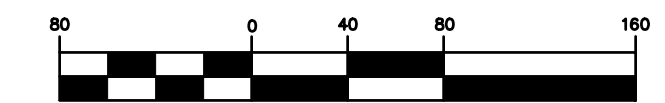
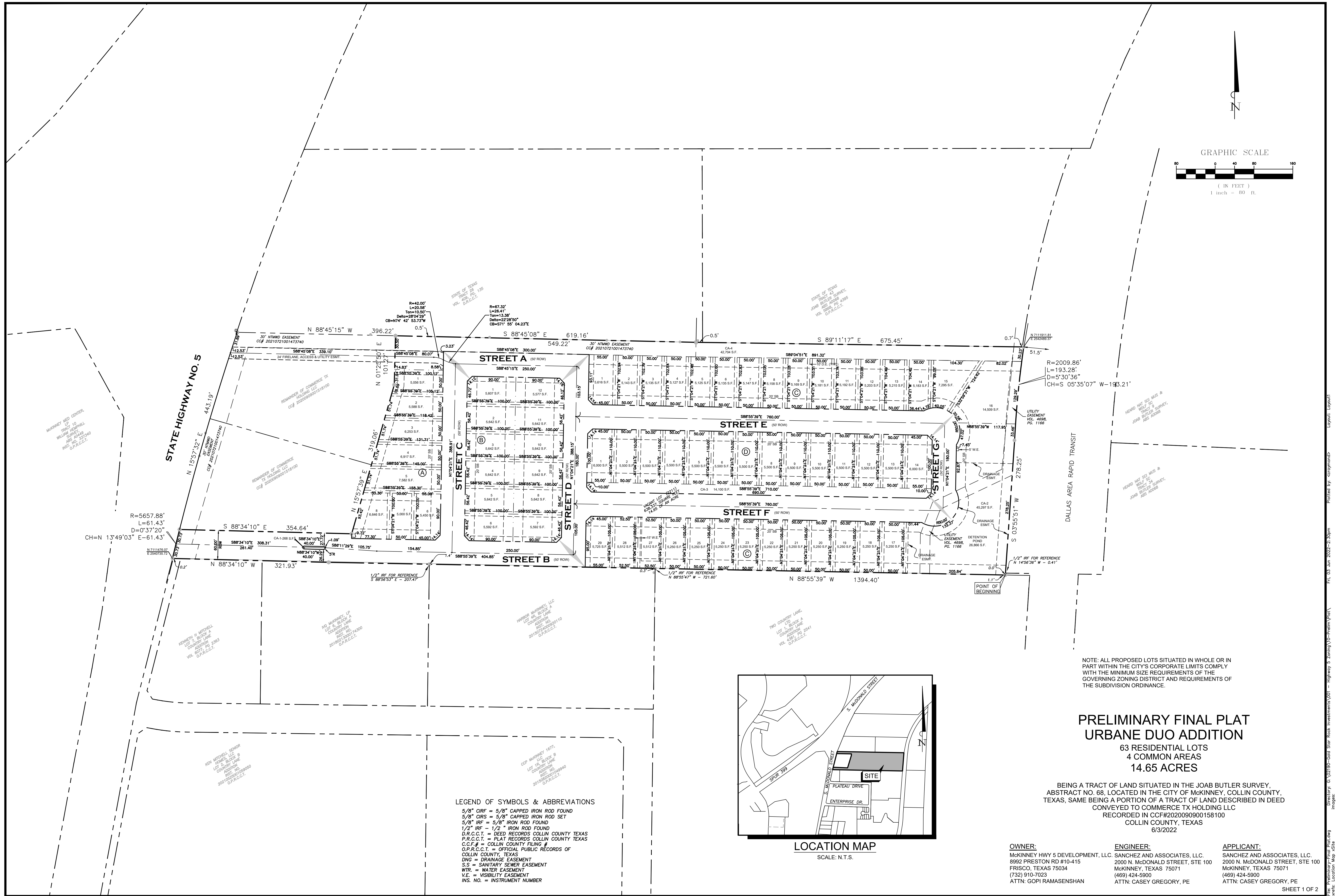




GRAPHIC SCALE



( IN FEET )  
1 inch = 80 ft.



R=2009.86'  
L=193.28'  
D=5'30.36"  
CH=S 05°35'07" W-193.21'

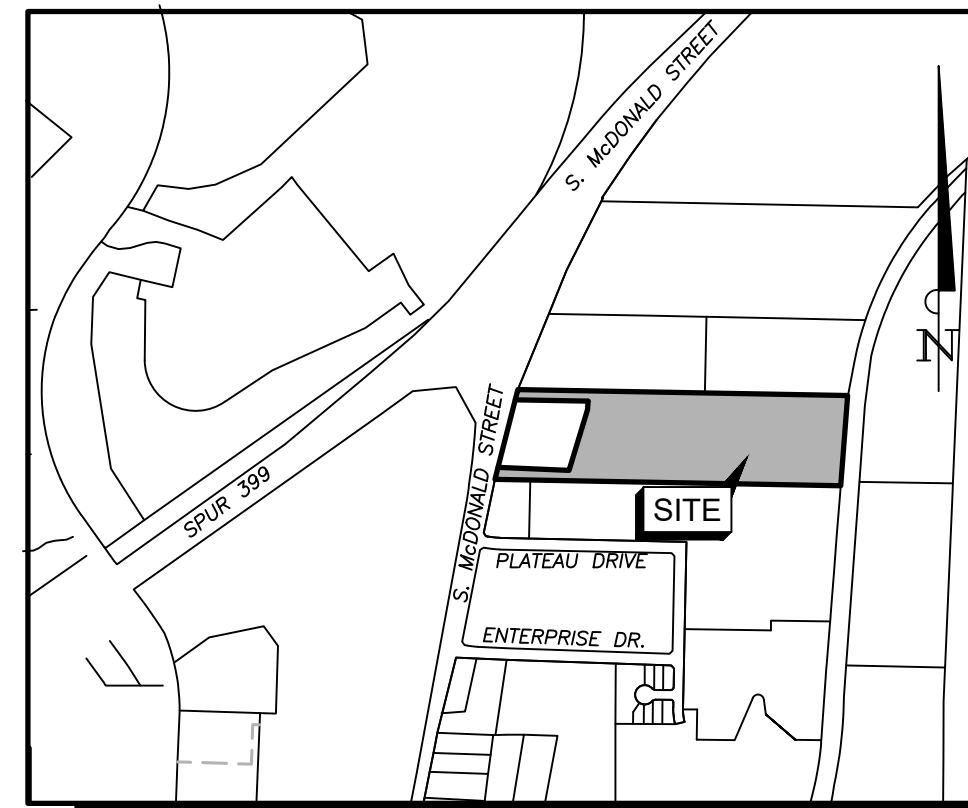
DALLAS AREA RAPID TRANSIT

NOTE: 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.

### PRELIMINARY FINAL PLAT URBANE DUO ADDITION

63 RESIDENTIAL LOTS  
4 COMMON AREAS  
14.65 ACRES

BEING A TRACT OF LAND SITUATED IN THE JOAB BUTLER SURVEY, ABSTRACT NO. 68, LOCATED IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, SAME BEING A PORTION OF A TRACT OF LAND DESCRIBED IN DEED CONVEYED TO COMMERCE TX HOLDING LLC RECORDED IN CCF#2020090900158100 COLLIN COUNTY, TEXAS 6/3/2022



LOCATION MAP  
SCALE: N.T.S.

LEGEND OF SYMBOLS & ABBREVIATIONS  
5/8" CIRF = 5/8" CAPPED IRON ROD FOUND  
5/8" CIRS = 5/8" CAPPED IRON ROD SET  
5/8" IRF = 5/8" IRON ROD FOUND  
1/2" IRF = 1/2" IRON ROD FOUND  
D.R.C.C.T. = DEED RECORDS COLLIN COUNTY TEXAS  
P.R.C.C.T. = PLAT RECORDS COLLIN COUNTY TEXAS  
C.C.F.# = COLLIN COUNTY FILING #  
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS  
DNG = DRAINAGE EASEMENT  
S.S. = SANITARY SEWER EASEMENT  
WTR. = WATER EASEMENT  
V.E. = VISIBILITY EASEMENT  
INS. NO. = INSTRUMENT NUMBER

OWNER: MCKINNEY HWY 5 DEVELOPMENT, LLC  
8992 PRESTON RD #10-415  
FRISCO, TEXAS 75034  
(732) 910-7023  
ATTN: GOPI RAMASENSHAN

ENGINEER: SANCHEZ AND ASSOCIATES, LLC  
2000 N. McDONALD STREET, STE 100  
MCKINNEY, TEXAS 75071  
(469) 424-5900  
ATTN: CASEY GREGORY, PE

APPLICANT: SANCHEZ AND ASSOCIATES, LLC  
2000 N. McDONALD STREET, STE 100  
MCKINNEY, TEXAS 75071  
(469) 424-5900  
ATTN: CASEY GREGORY, PE

OWNERS DEDICATION

STATE OF TEXAS)

COUNTY OF COLLIN)

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, McKinney Hwy Five Development, LLC do hereby adopt this Preliminary Final Plat designating the herein above described property as Lots 1 through 1 through 8 of Block A and Lots 1 through 12 of Block B and Lots 1 through 29 of Block C and Lots 1 through 14 Block D. Common Areas CA-1 through CA-5 of the State Hwy 5, City of McKinney, Collin County, Texas and do hereby dedicate to public use forever, their 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 of using 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 anyway may interfere with the construction, maintenance, or efficiency of it's 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 it's respective systems, without the necessity, at anytime, or procuring the permission of anyone.

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

WITNESS MY HAND at \_\_\_\_\_, Texas, this \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
David H. Craig  
MC22C, LP

STATE OF TEXAS)

COUNTY OF COLLIN)

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared DAVID H. CRAIG, known to me to be the person's name that 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

SURVEYOR'S CERTIFICATE

I, \_\_\_\_\_, 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 Land Surveying.

Dated this the \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_

Print Name:

Texas Registered Professional Land Surveyor No. 6233

STATE OF TEXAS)

COUNTY OF DALLAS)

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared \_\_\_\_\_, known to me to be the person's name that 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 Sate of Texas

OWNERS CERTIFICATE

STATE OF TEXAS  
COUNTY OF COLLIN

Whereas McKinney Hwy Five Development, LLC is the owner of Lot 2211, Being a tract of land situated in the Joab Butler Survey, Abstract No. 68, located on the City of McKinney, Collin County, Texas, same being a portion of a tract of land described in the deed conveyed to Commerce, TX Holding LLC, a Texas Limited Liability Company, recorded in County Clerk's File Number 202009001518100, Deed Records, Collin County, Texas and being particularly described by metes & bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner lying along the North line of Country Lane, an Addition in the City of McKinney, Collin County, Texas, according to the Map or Plat thereof recorded in Cabinet L. Page 450 of the Map Records of Collin County, Texas, also lying along the West line of the Dallas Area Rapid Transit, and being the Southeast corner of said Commerce tract, from which a 1/2 inch iron rod found for witness bears North 14 degrees 56 minutes 36 seconds West, a distance of 0.41 feet:

THENCE North 88 deg. 55min 39 sec. West, passing at distance of 721.60 feet a 1/2 inch iron rod found for reference at the Northwest corner of said County Lane addition, at the Northeast corner of Lot 4R, Block A, an Addition in the City of McKinney, Collin County, Texas, according to the Map or Plat thereof recorded under Document No. 2017-83 9 (P.R.C.C.T.), and continuing for a total distance of 1,394.40 feet to a point of corner:

THENCE North 88 deg. 34 min. 10 sec. West, a distance of 321.93 feet to a 1/2 inch iron rod found for corner in the East line of State Highway 5, at the Northwest corner of said Lot 4R, bring the beginning of a curve to the right having a central angel of 00 deg. 37 min. 20 sec., a radius of 5,657.88 feet, and a chord bearing and distance of North 13 deg. 49 min. 03 sec. East, 61.43 feet:

THENCE Northeasterly along said curve to the right an acre distance of 61.43 feet to a point for corner at the Southwest corner of that remaining portion of said Commerce TX Holding, LLC tract:

THENCE South 88 deg. 34 min. 10 sec. East, a distance of 354.64 feet to a point for corner at the Southeast corner of that remaining portion of said Commerce TX Holding, LLC tract:

THENCE North 15 deg. 57 min. 39 sec. East, a distance of 319.06 feet to a point for corner at the East corner of that remaining portion of said Commerce TX Holding, LLC tract:

THENCE North 01 deg. 25 min. 50 sec. East, a distance of 101.27 feet to a point for corner in the South line of a tract of land described in the deed to the State of Texas, recorded in Volume 409, Page 135 (D.R.C.C.T.), at the Northeast corner of the remaining portion of said Commerce TX Holding, LLC tract:

THENCE South 88 deg. 45 min. 08 sec. East, a distance of 619.16 feet to a brass TXDOT monument found for corner at the Southeast corner of said State of Texas tract (Vol. 409, Pg. 135), at the Southwest corner of a tract of land described in the deed to the State of Texas, recorded in Volume 5848, Page 4395 (D.R.C.C.T.):

THENCE South 89 deg. 11 min. 17 sec. East, a distance of 675.45 feet 5/8 inch iron rod found for corner in the West line of a Dallas Area Rapid Transit (D/A.R.T.) right-of-way, at the Southeast corner of said State of Texas tract Vol. 5848, Pg. 4395), being the beginning of a curve to the left having a central angle of 05 deg. 30 min. 36 sec., a radius of 2,009.86 feet, and a chord bearing and distance of South 05 deg. 35 min. 07 sec. West, 193.21 feet:

THENCE Southwesterly along said curve to the left an acre distance of 193.28 feet to a 1/2 inch iron rod found for corner:

THENCE South 03 deg. 55 min. 51 sec. t, a distance of 278.25 feet to the PLACE OF BEGINNING and containing 638,337 square feet or 14.65 acres of land.

APPROVED  
  
\_\_\_\_\_  
PLANNING AND ZONING COMMISSION CHAIRMAN  
CITY OF MCKINNEY, TEXAS  
  
DATE: \_\_\_\_\_  
  
ATTEST  
  
\_\_\_\_\_  
PLANNING AND ZONING COMMISSION CHAIRMAN  
CITY OF MCKINNEY, TEXAS  
  
DATE: \_\_\_\_\_

PRELIMINARY FINAL PLAT  
URBANE DUO ADDITION

63 RESIDENTIAL LOTS  
4 COMMON AREAS  
14.65 ACRES

BEING A TRACT OF LAND SITUATED IN THE JOAB BUTLER SURVEY, ABSTRACT NO. 68, LOCATED IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, SAME BEING A PORTION OF A TRACT OF LAND DESCRIBED IN DEED CONVEYED TO COMMERCE TX HOLDING LLC RECORDED IN CCF#202009001518100 COLLIN COUNTY, TEXAS 6/3/2022

OWNER:  
MCKINNEY HWY 5 DEVELOPMENT, LLC.  
8992 PRESTON RD #10-415  
FRISCO, TEXAS 75034  
(732) 910-7023  
ATTN: GOPI RAMASENSHAN

ENGINEER:  
SANCHEZ AND ASSOCIATES, LLC.  
2000 N. McDONALD STREET, STE 100  
MCKINNEY, TEXAS 75071  
(469) 424-5900  
ATTN: CASEY GREGORY, PE

APPLICANT:  
SANCHEZ AND ASSOCIATES, LLC.  
2000 N. McDONALD STREET, STE 100  
MCKINNEY, TEXAS 75071  
(469) 424-5900  
ATTN: CASEY GREGORY, PE