corner clip, a distance of 29.28 feet to the POINT OF BEGINNING;

CONTAINING, 98,202 square feet or 2.254 acres of land, more or less.

SURVEYOR'S STATEMENT

THAT I, Luis M. Gonzalez, 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 Development Code (Ordinance No. 19455, as amended), and Texas Local Government Code, Chapter 212. I further affirm that monumantation 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. RELEASED 10/8/25.

Luis M. Gonzalez
Texas Registered Professional Land Surveyor, No. 6793

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 Luis M. Gonzalez, 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 _____, 2025.

Notary Public in and for the State of Texas

OWNER

MURPHY PLAZA, LLC
2401 McKinney, LLC
IN CARE OF:
TRAMMELL CROW COMPANY
2100 MCKINNEY AVENUE, SUITE 800
DALLAS, TEXAS 75201
PH: 214-863-3648
CONTACT: JEFF BEBRUIN

SURVEYOR

WESTWOOD PROFESSIONAL SERVICES INC.
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: (972) 235-3031
CONTACT: LUIS M. GONZALEZ

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That MURPHY PLAZA, LLC and 2401 McKinney, LLC, do hereby adopt this plat, designating the herein above described property as MCKINNEY AND MAPLE PLAZA, 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 or 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, Texas.

WITNESS my hand at Dallas, Texas, this the _____ day of _____, 2025.

By: MURPHY PLAZA, LLC

By: _____
JEFF BEBRUIN

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 JEFF BEBRUIN, 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 _____, 2025.

Notary Public in and for the State of Texas

By: 2401 McKinney, LLC

By: _____
JEFF BEBRUIN

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 JEFF BEBRUIN, 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 _____, 2025.

Notary Public in and for the State of Texas

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

MCKINNEY AND MAPLE PLAZA
LOT 1B, BLOCK 1/949

A REPLAT OF LOT 1A, BLOCK 1/949
THE JAMES P. LEAKE ADDITION AND
BEING SITUATED IN BLOCK 949,
OFFICIAL BLOCK NUMBER OF THE CITY OF DALLAS
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495,
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CITY PLAN FILE NUMBER PLAT-25-000119
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SHEET 3 OF 3

Westwood
Westwood Professional Services, Inc.

7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231
972.235.3031
westwoodps.com

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
KAJ/LMG	LMG	NONE	OCT. 2025	0039122.01

TBPELS. ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

PRELIMINARY PLAT - MCKINNEY AND MAPLE PLAZA, LOT 1B, BLOCK 1/949,

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