

STATE OF TEXAS)
COUNTY OF COLLIN)

WHEREAS, DFA, LTD is the owner of that certain tract of land situated in the City of McKinney, in the Thomas H. Searcy Survey, Abstract No. 817 of Collin County, Texas and being all of Lot 3, Block A of McClure Elementary School Addition, an addition to the City of McKinney, according to the Record Plat thereof, recorded in Volume 2010, Page 330, Plat Records, Collin County, Texas (P.R.C.C.T.) and as described in a Special Warranty Deed With Vendor's Lien to DFA, L.T.D., recorded in Document No. 20170925001275400, Deed Records, Collin County, Texas (D.R.C.C.T.) and being more particularly described by metes & bounds as follows:

BEGINNING at a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for the southwest corner of the above described Lot 3, Block A and for the northwest corner of Lot 2, Block A of said addition, on the east line of that certain called 4.873 acre tract of land described in a deed to DFA, LLC, recorded in Document No. 20090320000322420, D.R.C.C.T. and said point bears North 16 deg. 00 min. 19 sec. East - 42.03 feet from a 1/2 inch crimped iron rod found for an angle corner on said Lot 2, Block A;

THENCE: North 16 deg. 00 min. 19 sec. East, along the common line of said Lot 3 and 4.873 DFA, LLC tract, a distance of 425.32 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for corner;

THENCE: North 21 deg. 34 min. 02 sec. East, continuing along said common line, a distance of 147.26 feet to a point 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for the northwest corner of said Lot 3, Block A, on the south right-of-way line of U.S. Highway 380 (variable width right-of-way);

THENCE: North 89 deg. 32 min. 47 sec. East, along the common line of said Lot 3 and U.S. Highway 380, a distance of 350.18 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for the northeast corner of said Lot 3, Block A at the intersection of the south right-of-way line of said U.S. Highway 380 and the west right-of-way of Ridge Road (variable width right-of-way);

THENCE: South 44 deg. 34 min. 19 sec. East, along the common line of said Lot 3 and Ridge Road, a distance of 73.20 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for an angle corner;

THENCE: South 00 deg. 25 min. 41 sec. West, continuing along the common line of said Lot 3 and Ridge Road, a distance of 584.30 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for the southeast corner of said Lot 3 and same being the northeast corner of the above mentioned Lot 2, Block A;

THENCE: North 81 deg. 12 min. 55 sec. West, departing from said Ridge Road, along the common line of said Lot 3 and Lot 2, a distance of 575.32 feet to the POINT OF BEGINNING and containing 292,342 square feet or 6.711 acres of land.

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NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT DFA, LTD, does hereby adopt this Preliminary-Final Replat, designating the herein above described property as LOTS 3R, 4, 5 & 6, BLOCK A, McCLURE ELEMENTARY SCHOOL ADDITION, an addition to the City of McKinney, Collin County, Texas, and being a replat of Lot 3, Block A of McClure Elementary School Addition, an addition to the City of McKinney, according to the Record Plat recorded in Volume 2010, Page 330, Plat Records, Collin County, Texas, does hereby dedicate to the public use forever, the streets and easements shown hereon for the purpose as indicated. The Firelane, Drainage, Mutual Access and Utility Easement being hereby dedicated for the 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 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 shall, at all times, have the full right of ingress and egress to or from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of its respective systems, without the necessity at any time, of 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 IN COLLIN COUNTY, Texas, this the _____ day of _____, 2018.

Don Day,
Managing Partner
DFA, LTD

STATE OF TEXAS)
COUNTY OF COLLIN)

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared DON DAY, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE.

this the _____ day of _____, 2018.

Notary Public, State of Texas

PRELIMINARY-FINAL REPLAT FOR REVIEW PURPOSE ONLY.

PRELIMINARY-FINAL REPLAT

McCLURE ELEMENTARY SCHOOL ADDITION
LOTS 3R, 4, 5 & 6, BLOCK A
6.711 Acres
being a replat of
Lot 3, Block A of McClure Elementary School Addition
recorded in Vol. 2010, Pg. 330,
Plat Records of Collin County, Texas,
situated in the
Thomas H. Searcy Survey, Abstract No. 817
City of McKinney
Collin County, Texas

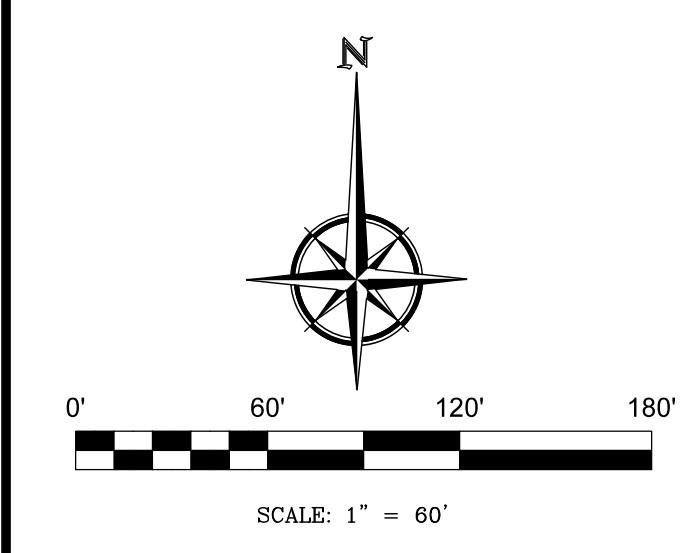
OWNER

DFA, LTD.
Contact: Don Day
110 E. Louisiana Street, Suite 204
McKinney, Texas 75069
972-562-0287
djd4599@yahoo.com

SURVEYOR

RINGLEY & ASSOCIATES, INC.
Contact: Lawrence H. Ringley
701 S. Tennessee Street
McKinney, Texas 75069
972-542-1266
LHR@Ringley.com

RINGLEY & ASSOCIATES, INC.
SURVEYING • MAPPING • PLANNING
701 S. Tennessee Street, McKinney, Texas 75069
(972) 542-1266
Table with columns: Drawn by, Date, Scale, Job, Title, Sheet



SCALE: 1" = 60'

AREA NOTE:

The area (acres) shown hereon is based on the mathematical closure of the courses and distances reflected on this survey. It does not include the tolerances that may be present due to positional accuracy of the boundary monuments in place.

REFERENCE BEARING NOTE:

The bearings shown hereon are reference to North 02 deg. 58 min. 33 sec. East along the west line of Lot 2, Block A of McClure Elementary School Addition, according to the plat recorded in Volume 2010, Page 330, Plat Records, Collin County, Texas

FLOOD ZONE NOTE:

This Surveyor has reviewed Flood Insurance Rate Map No. 48085C0255J (effective date June 2, 2009) published by the Federal Emergency Management Administration for Collin County, Texas and based upon said scaled map and graphic plotting, such review indicates that a portion of the subject parcel lies outside the 100 Year Floodplain as per FEMA L.O.M.R. Case Nos. 16-06-0082P, 09-06-3493P, and 16-06-0106P.

MONUMENT NOTE:

All lot corner monuments set by this Surveyor are 1/2 inch diameter rebar, 18 inches long, topped with a red plastic cap, stamped "RPLS 4701" or if in concrete pavement, a mag nail with a steel washer, stamped "RPLS 4701", unless otherwise noted.

PURPOSE STATEMENT:

The purpose of this Preliminary-Final Replat is to subdivide Lot 3, Block A into four (4) lots.

SUBDIVISION NOTE:

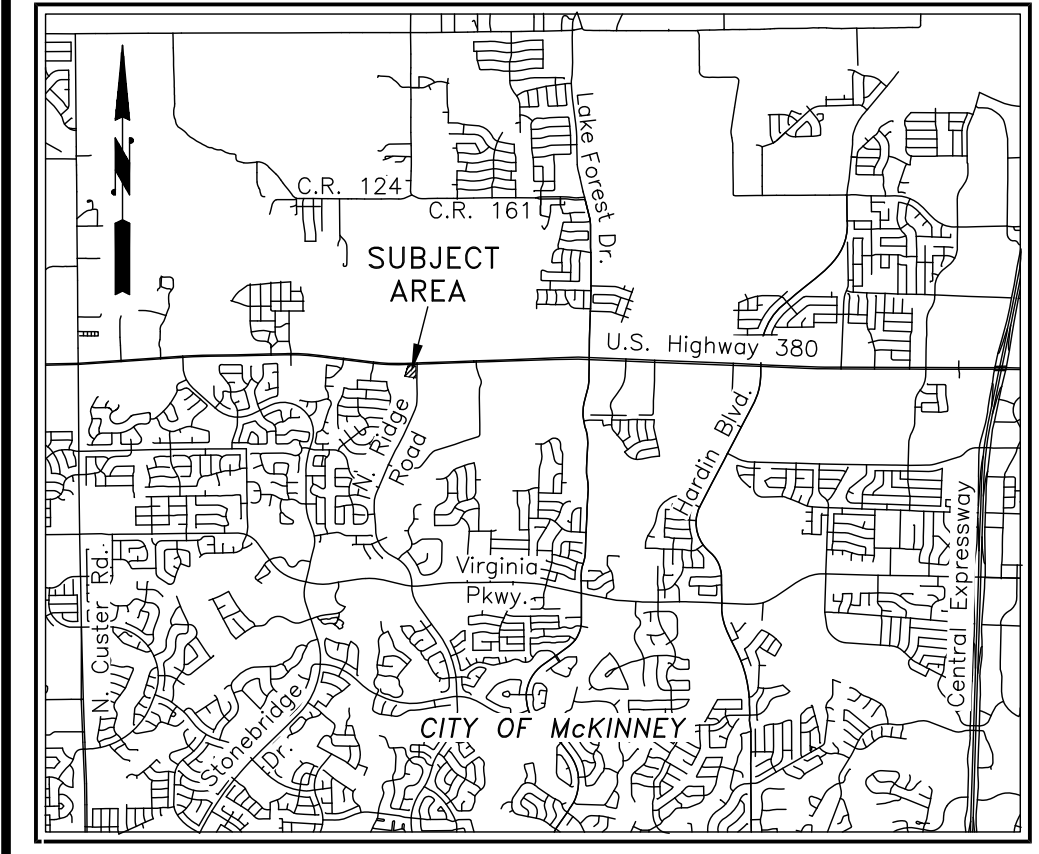
PRELIMINARY-FINAL REPLAT FOR REVIEW PURPOSES ONLY.

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 the requirements of the subdivision ordinance.

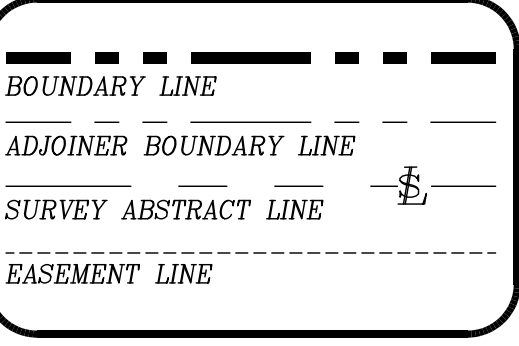
ABBREVIATIONS

- Vol. = Volume
Pg. = Page
Doc. No. = Document Number
P.R.C.C.T. = Plat Records, Collin County, Texas
D.R.C.C.T. = Deed Records, Collin County, Texas
CM = Controlling Monument
IRS = 1/2" Iron Rod Set with Red Plastic Cap Stamped "RPLS 4701"
MNS = Mag Nail Set with Steel Washer Stamped "RPLS 4701"
4701 = The License Number for this Registered Professional Land Surveyor

VICINITY MAP



LEGEND



LINE TABLE

Table with columns: LINE, BEARING, DISTANCE. Lists lines L1 through L19 with their respective bearings and distances.

CURVE TABLE

Table with columns: CURVE, DELTA ANGLE, RADIUS, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Lists curves C1 through C14 with their respective parameters.

SURVEYOR'S CERTIFICATE

That I, Lawrence H. Ringley, do hereby certify that I have prepared this plat and the field notes shown hereon from an on ground survey of that land, and this plat is a true, correct and accurate representation of the physical evidence found at the time of the survey; that the corner monuments shown hereon were found and/or placed under my personal supervision. This plat was prepared in accordance with the platting rules and regulations of the City of McKinney, Texas.

DATED this the _____ day of _____, 2018.

RELEASED 02/16/18 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

Lawrence H. Ringley
State of Texas, No. 4701

STATE OF TEXAS)
COUNTY OF COLLIN)

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared LAWRENCE H. RINGLEY, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2018.

Notary Public for and in the State of Texas