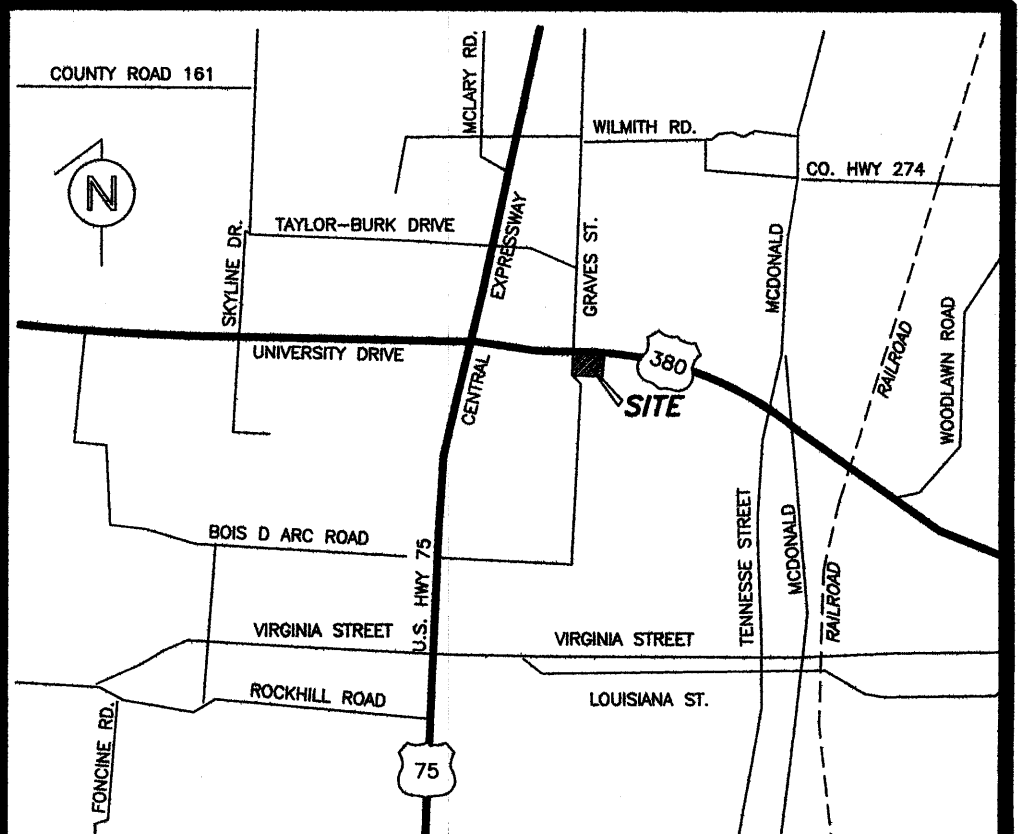
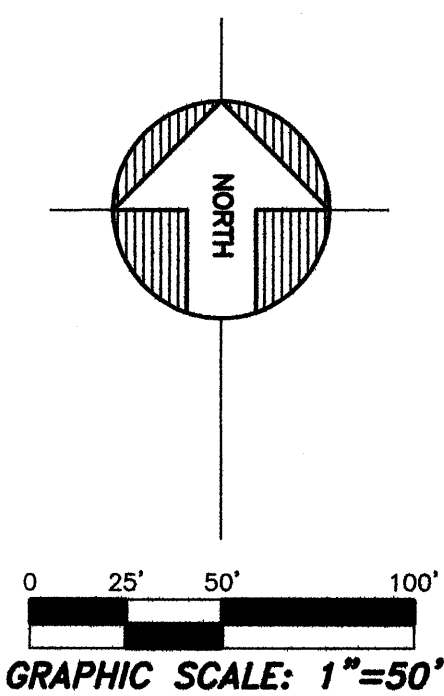


~ FIRE LANE LINE TABLE ~

NO.	BEARING	DISTANCE
L61	S 87°12'11" E	39.58'
L62	N 88°29'11" W	73.65'
L63	N 88°30'00" W	39.15'
L64	S 01°27'47" W	47.51'
L65	N 01°56'17" E	92.08'
L66	N 88°03'43" W	285.28'
L67	N 01°56'17" E	295.04'
L68	N 46°50'41" E	42.93'
L69	N 01°49'22" E	2.20'
L70	S 46°50'55" W	115.02'
L71	S 01°56'17" W	266.63'
L72	S 88°03'43" E	285.67'
L73	N 01°56'17" E	355.03'
L74	N 87°55'15" W	0.42'
L75	N 88°03'43" W	0.33'
L76	S 01°56'07" W	239.41'
L77	S 88°03'43" E	402.53'
L78	N 61°56'17" E	1.79'
L79	S 89°00'47" E	20.39'
L80	N 87°29'50" W	33.82'
L81	N 58°03'43" W	4.00'
L82	N 88°03'43" W	147.52'
L83	N 58°03'43" W	8.30'
L84	N 88°03'43" W	226.47'
L85	S 01°51'02" W	207.45'

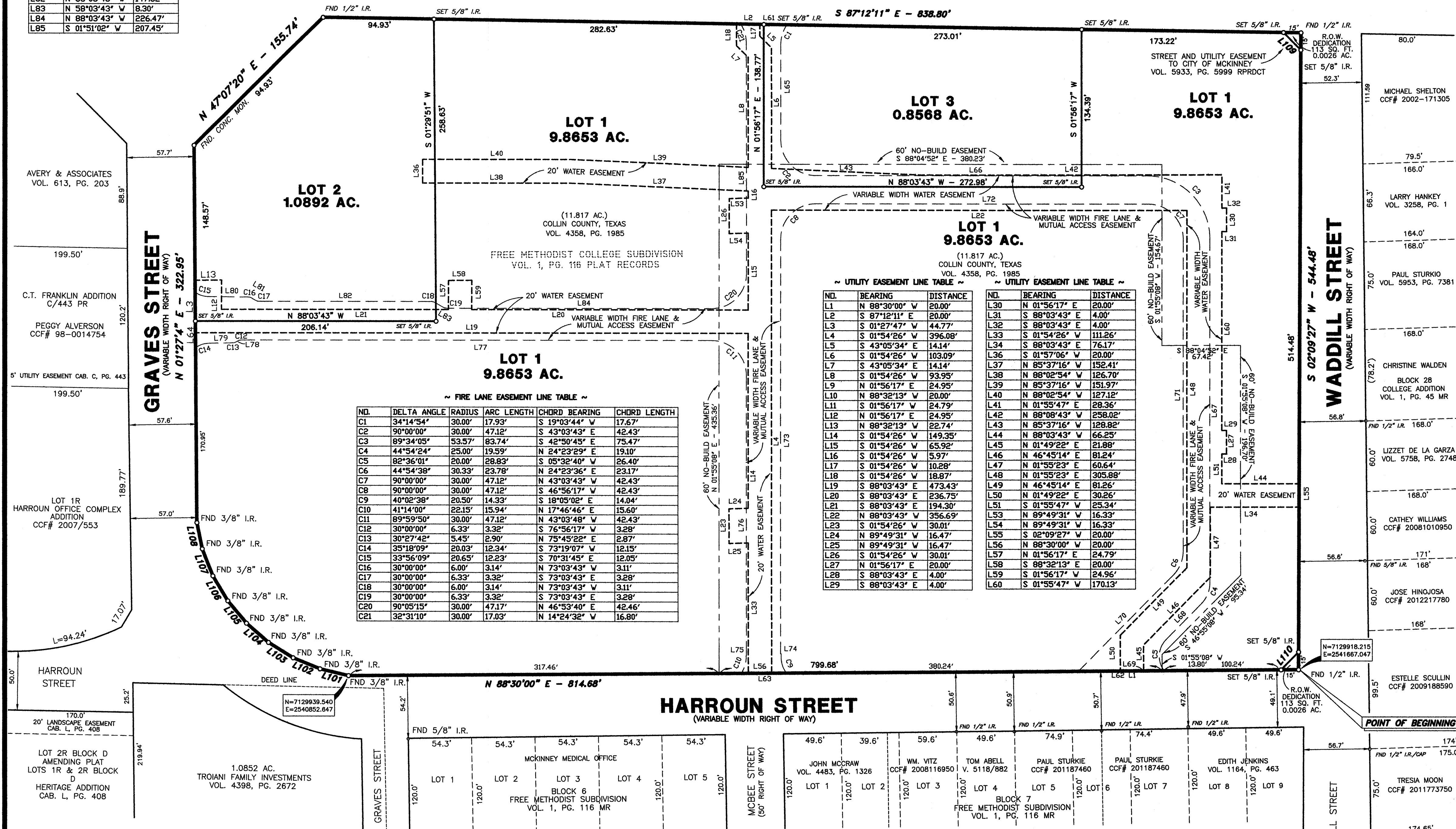
~ BOUNDARY LINE TABLE ~

NO.	BEARING	DISTANCE
L101	N 74°52'40" W	25.00'
L102	N 65°58'26" E	24.85'
L103	N 56°35'01" W	24.78'
L104	N 47°22'24" W	24.88'
L105	N 37°47'26" W	24.93'
L106	N 29°04'14" W	24.84'
L107	N 19°21'33" W	25.04'
L108	N 09°30'47" W	23.03'
L109	S 42°31'22" E	21.33'
L110	S 46°49'43" W	21.33'



WEST UNIVERSITY DRIVE

(120 FOOT RIGHT OF WAY)



DEDICATION STATEMENT

STATE OF TEXAS
COUNTY OF COLLIN

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS

THAT COLLIN COUNTY, TEXAS, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICER, DOES HEREBY ADOPT THIS RECORD PLAT DESIGNATING THE HERETOFORE DESCRIBED PROPERTY AS A REPLAT OF FREE METHODIST COLLEGE ADDITION, AN ADDITION TO THE CITY OF MCKINNEY, TEXAS AND DO HEREBY DEDICATE IN FEE SIMPLE TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON. THE STREETS AND ALLEYS ARE DEDICATED FOR STREET PURPOSES. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED, FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED IN ANY EASEMENTS. EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES. SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND CITY OF MCKINNEY, TEXAS USE THEREOF. THE CITY OF MCKINNEY AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SOLID EASEMENTS. THE CITY OF MCKINNEY AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE FULL RIGHT OF PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME, PROCURING PERMISSION FROM ANYONE. THIS RECORD PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF MCKINNEY, TEXAS.

WITNESS, MY HAND, THIS THE ____ DAY OF ____, 2013

BY: BILL BILYEU
COUNTY CLERK, TEXAS
COUNTY ADMINISTRATOR

OWNER'S CERTIFICATE

WHEREAS, COLLIN COUNTY, TEXAS IS THE OWNER OF PROPERTY DESCRIBED HEREON AS BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED BENJAMIN F. STAPP SURVEY, ABSTRACT NO. 837 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS AND BEING A PORTION OF FREE METHODIST COLLEGE ADDITION, AN ADDITION TO THE CITY OF MCKINNEY, TEXAS, ACCORDING TO A PLAT RECORDED IN VOLUME 1, PAGE 116 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO MCKINNEY HOSPITAL VENTURE AS RECORDED IN VOLUME 3212, PAGE 634 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS AND SUBSEQUENTLY CONVEYED TO COLLIN COUNTY, TEXAS AS RECORDED IN VOLUME 4358 AT PAGE 1985 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID COLLIN COUNTY TRACT IN THE NORTH RIGHT-OF-WAY LINE OF HARROUN AVENUE (A VARIABLE WIDTH RIGHT-OF-WAY) AT ITS INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF WADDILL STREET (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID MCKINNEY TRACT WITH THE NORTH RIGHT-OF-WAY LINE OF SAID HARROUN AVENUE AS FOLLOWS:

(1) NORTH 88° 30' 00" WEST FOR A DISTANCE OF 814.68 FEET TO A 3/8" IRON ROD FOUND;

(2) NORTH 74° 52' 40" WEST FOR A DISTANCE OF 25.00 FEET TO A 3/8" IRON ROD FOUND;

(3) NORTH 65° 58' 26" WEST FOR A DISTANCE OF 24.85 FEET TO A 3/8" IRON ROD FOUND;

(4) NORTH 56° 35' 01" WEST FOR A DISTANCE OF 24.78 FEET TO A 3/8" IRON ROD FOUND;

(5) NORTH 47° 22' 24" WEST FOR A DISTANCE OF 24.88 FEET TO A 3/8" IRON ROD FOUND;

(6) NORTH 37° 47' 26" WEST FOR A DISTANCE OF 24.93 FEET TO A 3/8" IRON ROD FOUND;

(7) NORTH 29° 04' 14" WEST FOR A DISTANCE OF 24.84 FEET TO A 3/8" IRON ROD FOUND;

(8) NORTH 19° 21' 33" WEST FOR A DISTANCE OF 25.04 FEET TO A 3/8" IRON ROD FOUND;

(9) NORTH 09° 30' 47" WEST FOR A DISTANCE OF 23.03 FEET TO A 3/8" IRON ROD FOUND;

THENCE NORTH 01° 27' 47" WEST AND FOLLOWING ALONG SAID EAST RIGHT-OF-WAY LINE OF GRAVES STREET (A VARIABLE WIDTH RIGHT-OF-WAY) WITH THE WEST BOUNDARY LINE OF SAID COLLIN COUNTY TRACT FOR A DISTANCE OF 322.95 FEET TO A CONCRETE MARKER FOUND AT THE MOST WESTERLY NORTHWEST CORNER THEREOF;

THENCE NORTH 47° 07' 20" EAST AND FOLLOWING ALONG THE NORTHWEST BOUNDARY LINE OF SAID COLLIN COUNTY TRACT FOR A DISTANCE OF 155.74 FEET TO A 1/2" IRON ROD FOUND FOR THE MOST NORTHERLY NORTHWEST CORNER THEREOF IN THE SOUTH RIGHT-OF-WAY LINE OF UNIVERSITY DRIVE (U.S. HIGHWAY 380, A 120-FOOT WIDE RIGHT-OF-WAY);

THENCE SOUTH 87° 12' 11" EAST AND FOLLOWING ALONG THE SOUTH RIGHT-OF-WAY LINE OF WEST UNIVERSITY DRIVE WITH THE NORTH BOUNDARY LINE OF SAID COLLIN COUNTY TRACT TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER THEREOF LYING IN THE AFORESAID WEST RIGHT-OF-WAY LINE OF WADDILL STREET;

THENCE SOUTH 02° 08' 27" WEST AND FOLLOWING ALONG SAID WEST RIGHT-OF-WAY LINE OF WADDILL STREET WITH THE EAST BOUNDARY LINE OF SAID COLLIN COUNTY TRACT FOR A DISTANCE OF 544.48 TO THE PLACE OF BEGINNING AND CONTAINING 11.8170 ACRES (514,750 SQUARE FEET) OF LAND.

FLOOD NOTE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) - NATIONAL FLOOD INSURANCE PROGRAM (NFIP) - FLOOD INSURANCE RATE MAP (FIRM) - FOR THE COLLIN COUNTY, TEXAS AND INCORPORATED AREAS - MAP NO. 48085C0260J, MAP REVISED, JUNE 02, 2009, THE PROPERTY SHOWN HEREON LIES IN ZONE "X" (OTHER AREAS).

ZONE "X"(OTHER AREAS) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".

THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR.

THE BASE FLOOD ELEVATION IS THE WATER-SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURE 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 FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY, THAT I, DAVID PETREE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION, FROM AN ACTUAL SURVEY ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT THE SURVEY MADE BY ME OR UNDER MY DIRECTION OR SUPERVISION.

DAVID PETREE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1890

**STATE OF TEXAS
COUNTY OF COLLIN**

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BILL BILYEU, 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 AND IN THE CAPACITY THEREON STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE ____ DAY OF ____, 2013.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

MY COMMISSION EXPIRES ____

NOTES

1. ALL PROPOSED LOTS SITUATED IN WHOLE OR IN PART WITHIN THE CITY'S CORPORATE LIMITS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE GOVERNING ZONING DISTRICT.

2. BASIS OF BEARINGS PER TEXAS STATE PLANE COORDINATES ZONE 4202 NAD 1983.

3. THE PURPOSE OF THIS REPLAT IS TO SUBDIVIDE SUBJECT PROPERTY INTO 3 LOTS.

SITE BENCH MARKS

NO. 1 TxDOT MONUMENT LOCATED ON MEDIAN NOSE ALONG THE CENTER OF WEST UNIVERSITY DRIVE (U.S. HIGHWAY 380) AND 420 EAST OF THE CENTER OF GRAVES STREET.
ELEVATION = 652.94' PER NAVD 1988.

NO. 2 TxDOT MONUMENT LOCATED ON MEDIAN NOSE ALONG THE CENTER OF WEST UNIVERSITY DRIVE (U.S. HIGHWAY 380) AND 980 EAST OF THE CENTER OF GRAVES STREET.
ELEVATION = 647.20' PER NAVD 1988.

PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY

PRELIMINARY-FINAL PLAT

FREE METHODIST COLLEGE ADDITION

LOTS 1-3, BLOCK A

11.8170 ACRE PARCEL

COLLIN COUNTY TEXAS PROPERTY

BENJAMIN STAPP SURVEY - ABSTRACT 837

CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

FEBRUARY 14, 2013

SURVEYOR: DAVID PETREE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1890
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PH. (214) 358-4500
FX. (214) 358-4600

OWNER: COLLIN COUNTY, TEXAS
%COLLIN COUNTY ADMINISTRATIVE SERVICES
COLLIN COUNTY ADMINISTRATIVE BUILDING
2300 BLOOMDALE ROAD
SUITE 4192
MCKINNEY, TEXAS 75071
CONTACT BILL BILYEU

RECEIVED
By Kathy Wright at 3:36 pm, Feb 15, 2013