

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, McKinney Webb Holdings, LLC, is the owner of a 2.176 acre (94,783 square foot) tract of land situated in the John Cole Survey, Abstract No. 272 and the J.W. Smith Survey, Abstract No. 1334, City of Dallas, Dallas County, Texas; said tract being all of Lot 3, Lots 6 through14 (inclusive), Block 5/2018, Armstrong's Booker Washington Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 1, Page 175 in the Map Records of Dallas County, Texas (MRDCT); all of Lot 1B, Lot 1C, Lot 2A, Lot 1D, Lot 1E, Lot 1F and Lot 1G, Block 5/2018, W.S. Chambers Jr. Revised Plat of Lots 1 & 2 Block 5–2018, Booker Washington Add., an addition to the City of Dallas, Texas according to the plat recorded in Volume 4, Page 135, MRDCT and all of that certain abandoned portion of Tracy Street (formerly Taylor Street), abandonment authorized by Ordinance No. 13561, recorded as Volume 72044, Page 2319 in the Deed Records of Dallas County, Texas (DRDCT); said tract being all of those certain tracts of land described in Special Warranty Deeds to MCKINNEY WEBB HOLDINGS, LLC recorded in Instrument No. 202200013719 (hereinafter referred to as MWH tract 1) and Instrument No. 202200101375 (hereinafter referred to a MWH tract 2) in the Official Records of Dallas County, Texas (ORDCT); all of that certain tract of land described in Executor's Deed to Martha Lou Hester Beaird, Trustee of the Beaird Revocable Trust recorded in Instrument No. 201800328759, Official Public Records of Dallas County, Texas (OPRDCT) (future owner MCKINNEY WEBB HOLDINGS, LLC) all of that certain tract of land described in Special Warranty Deed to 5207 MCKINNEY, LP recorded in Instrument No. 20080209482, OPRDCT (future owner MCKINNEY WEBB HOLDINGS, LLC) and all of those certain tracts of land described in Special Warranty Deed to Roy Washburn recorded in Instrument No. 201700350230, OPRDCT (future owner MCKINNEY WEBB HOLDINGS, LLC) said 2.176 acre (94,783 square foot) tract being more particularly described as follows:

BEGINNING, at a MAG nail found for corner (Controlling Monument) at the intersection of the northeast right-of-way line of Webb Avenue, (a 40-foot wide right-of-way, Volume 1, Page 175, MRDCT) and the northwest right-of-way line of McKinney Avenue (a variable width right-of-way, Volume 1, Page 175, MRDCT); said point being the southernmost corner of said Lot 6, Block 5/2018;

THENCE, North 66 degrees, 51 minutes, 29 seconds West, along the said northeast line of Webb Avenue and the southeast line of said Lot 6, Block 5/2018, a distance of 150.64 feet to a 3.25-inch aluminum disk stamped "PACHECO KOCH – MWT" set for corner; said point being the westernmost corner of said Lot 6, Block 5/2018 and the southernmost corner of Lot 5, Block 5/2018 of said Armstrong's Booker Washington Addition; from said point a 1/2-inch iron rod found bears South 19 degrees, 18 minutes East, a distance of 1.3 feet;

THENCE, North 23 degrees, 13 minutes, 17 seconds East, departing the said northeast line of Webb Avenue and along the northwest line of said Lot 6 and Lot 7, Block 5/2018 and the southeast line of said Lot 5, Block 5/2018 and Lot 4, Block 5/2018, a distance of 100.36 feet to a 3.25-inch aluminum disk stamped "PACHECO KOCH – MWT" set for corner; said point being the northernmost corner of said Lot 7, Block 5/2018, the easternmost corner of said Lot 4, Block 5/2018, the southernmost corner of said Lot 3, Block 5/2018 and the westernmost corner of said Lot 8, Block 5/2018; from said point a 1/2-inch iron rod found bears South 16 degrees, 51 minutes East, a distance of 0.4 feet;

THENCE, North 66 degrees, 42 minutes, 15 seconds West, along the southwest line of said Lot 3, Block 5/2018 and the northeast line of said Lot 4, Block 5/2018, a distance of 132.22 feet to a 3.25-inch aluminum disk stamped "PACHECO KOCH – MWT" set for corner in the southeast right-of-way line of Tracy Street (a 16-foot wide public right-of-way, formerly Taylor Street, Volume 1, Page 175, MRDCT); said point being the westernmost corner of said Lot 3, Block 5/2018 and the northernmost corner of said Lot 4, Block 5/2018; from said point a 1/2-inch iron rod found bears South 18 degrees, 45 minutes East, a distance of 0.3 feet;

THENCE, North 43 degrees, 46 minutes, 17 seconds East, along the said southeast line of Tracy Street and the northwest line of said Lot 3, Block 5/2018, at a distance of 53.35 feet passing the northernmost corner of said Lot 3, Block 5/2018 and the westernmost corner of said Lot 2A, Block 5/2018, continuing along the northwest line of said Lot 2A, Block 5/2018, the northwest line of said Lot 1B, Block 5/2018 and the northwest line of said Lot 1C, Block 5/2018 in all a total distance of 162.19 feet to a 3.25-inch aluminum disk stamped "PACHECO KOCH – MWT" set for corner; said point being the northernmost corner of said Lot 1C, Block 5/2018, the easternmost corner of the present northeast terminus of said Tracy Street, the southernmost corner of said abandoned portion of Tracy Street (Volume 72044, Page 2319, DRDCT) and the westernmost corner of said Lot 1D, Block 5/2018;

THENCE, North 66 degrees, 40 minutes, 18 seconds West, along the said present northeast terminus of Tracy Street and the southwest line of said abandoned portion of Tracy Street (Volume 72044, Page 2319, DRDCT), a distance of 17.08 feet to a 1/2-inch iron rod with "RPLS 5810" cap found (Controlling Monument) for corner in the southeast line of that certain tract of land described in Donative Deed without Warranty to Dallas Area Rapid Transit (hereinafter referred to as DART) (also known as the Katy Trail) recorded in Volume 93242, Page 7360, DRDCT; said point being the northernmost corner of said present northeast terminus of Tracy Street and the westernmost corner of said abandoned portion of Tracy Street (Volume 72044, Page 2319, DRDCT);

THENCE, North 43 degrees, 46 minutes, 17 seconds East, along the said southeast line of the DART tract and the northwest line of said abandoned portion of Tracy Street (Volume 72044, Page 2319, DRDCT), at a distance of 143.30 feet passing the northernmost corner of said abandoned portion of Tracy Street (Volume 72044, Page 2319, DRDCT) and the westernmost corner of said Lot 1G, Block 5/2018, then continuing along the northwest line of said Lot 1G, Block 5/2018 in all a total distance of 263.11 feet to a 1/2-inch iron rod with "RLG INC" cap found (Controlling Monument) for corner; said point being the northernmost corner of said Lot 1G, Block 5/2018 and the northwest corner of Lot 15A, Block 5/2018, ABW, an addition to the City of Dallas, Texas according to the plat recorded in Instrument No. 201800259626, OPRDCT;

THENCE, South 23 degrees, 13 minutes, 17 seconds West, departing the said southeast line of the DART tract and along the southeast line of said Lot 1G, Block 5/2018 and the northernmost northwest line of said Lot 15A, Block 5/2018, a distance of 48.54 feet to a 1/2-inch iron rod with "RLG INC" cap found (Controlling Monument) for corner; said point being the northernmost corner of said Lot 14, Block 5/2018 and the westernmost corner of said Lot 15A, Block 5/2018;

THENCE, South 66 degrees, 42 minutes, 15 seconds East, departing the said southeast line of Lot 1G, Block 5/2018 and along the northeast line of said Lot 14, Block 5/2018 and the southwest line of said Lot 15A, Block 5/2018, a distance of 149.97 feet to a 1/2-inch iron rod with "RLG INC" cap found (Controlling Monument) for corner in the said northwest line of McKinney Avenue; said point being the easternmost corner of said Lot 14, Block 5/2018 and the southernmost corner of said Lot 15A, Block 5/2018;

THENCE, South 23 degrees, 08 minutes, 11 seconds West, along the said northwest line of McKinney Avenue and the southeast lines of said Lot 14, Lot 13, Lot 12, Lot 11, Lot 10, Lot 9, Lot 8, Lot 7 and Lot 6, all in Block 5/2018, a distance of 449.85 feet to the POINT OF BEGINNING;

CONTAINING, 94,783 square feet or 2.176 acres of land, more or less.

SURVEYOR'S STATEMENT

THAT I, Michael C. Clover, 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 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 Preliminary Plat.

Dated this the ____ day of _____, 2022

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 10/6/22.

Michael C. Clover
Texas Registered Professional Land Surveyor,
No. 5225

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 Michael C. Clover, 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 _____, 2022.

Notary Public in and for the State of Texas

OWNER'S DEDICATION

NOW THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

That McKinney Webb Holdings, LLC, acting through its duly authorized agent, does hereby adopt this plat, designating the herein above described property as **MCKINNEY/WEBB TOWER**, an addition to the City of Dallas, Dallas County, Texas, and does hereby dedicate, in fee simple, to the public use forever any streets and alleys shown thereon. The easements shown thereon are hereby dedicated 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 _____, 2022.

By: McKinney Webb Holdings, LLC, a Delaware limited liability company

By: William Prewitt, Executive Vice President

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the understand authority, a Notary Public in and for the State of Texas, on this day personally appeared William Prewitt, 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 _____, 2022.

Notary Public in and for the State of Texas

PRELIMINARY PLAT

MCKINNEY/WEBB TOWER
LOT 3A, BLOCK 5/2018

BEING A REPLAT OF
ALL OF LOTS 3, 6–14, INCLUSIVE, BLOCK 5/2018,
ARMSTRONG'S BOOKER WASHINGTON ADDITION;
ALL OF LOTS 1B, 2A, 1C, 1D, 1E, 1F AND 1G,
INCLUSIVE, BLOCK 5/2018,
W.S. CHAMBERS JR. REVISED PLAT OF LOTS 1 & 2
BLOCK 5–2018, BOOKER WASHINGTON ADD. AND ALL
OF THE ABANDONED PORTION OF TRACY STREET
BEING OUT OF THE
JOHN COLE SURVEY, ABSTRACT NO. 272 AND
THE J. W. SMITH SURVEY, ABSTRACT NO. 1334
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NUMBER: S223–010
ENGINEERING PLAN NUMBER: DP__–____

SHEET 3 OF 3



7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231
972.235.3031

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JM	MCC	NONE	OCT. 2022	3156–22.145

SURVEYOR:

PACHECO KOCH, A WESTWOOD CO.
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: (972) 235–3031
CONTACT: MICHAEL C. CLOVER

DEVELOPER:

PACIFIC ELM PROPERTIES
1601 ELM STREET, SUITE 3100
DALLAS, TEXAS 75201
PH: (214) 502–0390
CONTACT: KATY SLADE

TX REG. ENGINEERING FIRM F–469
TX REG. SURVEYING FIRM LS–10008000

PRELIMINARY PLAT - MCKINNEY/WEBB TOWER

MCCLOVER 10/6/22 2:16 PM
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