



LINE TABLE	LINE TABLE				
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N02°23'53"E	44.00'	L21	S02°23'53"W	4.44'
L2	N02°23'53"E	29.00'	L22	S87°36'07"E	200.93'
L3	N87°36'07"W	15.00'	L23	N87°36'07"W	160.58'
L4	S02°23'53"W	29.00'	L24	S02°23'53"W	4.52'
L5	S87°36'07"E	13.00'	L25	S87°42'14"E	8.46'
L6	N02°23'53"E	10.00'	L26	N02°23'53"E	14.09'
L7	N87°36'07"W	13.00'	L27	N87°36'07"W	9.88'
L8	S87°36'07"E	13.00'	L28	S02°23'53"W	14.09'
L9	N02°23'53"E	10.00'	L29	S87°36'07"E	208.20'
L10	N87°36'07"W	13.00'	L30	N87°36'07"W	166.64'
L11	N02°23'53"E	10.00'	L31	N81°24'03"W	41.81'
L12	N87°36'07"W	13.00'	L32	S02°23'53"W	15.21'
L13	N06°25'13"W	16.93'	L33	N81°19'13"W	40.59'
L14	S81°08'53"W	38.62'			
L15	N05°00'00"W	0.62'			
L16	N81°08'53"E	40.71'			
L17	N61°26'07"E	78.94'			
L18	N61°26'07"E	84.09'			
L19	S87°36'07"E	109.27'			
L20	S02°23'53"W	15.50'			

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	50°07'14"	30.00'	26.24'	N22°39'44"W	25.41'
C2	90°00'00"	30.00'	47.12'	N42°36'07"W	42.43'
C3	28°09'18"	30.00'	14.74'	N78°19'15"E	14.59'
C4	90°00'00"	30.00'	47.12'	S42°36'07"E	42.43'
C5	118°54'12"	30.00'	62.26'	S28°09'01"E	51.67'
C6	118°54'12"	30.00'	62.26'	N32°56'47"E	51.67'
C7	118°54'12"	30.00'	62.26'	S28°09'01"E	51.67'
C8	118°54'12"	30.00'	62.26'	N32°56'47"E	51.67'
C9	117°18'28"	30.00'	61.42'	S28°56'54"E	51.24'
C10	59°29'46"	30.00'	31.15'	S57°51'14"E	29.77'
C11	17°39'24"	30.00'	9.25'	S78°46'25"E	9.21'
C12	61°05'48"	30.00'	31.99'	S57°03'13"E	30.50'

**LEGEND**

Δ = CENTRAL ANGLE  
 P.O.B. = POINT OF BEGINNING  
 SAN. SEW. = SANITARY SEWER  
 STM. SEW. = STORM SEWER  
 W. = WATER  
 ESMT. = EASEMENT  
 VOL. = VOLUME  
 PG. = PAGE  
 SQ. FT. = SQUARE FEET  
 INST. NO. = INSTRUMENT NUMBER  
 IRFC = IRON ROD WITH CAP FOUND  
 IRF = IRON ROD FOUND  
 M.R.C.T. = MAP RECORDS OF COLLIN COUNTY, TEXAS  
 O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS

**OWNER'S CERTIFICATION**  
 STATE OF TEXAS §  
 COUNTY OF COLLIN §  
 CITY OF MCKINNEY §

WHEREAS, MCKINNEY HARDIN, LLC is the sole owner of a tract of land situated in the James Herndon Survey, Abstract No. 391, City of McKinney, Collin County, Texas and being all of the tract of land described in Special Warranty Deed to McKinney Hardin, LLC recorded in Instrument No. 20190402000343570, Official Public Records of Collin County, Texas and being more particularly described as follows:

**BEGINNING** at a 1/2" iron rod found in the south right-of-way line of Virginia Parkway (a variable width right-of-way), for the northeast corner of Mallard Lakes at McKinney Phase One, an addition to the City of McKinney, recorded in Volume A, Page 45, of the Official Public Records of Collin County, Texas, and being the beginning of a curve to the right having a central angle of 1°34'14", a radius of 5669.58 feet, a chord bearing and distance of South 88°23'14" East, 155.41 feet;

**THENCE** with said south right-of-way line of Virginia Parkway, the following courses and distances:

With said curve to the right, an arc distance of 155.41 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;  
 South 87°36'07" East, a distance of 785.16 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;  
 South 81°29'04" East, a distance of 56.33 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;  
 South 87°36'07" East, a distance of 76.88 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner at the north end of a right-of-way corner clip at the intersection of the south right-of-way line of Virginia Parkway with the west right-of-way line of Hardin Boulevard (a variable width right-of-way);

**THENCE** with said corner clip, South 40°56'06" East, a distance of 87.90 feet to a 1/2" iron rod with cap stamped "PACHECO KOCH" found in said west right-of-way line of Hardin Boulevard and at the beginning of a non-tangent curve to the left having a central angle of 5°40'47", a radius of 2075.00 feet, a chord bearing and distance of South 03°48'51" East, 205.61 feet;

**THENCE** with said west right-of-way line of Hardin Boulevard, the following courses and distances:

With said curve to the left, an arc distance of 205.70 feet to a 1/2" iron rod with cap stamped "PACHECO KOCH" found for corner;  
 South 13°32'54" East, a distance of 253.01 feet to a 1/2" iron rod with cap stamped "PACHECO KOCH" found at the beginning of a tangent curve to the left having a central angle of 00°20'59", a radius of 2060.00 feet, a chord bearing and distance of South 13°49'57" East, 12.57 feet;

In a southeasterly direction, with said curve to the left, an arc distance of 12.57 feet to a 1/2" iron rod with cap stamped "PACHECO KOCH" found at the northeast corner of the tract of land described in Special Warranty Deed to Touchmark, LLC, recorded in instrument No. 20180618000751090 of the said Official Public Records;

**THENCE** with the north line of said Touchmark tract, South 89°22'54" West, a distance of 1123.37 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

**THENCE** departing said Touchmark tract, North 0°44'07" West, a distance of 75.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

**THENCE** South 89°23'17" West, a distance of 75.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set in the east line of said Mallard Lakes at McKinney Phase One Addition;

**THENCE** with said east line of said Mallard Lakes at McKinney Phase One Addition, North 0°44'06" West, a distance of 591.51 feet to the **POINT OF BEGINNING** and containing 14.6701 acres or 639,031 square feet of land.

**OWNER DEDICATION**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, I, MCKINNEY HARDIN, LLC, do hereby adopt this conveyance plat designating the herein above described property as **HARDIN CROSSING ADDITION, LOTS 1 & 2, BLOCK A**, an addition to the City of McKinney, Collin County, Texas and do hereby dedicate to the public use forever, the streets, alleys and public use area shown hereon, the easements, as shown, for mutual use and accommodation of the City of McKinney and all public utilities desiring to use or showing same. All and any public utility and the City of McKinney shall have the right to remove and keep removed all or parts of any building, fences, shrubs, trees or other improvements or growths, which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on said Easements, and the City of McKinney and all public utilities constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems, without the necessity, at anytime, of procuring the permission of anyone.

This plat is made subject to the following Reservation: For Grantor and Grantor's Heirs, Successors, and Assigns Forever; A Reservation of all oil, gas, and other minerals in and under that may be produced from the property.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of McKinney, Texas.

WITNESS MY HAND at \_\_\_\_\_, this the \_\_\_\_ day of \_\_\_\_\_, 2020.

**MCKINNEY HARDIN, LLC**

By: \_\_\_\_\_  
 Name: Jim Riggs  
 Title: Manager

STATE OF \_\_\_\_\_ §  
 COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, on this day personally appeared Jim Riggs, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the \_\_\_\_ day of \_\_\_\_\_, 2020.

Notary Public in and for the State of \_\_\_\_\_

APPROVED AND ACCEPTED

\_\_\_\_\_  
 CITY OF MCKINNEY MAYOR  
 CITY OF MCKINNEY, TEXAS

DATE \_\_\_\_\_

ATTEST \_\_\_\_\_

\_\_\_\_\_  
 CITY SECRETARY  
 CITY OF MCKINNEY, TEXAS

DATE \_\_\_\_\_

**CONVEYANCE PLAT  
 HARDIN CROSSING ADDITION  
 LOTS 1 & 2, BLOCK A  
 BEING 14.6701 ACRES OUT OF THE  
 JAMES HERNDON SURVEY  
 ABSTRACT NO. 391  
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS**

**Kimley»Horn**

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3520

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	MRW	JAD	MAR 2020	064546401	1 OF 1

**SURVEYOR'S CERTIFICATE**

THAT I, J. Andy Dobbs, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of McKinney, Texas.

Dated this the \_\_\_\_ day of \_\_\_\_\_, 2020.

J. Andy Dobbs  
 Registered Professional Land Surveyor No. 6196  
 Kimley-Horn and Associates, Inc.  
 13455 Noel Road,  
 Two Galleria Office Tower, Suite 700  
 Dallas, Texas 75240  
 (972) 770-1300  
 andy.dobbs@kimley-horn.com

**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 authority, on this day personally appeared J. Andy Dobbs, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this \_\_\_\_ day of \_\_\_\_\_, 2020.

Notary Public in and for the State of Texas

**FLOOD STATEMENT:**

According to Community Panel No. 48085C0260K, dated June 7, 2017 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is within Zone X (unshaded) areas determined to be outside the 0.2% annual chance floodplain". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures 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.

**NOTES:**

1. Bearing system of this survey is based on a line oriented between City of McKinney monuments 39 and 40 found in the field, whose positions are published on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. Coordinates shown are based on grid coordinate values, no scale and no projection.
2. All corners are 5/8" iron rods with a plastic cap stamped "KHA" set unless otherwise noted.
3. 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 and requirements of the subdivision ordinance.

**CONVEYANCE PLAT ONLY: NOT FOR DEVELOPMENT**

A conveyance plat is a map of property approved by the city for the purpose of sale or conveyance in its entirety or interests thereon defined. Lots created by a conveyance plat may not have all necessary public utilities available for immediate use. No certificate of occupancy shall be issued nor permanent public utility service provided to any lot(s) created by a conveyance plat until all required public improvements have been constructed and accepted and a record plat is filed for record with the county clerk. Selling a portion of property by metes and bounds, except as shown on an approved, filed and accepted conveyance plat, record plat, minor plat or minor replat is a violation of the city's Code of Ordinances and State Law.

OWNER: MCKINNEY HARDIN, LLC  
 7120 E. KIERLAND BLVD., SUITE 807  
 SCOTTSDALE, AZ 85254  
 CONTACT: JIM RIGGS, MANAGER  
 PHONE: 602 292 2398  
 EMAIL: HOYATROJAN@AOL.COM

ENGINEER:  
 KIMLEY-HORN AND ASSOCIATES, INC.  
 260 EAST DAVIS STREET, SUITE 100,  
 MCKINNEY, TEXAS 75069  
 CONTACT: MICHAEL DOGGETT, PE  
 PHONE: 469 352 2959

DWG NAME: FCDL\_SURVEY060506001\_SVC\_VIRGINIA AND HARDIN MCKINNEY\_C.P. WITHOUT CELL TOWER TRACT.DWG PLOTTED BY: WOFFORD, WATT 3/19/2020 10:58 AM 3/19/2020 10:58 AM