

# Case No. 13-237PFR

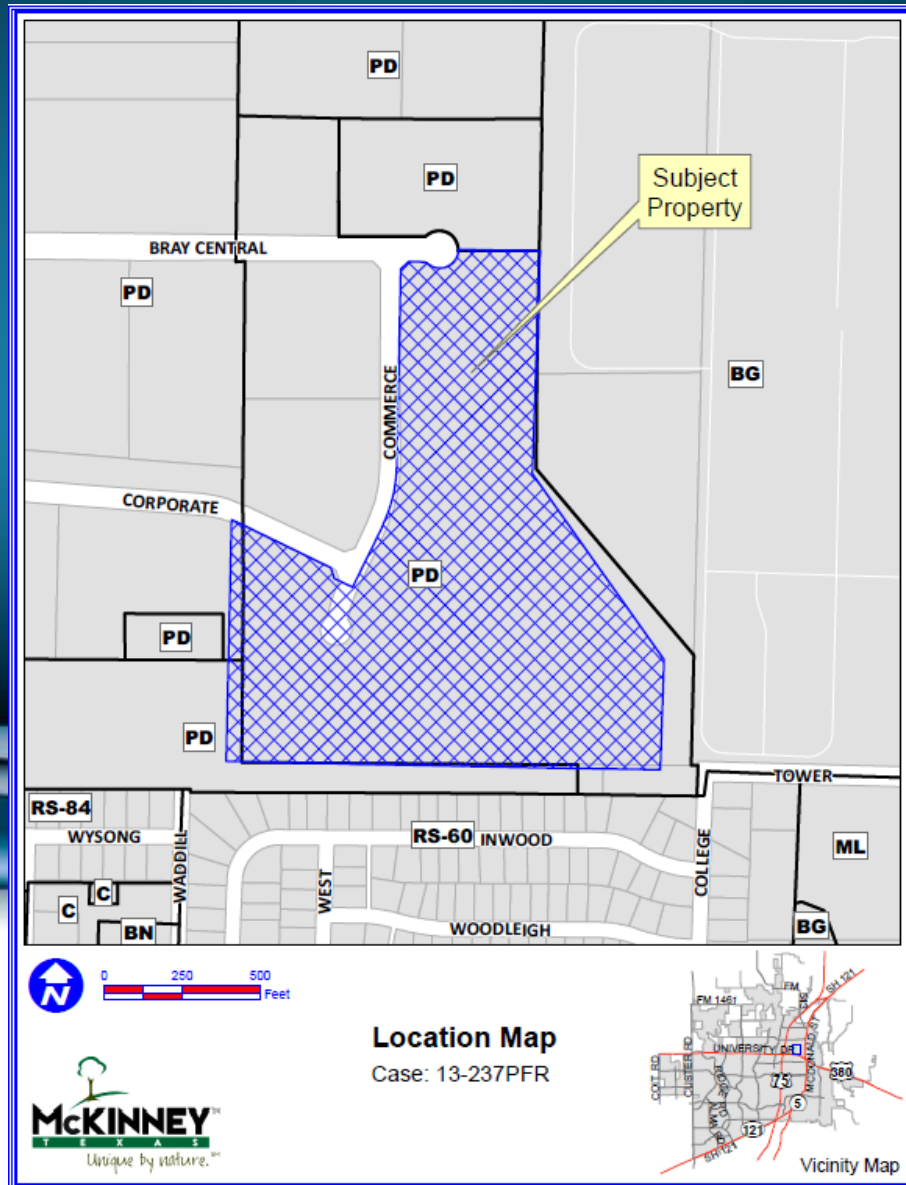
## University Business Park Addition



# Location Map

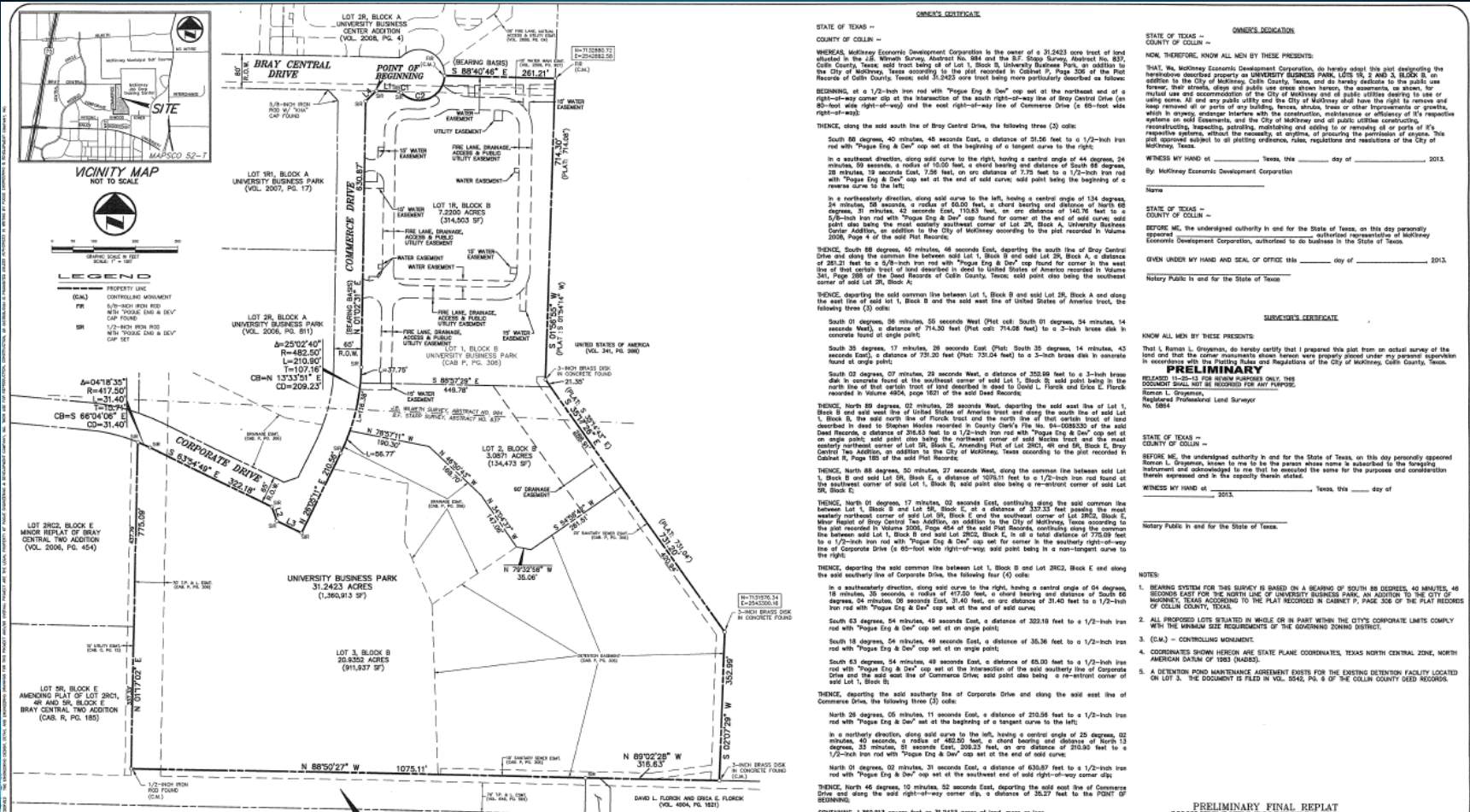


# Aerial Exhibit





# Proposed Preliminary-Final Replat



**CORNER'S CERTIFICATE**

STATE OF TEXAS - COUNTY OF COLLIN - WHEREAS, McKinney Economic Development Corporation is the owner of a 31,242.3 acre tract of land located in the L.B. Stapp Survey, Abstract No. 837, Collin County, Texas, and tract being a part of Lot 1, Block 3, University Business Park, an addition to the City of McKinney, Texas, according to the plat recorded in Volume 2006, Page 4 of the Plat Records of Collin County, Texas, and 31,242.3 acre tract being re-platified hereby as follows:

**BEGINS**, at a 1/2-inch iron rod with "Pogue Eng & Dev" cap set at the northeast end of a right-of-way corner site at the intersection of the south right-of-way line of Dray Central Drive (a 65-foot wide right-of-way) and the east right-of-way line of Commerce Drive (a 60-foot wide right-of-way);

**ENDS**, along the said south line of Dray Central Drive, the following three (3) c/s:

South 09 degrees, 43 minutes, 48 seconds East, a distance of 81.56 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set at the beginning of a tangent curve to the right;

In a southeast direction, along said curve to the right, having a central angle of 44 degrees, 24 minutes, 59 seconds, a radius of 60.00 feet, a chord bearing and distance of South 89 degrees, 28 minutes, 18 seconds East, 7.56 feet, an arc distance of 7.75 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set at the end of said curve; said point being the beginning of a reverse curve to the left;

In a northeasterly direction, along said curve to the left, having a central angle of 134 degrees, 24 minutes, 58 seconds, a radius of 60.00 feet, a chord bearing and distance of North 89 degrees, 31 minutes, 42 seconds East, 110.63 feet, an arc distance of 140.78 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap found for corner at the end of said curve; said point also being the most easterly southwest corner of Lot 20, Block A, University Business Center Addition, an addition to the City of McKinney according to the plat recorded in Volume 2006, Page 4 of the said Plat Record;

**THENCE**, South 88 degrees, 48 minutes, 48 seconds East, describing the south line of Dray Central Drive and along the common line between said Lot 1, Block 3 and said Lot 20, Block A, a distance of 282.33 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap found for corner in the west end of that certain tract of land described in detail in United States of America recorded in Volume 2006, Page 4 of the Plat Records of Collin County, Texas; said point also being the southeast corner of said Lot 20, Block A;

**THENCE**, departing the said common line between Lot 1, Block 3 and said Lot 20, Block A and along the east line of said Lot 1, Block 3 and the said east line of United States of America tract, the following three (3) c/s:

South 01 degree, 58 minutes, 55 seconds West (Post c/s: South 01 degree, 54 minutes, 14 seconds West), a distance of 714.20 feet (Post c/s: 714.20 feet) to a 3-inch brass disk in concrete found at angle point;

South 23 degrees, 17 minutes, 20 seconds East (Post c/s: South 25 degrees, 14 minutes, 43 seconds East), a distance of 270.20 feet to a 3-inch brass disk in concrete found at angle point;

South 03 degree, 07 minutes, 23 seconds West, a distance of 202.90 feet to a 3-inch brass disk in concrete found at the southeast corner of said Lot 1, Block 3; said point being in the north line of that certain tract of land described in detail in David L. Flock and Erica E. Flock recorded in Volume 6524, page 182 of the said Plat Record;

**THENCE**, North 59 degrees, 02 minutes, 28 seconds West, departing the said east line of Lot 1, Block 3 and the east line of United States of America tract, a distance of 202.90 feet to a 3-inch brass disk in concrete found at the southeast corner of said Lot 1, Block 3; the said north line of Flock tract and the north line of that certain tract of land described in detail in Sherry B. Flock and David L. Flock recorded in Volume 6524, page 182 of the said Plat Record;

**THENCE**, North 59 degrees, 02 minutes, 28 seconds West, departing the said east line of Lot 1, Block 3 and the east line of United States of America tract, a distance of 202.90 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set at angle point; said point also being the southeast corner of said Lot 1, Block 3; the said north line of Flock tract and the north line of that certain tract of land described in detail in Sherry B. Flock and David L. Flock recorded in Volume 6524, page 182 of the said Plat Record;

**THENCE**, North 88 degrees, 30 minutes, 27 seconds West, along the common line between said Lot 1, Block 3 and said Lot 50, Block E, a distance of 107.10 feet to a 1/2-inch iron rod found at the southwest corner of said Lot 1, Block 3; said point also being a re-entrant corner of said Lot 1, Block 3;

**THENCE**, North 01 degree, 17 minutes, 02 seconds East, continuing along the said common line between Lot 1, Block 3 and Lot 50, Block E, a distance of 107.10 feet to the most westerly northeast corner of said Lot 50, Block E and the southeast corner of Lot 2802, Block 2, University Business Park, an addition to the City of McKinney according to the plat recorded in Volume 2006, Page 454 of the said Plat Records, continuing along the common line between said Lot 1, Block 3 and said Lot 2802, Block 2, to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set at the southwest corner of said Lot 1, Block 3;

**THENCE**, North 88 degrees, 30 minutes, 27 seconds West, along the said east line of Commerce Drive (a 65-foot wide right-of-way), said point being in a non-tangent curve to the right;

**THENCE**, departing the said common line between Lot 1, Block 3 and Lot 2802, Block 2, and along the said westerly line of Corporate Drive, the following four (4) c/s:

In a southeasterly direction, along said curve to the right, having a central angle of 04 degrees, 18 minutes, 30 seconds, a radius of 417.00 feet, a chord bearing and distance of South 69 degrees, 04 minutes, 00 seconds East, 31.40 feet, an arc distance of 31.40 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set at the end of said curve;

South 83 degrees, 54 minutes, 49 seconds East, a distance of 320.18 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set at an angle point;

South 18 degrees, 54 minutes, 49 seconds East, a distance of 35.36 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set at an angle point;

South 83 degrees, 54 minutes, 49 seconds East, a distance of 65.00 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set at the intersection of the said southerly line of Corporate Drive and the said east line of Commerce Drive; said point also being a re-entrant corner of said Lot 1, Block 3;

**THENCE**, departing the said southerly line of Corporate Drive and along the said east line of Commerce Drive, the following three (3) c/s:

North 20 degrees, 05 minutes, 11 seconds East, a distance of 210.58 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set at the beginning of a tangent curve to the left;

In a northerly direction, along said curve to the left, having a central angle of 25 degrees, 02 minutes, 48 seconds, a radius of 482.00 feet, a chord bearing and distance of North 03 degrees, 33 minutes, 01 seconds East, 206.23 feet, an arc distance of 210.58 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set at the end of said curve;

North 01 degree, 03 minutes, 31 seconds East, a distance of 63.60 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set at the southwest end of said right-of-way corner dip;

**THENCE**, North 46 degrees, 10 minutes, 52 seconds East, departing the said east line of Commerce Drive and along the said right-of-way corner dip, a distance of 35.27 feet to the POINT OF BEGINNING;

CONTAINING 1,350,913 square feet or 31,243 acres of land, more or less.

**OWNER'S DECLARATION**

STATE OF TEXAS - COUNTY OF COLLIN - WHEREAS, McKinney Economic Development Corporation, do hereby certify that the plat describing the hereinabove described property as UNIVERSITY BUSINESS PARK, LOTS 1R, 2 AND 3, BLOCK B, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, and do hereby declare to the public use forever, that streets, ditches and public use areas across the same, as shown, are and shall be used and appropriated to the use of the City of McKinney and of public utilities desiring to use or using same. All and any public utility and the City of McKinney shall have the right to remove and lead removed all or parts of any building, fence, structure, trees or other improvements or growth, which in any way endangers, interferes with the construction, maintenance or efficiency of its respective systems on said easements, and the City of McKinney and of public utilities, respectively, respectively, respecting, patrolling, maintaining and adding to or removing of or parts of it's respective systems, without the necessity, at option, of providing the petition of owners. This plat and corners subject to all existing orders, rules, regulations and restrictions of the City of McKinney, Texas.

WITNESS MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

By: McKinney Economic Development Corporation

Name \_\_\_\_\_

STATE OF TEXAS - COUNTY OF COLLIN - BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared \_\_\_\_\_, authorized representative of McKinney Economic Development Corporation, authorized to do business in the State of Texas.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

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

**SURVEYOR'S CERTIFICATE**

KNOW ALL MEN BY THESE PRESENTS: That I, Roman L. Grogan, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown herein were properly placed under my personal supervision in accordance with the Planning Rules and Regulations of the City of McKinney, Collin County, Texas.

**PRELIMINARY** RELEASED 11-25-2013 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT IS NOT FOR RECORD PURPOSES. Roman L. Grogan, Registered Professional Land Surveyor No. 5884

STATE OF TEXAS - COUNTY OF COLLIN - BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Roman L. Grogan, 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 presence of these witnesses.

WITNESS MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

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

**NOTES:**

- BEARING SYSTEM FOR THIS SURVEY IS BASED ON A BEARING OF SOUTH 48 DEGREES, 40 MINUTES, 48 SECONDS EAST FOR THE NORTH LINE OF UNIVERSITY BUSINESS PARK, AN ADDITION TO THE CITY OF MCKINNEY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 2006, PAGE 508 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS.
- ALL PROPOSED LOTS SITUATED IN WHOLE OR IN PART WITHIN THE CITY'S CORPORATE LIMITS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE CONFORMING ZONING DISTRICT.
- (C.M.) - CONTROLLING MONUMENT.
- COORDINATES SHOWN HEREON ARE STATE PLANE COORDINATES, TEXAS NORTH CENTRAL ZONE, NORTH AMERICAN DATUM 1983 (NAD83).
- A DETENTION POND MAINTENANCE AGREEMENT EXISTS FOR THE EXISTING DETENTION FACILITY LOCATED ON LOT 3. THE DOCUMENT IS FILED IN VOL. 2542, PG. 4 OF THE COLLIN COUNTY DEED RECORDS.

**PRELIMINARY FINAL REPLAT**  
**UNIVERSITY BUSINESS PARK**  
**LOTS 1R, 2 & 3, BLOCK B**  
 BEING A REPLAT OF LOT 1, BLOCK B, UNIVERSITY BUSINESS PARK, AN ADDITION TO THE CITY OF MCKINNEY, TEXAS AND BEING 31,242.3 ACRES OUT OF THE B.F. STAPP SURVEY, ABSTRACT NO. 837 J.B. WILMETH SURVEY, ABSTRACT NO. 984 COLLIN COUNTY, TEXAS

**RECEIVED**  
 By Kathy Wright at 9:44 am, Dec 02, 2013

**PRELIMINARY-FINAL REPLAT FOR REVIEW PURPOSES ONLY. THE PURPOSE OF THIS PRELIMINARY-FINAL REPLAT IS TO SUBDIVIDE THE EXISTING LOT 1 INTO THREE LOTS.**

**OWNER:**  
 MCKINNEY ECONOMIC DEVELOPMENT CORPORATION  
 121 N. CENTRAL EXPRESSWAY  
 SUITE 200  
 MCKINNEY, TEXAS 75070  
 (972)-561-5450 PHONE

**PREPARED:** 11-25-2013  
**SURVEYED:** 09-18-2013  
**SCALE:** 1" = 100'  
**PL NUMBER:** 1342-13-047  
**DRAWN BY:** RTW  
**CHECKED BY:** PLO

**DPGUE**  
 ENGINEERING & DEVELOPMENT COMPANY, P.C.  
 1912 BRAY CENTRAL BLVD.  
 SUITE 200  
 MCKINNEY, TEXAS 75068  
 (972) 561-5450 PHONE

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING	CHORD
01	44°20'59"	104.00'	7.75'	4.86'	5.678703'	E	7.56'
02	134°24'58"	60.00'	140.78'	110.63'	140.78'	E	110.63'
03	25°02'48"	482.00'	210.58'	206.23'	210.58'	E	206.23'

**LINE TABLE**

LINE	BEARING	LENGTH
01	S 89°28'18" E	7.56'
02	S 89°31'42" E	140.78'
03	N 03°33'01" E	206.23'
04	N 03°31'01" E	210.58'