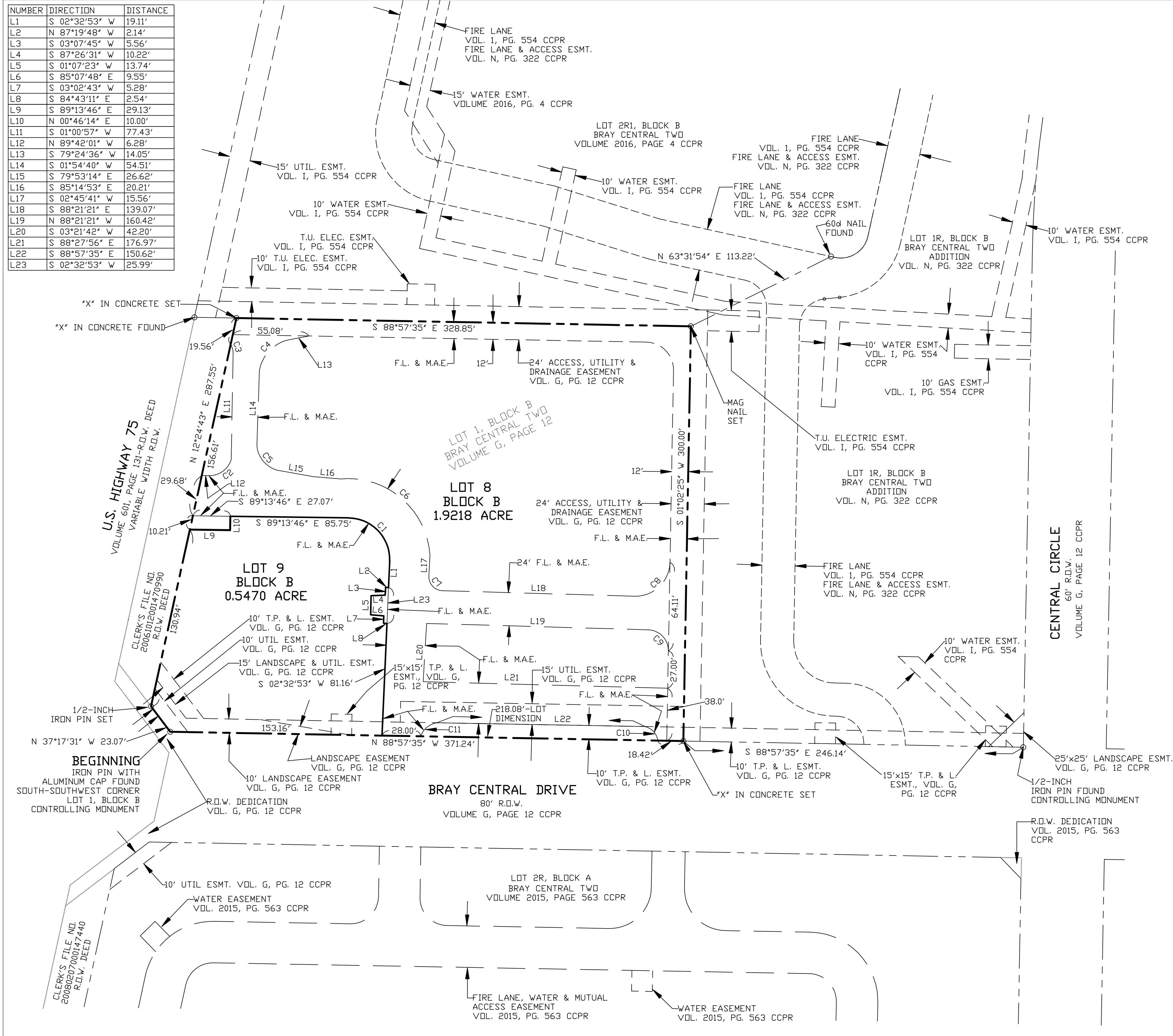


NUMBER	DIRECTION	DISTANCE
L1	S 02°32'53" W	19.11'
L2	N 87°19'48" W	2.14'
L3	S 03°07'45" W	5.56'
L4	S 87°26'31" W	10.22'
L5	S 01°07'23" W	13.74'
L6	S 85°07'48" E	9.55'
L7	S 03°02'43" W	5.28'
L8	S 84°43'11" E	2.54'
L9	S 89°13'46" E	29.13'
L10	N 00°46'14" E	10.00'
L11	S 01°00'57" W	77.43'
L12	N 89°42'01" W	6.28'
L13	S 79°24'36" W	14.05'
L14	S 01°54'40" W	54.51'
L15	S 79°53'14" E	26.62'
L16	S 85°14'53" E	20.21'
L17	S 02°45'41" W	15.56'
L18	S 88°21'21" E	139.07'
L19	N 88°21'21" W	160.42'
L20	S 03°21'42" E	42.20'
L21	S 88°27'56" E	176.97'
L22	S 88°57'35" E	150.62'
L23	S 02°32'53" W	25.99'



BEARING BASIS: SOUTH LINE OF BLOCK B, BRAY CENTRAL TWO, RECORDED IN VOLUME G, PAGE 12, COLLIN COUNTY PLAT RECORDS

CONTROLLING MONUMENTS: 1/2-INCH IRON PIN FOUND AT SOUTHEAST CORNER OF SAID BLOCK B AND IRON PIN FOUND WITH ALUMINUM CAP FOUND AT SOUTH-SOUTHWEST CORNER OF SAID BLOCK B OF BRAY CENTRAL TWO.

ACCORDING TO FEMA MAP NO. 48085C0260 K, DATED 6-7-2017, THE 2.4688 ACRE TRACT SHOWN HEREON IS NOT IN THE 100 YEAR FLOOD PLAIN.

NOTE: FROM SOUTHEAST CORNER OF LOT 1RR, BLOCK B SHOWN HEREON IT IS APPROXIMATELY S84°34'17"E, 1282' TO APPROXIMATE SOUTHEAST CORNER OF THE JOHN MANNING SURVEY, ABSTRACT NO. 637

F.L. & M.A.E. FIRE LANE AND MUTUAL ACCESS EASEMENT
CCPR COLLIN COUNTY PLAT RECORDS

THE PURPOSE FOR THIS MINOR REPLAT IS TO SUBDIVIDE ONE EXISTING LOT INTO TWO LOTS.

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.

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	91°46'39"	S 43°20'27" E	30.00	48.05	43.08
C2	69°28'20"	N 52°32'20" E	16.64	20.18	18.96
C3	35°14'54"	N 17°03'14" W	10.28	6.32	6.23
C4	70°15'20"	S 44°16'56" W	27.39	33.59	31.52
C5	67°10'16"	S 39°53'38" E	20.52	24.06	22.71
C6	90°55'31"	S 49°34'00" E	59.26	94.03	84.47
C7	91°07'01"	S 42°47'50" E	10.00	15.90	14.28
C8	90°36'14"	N 46°20'32" E	25.00	39.53	35.54
C9	89°23'46"	N 43°39'28" W	15.00	23.40	21.10
C10	68°44'24"	N 42°19'33" W	12.18	14.62	13.76
C11	61°54'12"	S 50°16'22" W	14.89	16.09	15.31

STATE OF TEXAS:
COUNTY OF COLLIN:

OWNERS CERTIFICATE

WHEREAS Nirbhay Hospitality LLC is the owner of a tract of land situated in the City of McKinney, Collin County, Texas, in the John Manning survey, abstract no. 637, being a survey of part of Lot 1, Block B of Bray Central Two addition, an addition to the City of McKinney according to the map thereof recorded in volume G, page 12 of the plat records of Collin County, Texas, being described by metes and bounds as follows:

Beginning at an iron pin found with aluminum cap at the south-southwest corner of said Lot 1; same being in the north right-of-way line of Bray Central Drive and in the east right-of-way line of U. S. Highway 75;

THENCE North 37°17'31" West, with the northeast right-of-way line of said U. S. Highway 75 and with the southwest line of said Lot 1, 23.07 feet to a 1/2-inch iron pin set in the east right-of-way line of said U. S. Highway 75;

THENCE North 12°24'43" East, with the east right-of-way line of said U. S. Highway 75, 287.55 feet to a "X" in concrete set in the north line of said Lot 1 and in the south line of Lot 2R1, Block B of Bray Central Two addition recorded in volume 2016, page 4 of the Collin County plat records;

THENCE South 88°57'35" East, with the north line of said Lot 1 and the south line of said Lot 2R1, 328.85 feet to a mag nail set at the northeast corner of said Lot 1 and the south-southeast corner of said Lot 2R1; same being in the north right-of-way line of said Bray Central Drive;

THENCE North 88°57'35" West, with the south line of said Lot 1 and the north right-of-way line of said Bray Central Drive, 371.24 feet to the PLACE OF BEGINNING and containing 2.4688 acres.

COUNTY OF COLLIN)(
STATE OF TEXAS)(
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Nirbhay Hospitality LLC does hereby adopt this Minor Replat designating the hereinabove described property as BRAY CENTRAL TWO, LOTS 8 & 9, BLOCK B, BEING A REPLAT OF LOT 1, BLOCK B, BRAY CENTRAL TWO, an addition to the City of McKinney, Collin County, Texas according to the plat recorded in Volume G, Page 12, Plat Records, Collin County, Texas, and does hereby dedicate to the public use forever, their streets, alleys and public use areas as 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 parts of any building, fences, shrubs, trees or other improvements or growths, which in anyway, 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 approved subject to all platting ordinances, rules, regulations and resolutions of the City of McKinney, Texas.

WITNESS MY HAND at _____, Texas, this _____ day of _____, 2017.

Hemant Parekh, Managing Partner Nirbhay Hospitality LLC

STATE OF TEXAS:)(
COUNTY OF COLLIN:)(
Before me, the undersigned authority, a notary public in and for the state, on this day personally appeared Hemant Parekh 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 capacity therein stated.

Given under my hand and seal of office, this the _____ day of _____, 2017.

Notary Public in and for the State of Texas

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: That I, Bruce Geer, do hereby certify that I prepared this plat from an actual survey on the ground and under my direct supervision. All the corner monuments shown hereon actually exist, and that their location, size and material are correctly shown.

PRELIMINARY-THIS DOCUMENT SHALL NOT TO BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Bruce Geer, Registered Professional Land Surveyor No. 4117

STATE OF TEXAS:)(
COUNTY OF COLLIN:)(
Before me, the undersigned authority, a notary public in and for the state, on this day personally appeared Bruce Geer 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 capacity therein stated.

Given under my hand and seal of office, this the _____ day of _____, 2017.

Notary Public in and for the State of Texas

Approved and Accepted

Planning and Zoning Commission Chairman

Date

OWNER: NIRBHAY HOSPITALITY LLC
400 REDHEAD COURT
MCKINNEY, TEXAS 75070

SURVEYOR: BRUCE GEER, R.P.L.S. NO. 4117
1101 W. UNIVERSITY DRIVE
MCKINNEY, TEXAS 75069
PHONE 972-562-3959
FAX 972-542-5751

MINOR REPLAT
OF
BRAY CENTRAL TWO
LOTS 8 & 9,
BLOCK B,
BEING A REPLAT OF LOT 1, BLOCK B
BRAY CENTRAL TWO
VOLUME G, PAGE 12
COLLIN COUNTY PLAT RECORDS
AN ADDITION TO THE
CITY OF MCKINNEY
BEING 2.4688 ACRES OF LAND LOCATED IN THE
JOHN MANNING SURVEY, ABSTRACT NO. 637,
COLLIN COUNTY, TEXAS