

CRUTCHER ADDITION PHASE II
 LOT 1, BLOCK A
 CAB. I, PG. 724
 P.R.C.C.T.

OWNER'S CERTIFICATE

STATE OF TEXAS
 COUNTY OF COLLIN

WHEREAS, McKinney MOB Partners, a Texas limited partnership is the sole owner of a tract of land situated in the J.M. Reynolds Survey, Abstract No. 578 in the City of McKinney, Collin County, Texas, and being all of Lot 4R, Block A, Amending Plat of Joplin Acres, an addition to the City of McKinney, Collin County, Texas, according to the plat thereof recorded in Volume 2010, Page 322, Plat Records, Collin County, Texas, same being conveyed to McKinney MOB Partners, a Texas limited partnership by Special Warranty Deed with Vendor's Lien recorded in Document No. 20100702000684880, Deed Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at an "X" found in concrete for corner in the South line of Virginia Parkway (a 120 foot right-of-way), said point being the Northeast corner of Lot 3, Block A, Joplin Acres, an addition to the City of McKinney, Collin County, Texas, according to the plat thereof recorded in Volume L, Page 121, Plat Records, Collin County, Texas, and being the Northwest corner of said Lot 4R:

Thence South 89 degrees 56 minutes 28 seconds East, along the South line of said Virginia Parkway, a distance of 286.37 feet to a 1/2 inch iron rod found at the Northwest corner of a tract of land conveyed to Crutchfield Partners, Ltd. by deed recorded in Document No. 96-0066104, Deed Records, Collin County, Texas;

Thence South 00 degrees 14 minutes 54 seconds West, leaving the South line of said Virginia Parkway and along the West line of said Crutchfield Partners, Ltd. tract, a distance of 336.64 feet to a 1/2 inch iron rod found at the Southwest corner of said Crutchfield Partners, Ltd. tract, said point being in the North line of Common Area CA1, Stone Brooke Crossing, Phase I, an addition to the City of McKinney, Collin County, Texas, according to the plat thereof recorded in Volume K, Page 21, Plat Records, Collin County, Texas;

Thence along the North line of said Common Area CA1, Stone Brooke Crossing, Phase I as follows:

South 67 degrees 58 minutes 14 seconds West, a distance of 70.78 feet to a point for corner;

North 64 degrees 47 minutes 26 seconds West, a distance of 30.69 feet to a point for corner;

South 62 degrees 03 minutes 32 seconds West, a distance of 112.09 feet to a point at the most Easterly corner of Lot 5R, Block A, Replat of Joplin Acres, an addition to the City of McKinney, Collin County, Texas, according to the plat thereof recorded in Volume Q, Page 336, Plat Records, Collin County, Texas;

Thence North 42 degrees 02 minutes 40 seconds West, along the Northeast line of said Lot 5R, a distance of 138.60 feet to a 1/2 inch iron rod found at the Northeast corner of said Lot 5R, said point being the Southeast corner of said Lot 3;

Thence North 00 degrees 03 minutes 32 seconds East, along the East line of said Lot 3, a distance of 300.00 feet to the Point of Beginning and containing 102,968 square feet or 2.36 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, McKinney MOB Partners, a Texas limited partnership, acting by and through its duly authorized officer, Glen W. Perkins, does hereby adopt this plat designating the herein above described property as a plat of **REPLAT OF LOTS 4R-1, 7 AND 8, BLOCK A, JOPLIN ACRES**, being a replat of Lot 4R, Block A, Amending Plat of Joplin Acres, an addition to the City of McKinney, Collin County, Texas, and does hereby dedicate to the public use forever, the streets, alleys and public use areas shown hereon, the Easements as shown, for mutual use and accommodation of the City of McKinney and all 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 keep removed all or part of any building, fence, shrub, tree, or other improvements or growths, which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective systems in said Easements, and the City of McKinney and public utilities constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

WITNESS, MY HAND, this the _____ day of _____, 2013.

Glen W. Perkins
 McKinney MOB Partners, a Texas limited partnership

STATE OF TEXAS
 COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Glen W. Perkins, known to me to be the entity whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2013.

Notary Public in and for the State of Texas

"Approved and Accepted"

 Planning and Zoning Commission Chairman
 City of McKinney

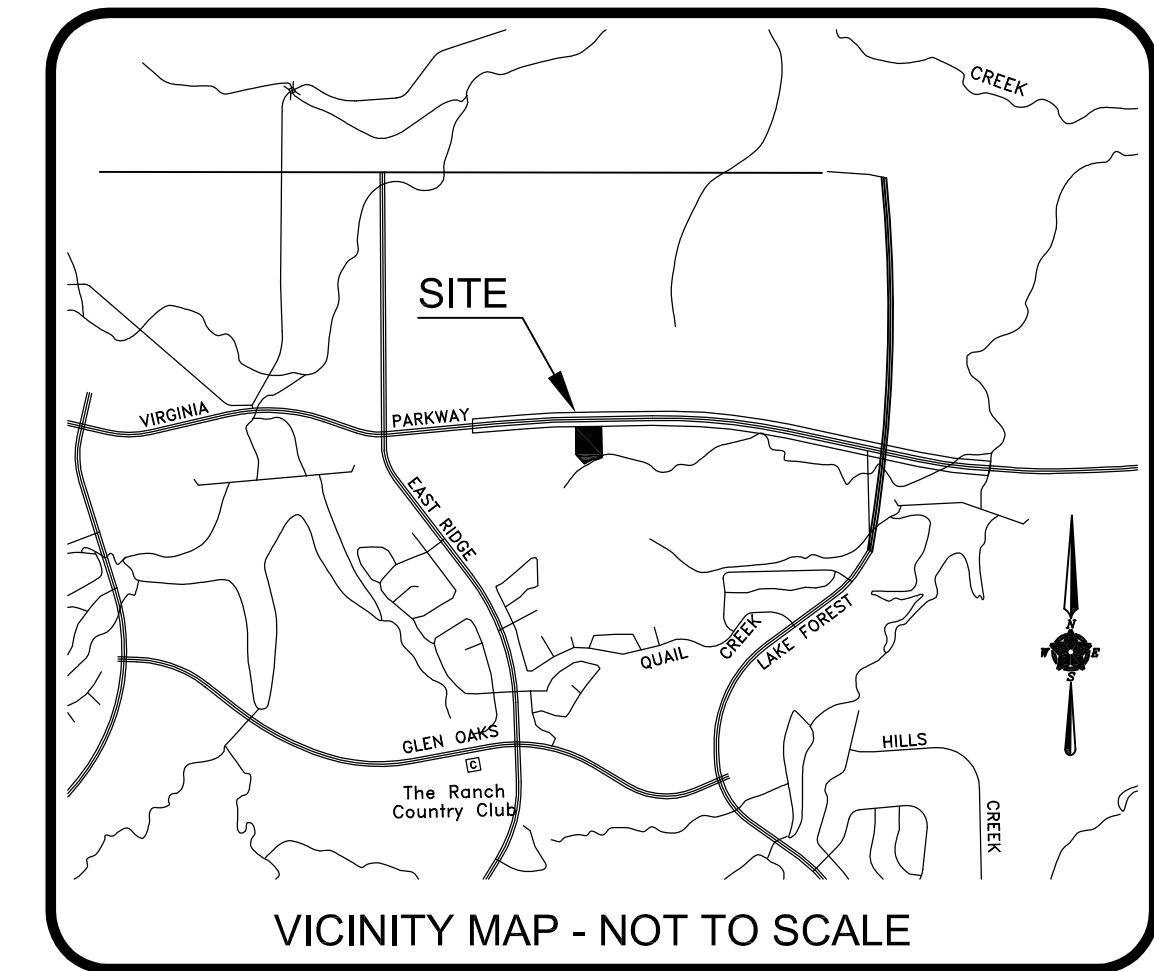
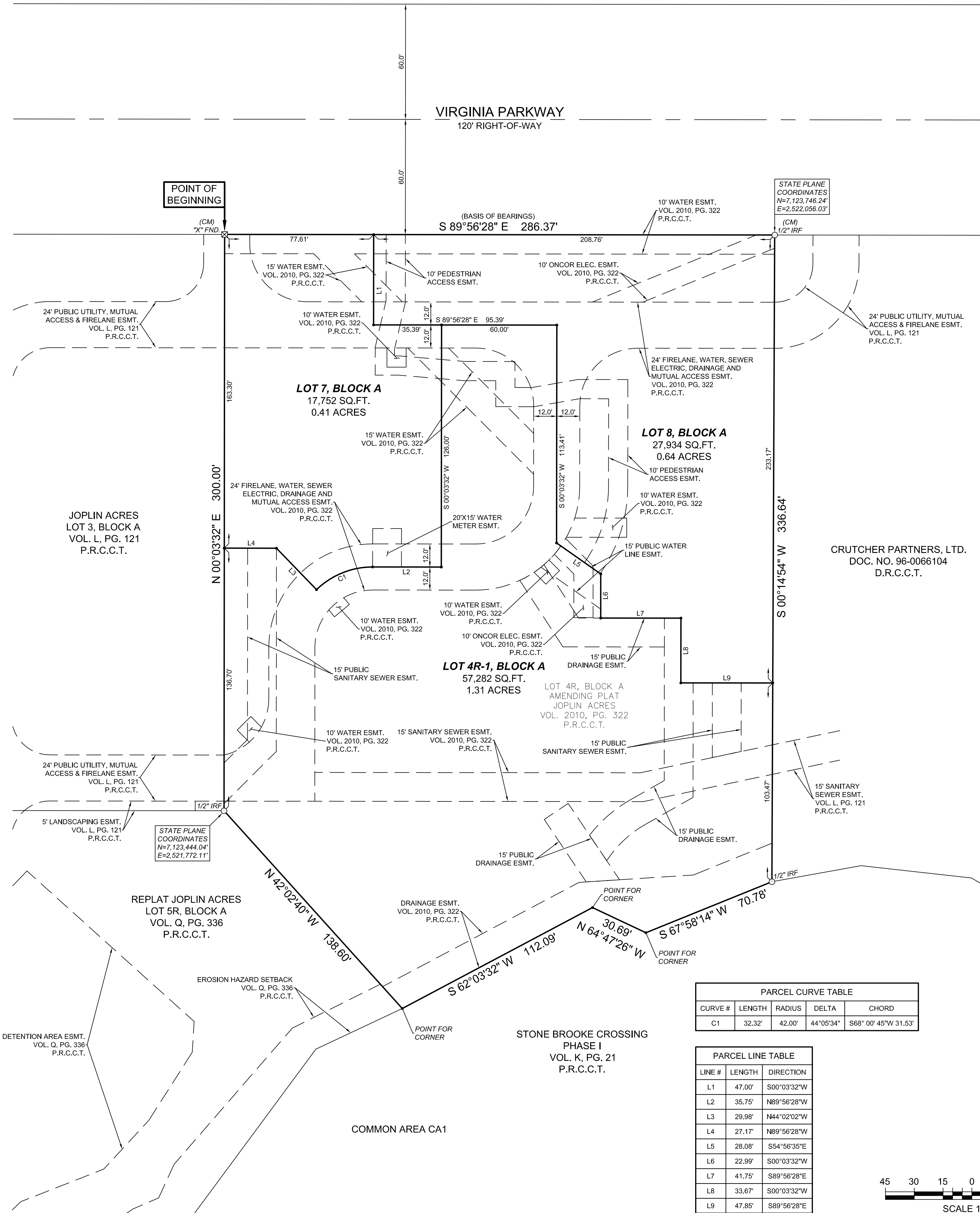
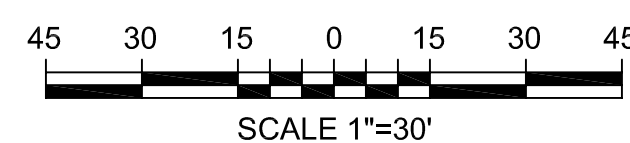
 Date:

LEGEND:

- IRF IRON ROD FOUND
- "X" FND. "X" FOUND IN CONCRETE
- CM CONTROLLING MONUMENT
- VOL., PG. VOLUME, PAGE
- DOC. NO. DOCUMENT NUMBER
- EASMT. EASEMENT
- ELEC. ELECTRIC
- SQ.FT. SQUARE FEET
- D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
- P.R.C.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS

PARCEL CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	32.32'	42.00'	44°05'34"	S68°00'45"W 31.53'

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	47.00'	S00°03'32"W
L2	35.75'	N89°56'28"W
L3	29.98'	N44°02'02"W
L4	27.17'	N89°56'28"W
L5	28.08'	S54°56'35"E
L6	22.99'	S00°03'32"W
L7	41.75'	S89°56'28"E
L8	33.67'	S00°03'32"W
L9	47.85'	S89°56'28"E



SURVEYORS CERTIFICATE

THAT, I, GARY E. JOHNSON, Texas Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that I prepared this plat from an on the ground survey of the land, and that the corner monuments shown hereon were found under my personal supervision in accordance with the platting rules and regulations of the City of McKinney, Collin County, Texas.

PRELIMINARY-FINAL REPLAT FOR REVIEW PURPOSES ONLY 07/16/2013

Gary E. Johnson
 Texas Registered Professional Land Surveyor No. 5299

STATE OF TEXAS
 COLLIN COUNTY

Before me the undersigned Notary Public in and for the said County and State, on this date personally appeared Gary E. Johnson, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same for the purpose and considerations therein expressed.

GIVEN under my hand and seal of office this _____ day of _____ AD., 2013.

Notary Public in and for the State of Texas

GENERAL NOTES:

- 1) BEARINGS ARE BASED ON THE SOUTH LINE OF VIRGINIA PARKWAY PER PLAT OF LOT 4R, BLOCK A, AMENDING PLAT OF JOPLIN ACRES, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 2010, PAGE 322, P.R.C.C.T. (S89°56'28"E)
- 2) (a) THE PURPOSE OF THIS REPLAT IS TO CREATE 3 LOTS FROM 1 EXISTING LOT.
 (b) PRELIMINARY-FINAL REPLATS ARE SUBMITTED FOR PROPERTY THAT HAS BEEN PREVIOUSLY PLATTED. ALL REPLATS REQUIRE A PUBLIC HEARING AT THE PLANNING AND ZONING COMMISSION. IF THE PROPERTY THAT IS PROPOSED TO BE PLATTED IS ZONED FOR SINGLE OR TWO FAMILY RESIDENTIAL USES, A 15 DAY PROPERTY OWNER'S NOTICE AND LEGAL NOTICE ARE REQUIRED TO BE SENT TO PROPERTY OWNERS AND FOR PUBLICATION. AN ASSOCIATED RECORDED PLAT, WHICH MUCH GENERALLY CONFORM TO THE APPROVED PRELIMINARY-FINAL PLAT, MUST BE SUBMITTED WITHIN 6 MONTHS OF THE APPROVAL OF THE PRELIMINARY-FINAL PLAT OR THE APPROVAL IS VOIDED. PRELIMINARY-FINAL REPLAT ARE NOT FILED FOR RECORDATION WITH THE COUNTY CLERK. A PRELIMINARY-FINAL REPLAT HAS THE SAME CHARACTERISTICS OF A PRELIMINARY-FINAL PLAT WITH THE EXCEPTION THAT THE SUBJECT PROPERTY INCLUDES PREVIOUSLY PLATTED PROPERTY.
- 3) ACCORDING TO THE F.I.R.M. NO. 48085C0255 J. THE SUBJECT PROPERTY LIES IN ZONE X AND DOES NOT LIE WITHIN A FLOOD PRONE HAZARD AREA.
- 4) SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES.
- 5) THE OWNER AND ANY SUBSEQUENT OWNER OF THIS PLATTED AREA SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE OF THE CREEK BANK ABUTTING SAID ADDITION (INCLUDING ALL EROSION CONTROL). THE OWNER SHALL FURTHER HOLD THE CITY OF MCKINNEY HARMLESS FROM ANY DAMAGES TO PERSONS, TO THE OWNER'S LOT OR ANY AFFECTED LOT ARISING FROM SUCH MAINTENANCE RESPONSIBILITY. THE CITY OF MCKINNEY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF THE REFERENCED CREEK, ALTHOUGH IT RETAINS THE RIGHT TO ENTER UPON THE EASEMENT FOR PUBLIC PURPOSES. THE DRAINAGE EASEMENT SHOWN HEREON, SHALL NOT CREATE ANY AFFIRMATIVE DUTY TO THE CITY TO REPAIR, MAINTAIN, OR CORRECT ANY CONDITION THAT EXISTS OR OCCURS DUE TO THE NATURAL FLOW OF STORM WATER RUNOFF, INCLUDING BUT NOT LIMITED TO, STORM WATER OVERFLOW, BANK EROSION AND SLOUGHING, LOSS OF VEGETATION AND TREES, BANK SUBSIDENCE, AND INTERFERENCE WITH STRUCTURES. ALTERATION OF NATURAL FLOW OF WATER SHALL BE SUBJECT TO THE REGULATIONS AND ORDINANCES OF THE CITY OF MCKINNEY, THE STATE OF TEXAS AND THE UNITED STATES.
- 6) PRELIMINARY-FINAL REPLAT FOR REVIEW PURPOSES ONLY. ALL PROPOSED LOTS SITUATED IN WHOLE OR PART WITHIN THE CITY'S CORPORATE LIMITS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE GOVERNING ZONING DISTRICT.

PRELIMINARY FINAL REPLAT JOPLIN ACRES LOTS 4R-1, 7 AND 8, BLOCK A
 REPLAT OF LOT 4R, BLOCK A
 AMENDING OF JOPLIN ACRES

SURVEYOR
TEXAS HERITAGE SURVEYING, LLC
 10610 Metric Drive, Suite 124 Dallas, TX 75243
 Office 214-340-9700 Fax 214-340-9710
 txheritage.com

OWNER
 MCKINNEY MOB PARTNERS, L.P.,
 A TEXAS LIMITED PARTNERSHIP
 1000 MAIN STREET, SUITE 2400
 HOUSTON, TEXAS 77002
 P- (972)680-0106

ENGINEER
 JOHN THOMAS ENGINEERING
 800 N. WATTERS, SUITE 170
 ALLEN, TEXAS 75013
 P- (214)491-1830

J.M. McREYNOLDS SURVEY, ABSTRACT NO. 578
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

DATE: 06/04/2013 / JOB # 1301526-1 / SCALE= 1" = 30'