

LEGEND

PG = PAGE
 CAB = CABINET
 VOL = VOLUME
 POB = POINT OF BEGINNING
 POC = POINT OF COMMENCEMENT
 INST# = INSTRUMENT NUMBER
 CIRF = CAPPED IRON ROD FOUND
 CIRS = CAPPED IRON ROD SET
 R.O.W. = RIGHT-OF-WAY
 P.R.T.C.T. = PLAT RECORDS COLLIN COUNTY, TEXAS
 O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS

Project 1709.018
 Date 2/1/2018
 Drafter JDC

EAGLE SURVEYING, LLC
 210 S. Elm Street, Suite: 104
 Denton, TX 76201
 (940) 222-3009
 TX Firm #10194177

**CONVEYANCE PLAT ONLY:
 NOT FOR DEVELOPMENT**

SURVEYOR
 Eagle Surveying, LLC
 Contact: John Cox
 210 S. Elm Street, Suite: 104
 Denton, TX 76201
 (940) 222-3009

ENGINEER
 Claymore Engineering
 Contact: Matt Moore
 1903 Central Drive, Suite: 406
 Bedford, TX 76021
 (817) 281-0572

OWNER
 Green-way Forest Ridge Partners, L.P.
 Contact: Christy Hammons
 2808 Fairmount Street, Suite: 100
 Dallas, TX 75201-7622
 (214) 880-0188

GENERAL NOTES

- This property is located in "Non-shaded Zone X" as scaled from the F.E.M.A. Flood Insurance Rate Map date June 2, 2009 as shown on Map Number 48085C0255J. The location of the Flood Zone is approximate, for the exact Flood Zone designation, please contact 1-(877) FEMA MAP.
- Coordinates shown based on Western Data Systems RTK Network, Texas Coordinate System of 1983, North Central Zone (4202) North American Datum of 1983, 2011 adjustment, no scale and no projection.
- Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- All interior property corners are marked with a 1/2" iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- A conveyance plat is a map of property approved by the city for the purpose of sale or conveyance in its entirety or interests thereon defined. Lots created by a conveyance plat may not have all necessary public utilities available for immediate use. No certificate of occupancy shall be issued nor permanent public utility service provided to any lot(s) created by a conveyance plat until all required public improvements have been constructed and accepted and a record plat is filed for record with the county clerk. Selling a portion of property by metes and bounds, except as shown on an approved, filed and accepted conveyance plat, record plat, minor plat or minor replat is a violation of the city's Code of Ordinances and State Law.

OWNERS CERTIFICATE

STATE OF TEXAS §
 COUNTY OF COLLIN §

WHEREAS, GREEN-WAY FOREST RIDGE PARTNERS, L.P., is the sole owner of all that certain parcel of land situated in the Thomas Searcy Survey, Abstract Number 817, Collin County, Texas, being a tract of land described in Warranty Deed with Vendor's Lien dated January 21, 2015 from MMOB, LLC to San-Sun 2014 Series, LLC, according to the deed recorded in Instrument Number 20150122000073800 of the Official Public Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" capped iron rod stamped "PETSCH" found for the northeast corner of the herein described tract and being the northwest corner of a tract of land described to DFA, LLC, recorded in Instrument Number 2009032000032240 of the Official Public Records of Collin County, Texas, and being in the south right-of-way line U.S. Highway 380 (variable width R.O.W.);

Thence South 00°29'59" East with the east boundary line of the herein described tract, and common west line of said DFA tract, a distance of 330.83 feet to a 5/8" capped iron rod stamped "HUITT ZOLLARS" found for the southeast corner of the herein described tract, and the northeast corner of Lot 10, Block B, Ridgcrest - Phase 1, an addition to the City of McKinney according to the plat recorded in Cabinet P, Slide 760 of the Plat Records of Collin County, Texas;

Thence with the south boundary line of the herein described tract and the common north line of Block B of said Ridgcrest - Phase 1 the following three (3) calls to wit:

- North 89°10'33" West, a distance of 214.65 feet to a 5/8" capped iron rod stamped "HUITT ZOLLARS" found for the northwest corner of Lot 7 of said addition, and being the northeast corner of Lot 6 of said addition;
- North 87°02'12" West, a distance of 4.76 feet to a 5/8" capped iron rod stamped "HUITT ZOLLARS" found for corner;
- North 86°18'20" West, a distance of 304.90 feet to a 5/8" capped iron rod stamped "HUITT ZOLLARS" found for the southwest corner of the herein described tract, and being the northwest corner of Lot 1 of said addition, said point lies in the east right-of-way line of Forest Ridge Lane (60' R.O.W.), being at the beginning of a non-tangent curve to the right, having a radius of 420.00 feet, with a chord bearing and distance of North 13°06'12" East, 136.78 feet;

Thence along the west boundary line of the herein described tract and the common east right-of-way line of Forest Ridge Lane the following three (3) calls to wit:

- Along the arc of said curve, an arc distance of 137.39 feet to a 5/8" capped iron rod stamped "HUITT ZOLLARS" found for corner at the beginning of a tangent curve to the left, having a radius of 480.00 feet, with a chord bearing and distance of North 14°46'21" East, 129.71 feet;
- Along the arc of said curve, an arc distance of 130.11 feet to a 5/8" capped iron rod stamped "HUITT ZOLLARS" found for corner;
- North 07°00'37" East, a distance of 98.85 feet to a 1/2" capped iron rod stamped "Eagle Surveying" set for the northwest corner of the herein described tract;

Thence along the north boundary line of the herein described tract and the common south right-of-way line of an aforementioned U.S. Highway 380 the following four (4) calls to wit:

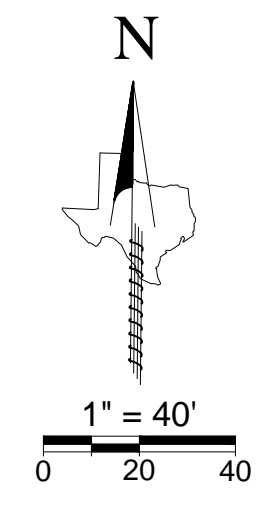
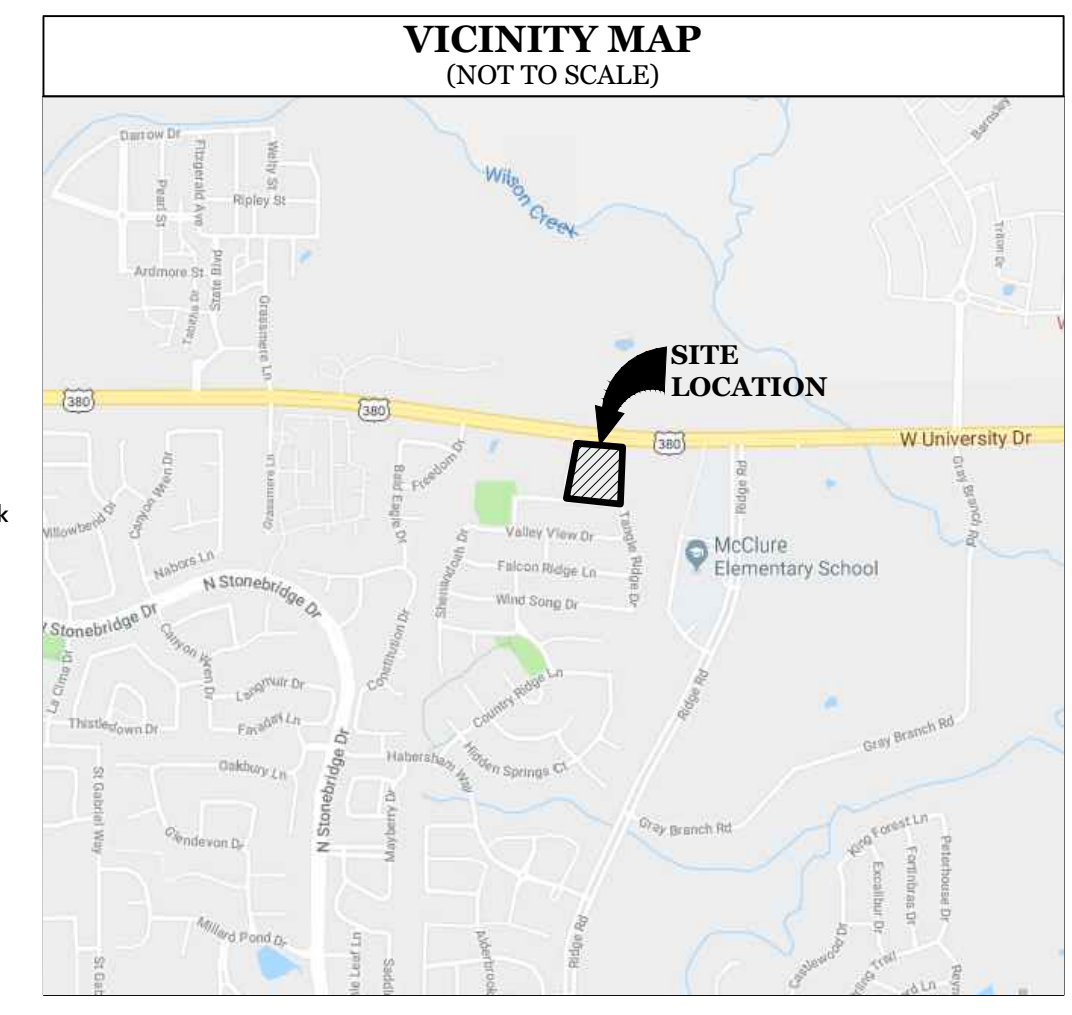
- South 83°02'36" East, a distance of 24.68 feet to a 5/8" iron rod found for corner;
- South 83°46'46" East, a distance of 164.21 feet to a 5/8" iron rod found for corner;
- South 85°26'40" East, a distance of 164.26 feet to a TxDOT highway monument found for corner;
- South 80°47'36" East, a distance of 94.35 feet to the **POINT OF BEGINNING**, enclosing 3.88 acres of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, GREEN-WAY FOREST RIDGE PARTNERS, L.P., does hereby adopt this conveyance plat, designating herein described property as **SK MCKINNEY 380 ADDITION, Lots 1 and 2, Block A**, an addition to the City of McKinney, Collin County, Texas, and do hereby dedicate to public use forever all streets and easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other growths or improvements which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements strips and any public utility shall, at all times, have the right of ingress and egress to and from and upon the said strips for the purpose of construction, reconstruction, inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time procuring the permission of anyone.

OWNER: GREEN-WAY FOREST RIDGE PARTNERS, L.P.

BY: _____ Date _____
 Christy Hammons - Vice President



STATE OF TEXAS §
 COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared Christy Hammons, 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 considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2018.

Notary Public in and for the State of Texas

My commission expires on _____.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	137.39'	420.00'	18°44'35"	N 13°06'12" E	136.78'
C2	130.11'	480.00'	15°31'49"	N 14°46'21" E	129.71'
C3	15.02'	420.00'	2°02'58"	N 06°48'13" E	15.02'
C4	17.57'	30.00'	33°33'22"	S 59°27'21" E	17.32'
C5	33.77'	20.00'	96°45'21"	N 55°23'17" E	29.90'
C6	17.41'	50.00'	19°56'54"	N 75°28'12" W	17.32'
C7	17.41'	50.00'	19°56'54"	N 75°28'12" W	17.32'
C8	46.71'	30.00'	89°12'37"	S 51°36'55" W	42.13'
C9	84.44'	50.00'	96°45'21"	S 55°23'17" W	74.75'
C10	15.71'	30.00'	29°59'55"	S 88°46'01" W	15.53'
C11	31.42'	20.00'	90°00'00"	N 49°33'20" E	28.28'
C12	29.79'	20.00'	85°20'56"	S 58°07'08" E	27.11'

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
 COUNTY OF COLLIN §

I, **ERNEST WOORSTER**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from and actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2" iron rods capped "Eagle Surveying" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of McKinney, Collin County, Texas.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY REASON

Ernest Wooster, R.P.L.S. # 6509 _____ Date _____

STATE OF TEXAS §
 COUNTY OF TARRANT §

LINE	BEARING	DISTANCE
L1	S 86°18'14" E	319.14'
L2	N 44°40'58" E	48.95'
L3	N 00°19'02" W	164.08'
L4	S 89°40'58" W	36.85'
L5	N 00°21'17" W	15.00'
L6	N 89°40'58" E	36.86'
L7	N 00°19'02" W	30.99'
L8	S 89°40'58" W	34.38'
L9	N 00°21'17" W	10.00'
L10	N 89°40'58" E	34.39'
L11	N 00°19'02" W	15.82'
L12	S 00°19'02" E	240.02'
L13	S 44°40'58" W	4.44'
L14	S 45°19'02" E	25.76'
L15	N 89°40'58" E	70.42'
L16	N 44°40'58" E	35.37'
L17	S 45°19'02" E	16.51'
L18	N 89°40'58" E	10.38'
L19	S 00°19'02" E	10.00'
L20	S 89°40'58" W	22.53'
L21	S 44°40'58" W	25.93'
L22	S 89°40'58" W	82.85'
L23	N 45°19'02" W	31.97'
L24	S 44°40'58" W	42.56'
L25	N 86°18'15" W	326.79'
L26	N 07°00'37" E	99.10'
L27	S 83°46'46" E	154.52'
L28	S 85°26'40" E	89.70'
L29	N 04°33'20" E	18.50'
L30	S 04°33'20" W	18.14'
L31	S 80°47'36" E	104.57'
L32	N 80°47'36" W	103.28'
L33	N 85°26'40" W	101.92'
L34	N 85°26'40" W	26.35'
L35	N 83°46'46" W	95.61'
L36	S 07°00'37" W	45.92'
L37	N 76°14'02" W	2.77'
L38	S 82°26'50" E	190.53'
L39	S 56°32'27" W	22.86'
L40	N 82°26'50" W	173.28'
L41	N 07°33'10" E	15.00'

BEFORE ME, the undersigned authority, on this day personally appeared **ERNEST WOORSTER**, 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 considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2018.

John Cox, Notary Public in and for the State of Texas

My commission expires on July 11, 2020.

CERTIFICATE OF APPROVAL

Approved and Accepted

 Planning and Zoning Commission Chairman
 City of McKinney, Texas

 Date

CONVEYANCE PLAT
SK MCKINNEY 380 ADDITION
LOTS 1 & 2, BLOCK A

BEING 3.88 ACRES SITUATED IN THE THOMAS SEARCY SURVEY, ABSTRACT No. 817, CITY OF MCKINNEY, COLLIN COUNTY, TEXAS