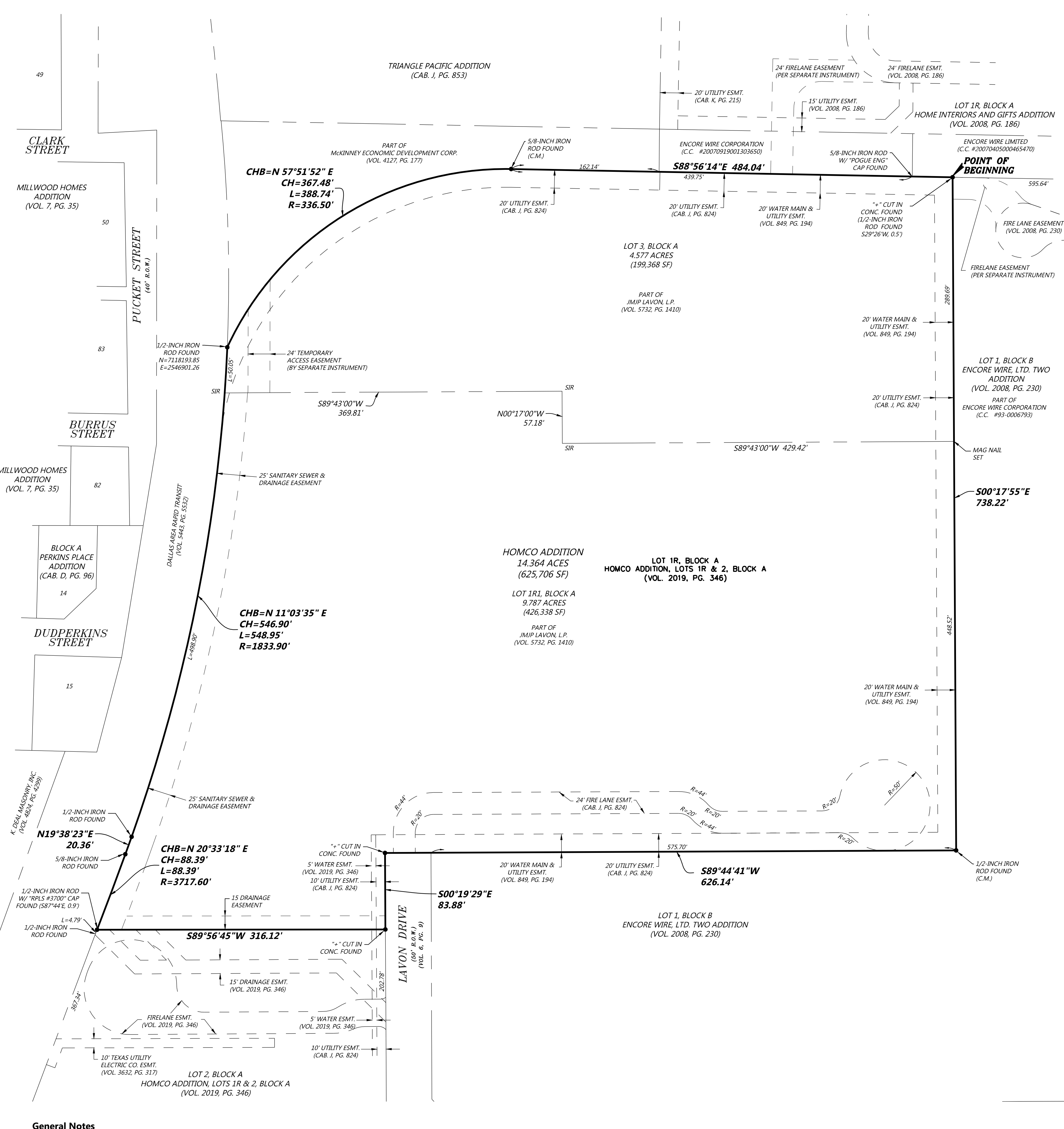


N:\0021338\001 PROJECT DATA\DWG\SURVEY\0021338 PLAT.DWG



- General Notes**
- Bearings based on Grid North State Plane Coordinates of the Texas Coordinate System NAD83 (CORS96) North Central Zone (4202), NAVD88.
 - Subject property appears to be classified as Zone "X" when scaled from Flood Insurance Rate Map Community - Panel Number 48085C02900 dated June 2, 2009.
 - (C.M.) - Controlling Monuments.
 - Coordinates shown hereon are State Plane Coordinates, Texas North Central Zone, North American Datum of 1983 (NAD83).
 - 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 requirements of the subdivision ordinance.

PRELIMINARY FINAL REPLAT FOR REVIEW PURPOSES ONLY

THE PURPOSE OF THIS REPLAT IS TO SUBDIVIDE EXISTING LOT INTO TWO (2) LOTS AND ADD EASEMENTS AS NECESSARY.

OWNER'S CERTIFICATE OF DEDICATION

STATE OF TEXAS }
COUNTY OF COLLIN }

WHEREAS, JMJP Lavon, L.P. is the owner of a 14.364 acre tract of land situated in the W.S. Richardson Survey, Abstract No. 747, Collin County, Texas; said tract being all of Lot 1R, Block A, Homco Addition, Lots 1R and 2, Block A, an addition to the City of McKinney, Texas according to the plat recorded in Volume 2019, Page 346 of the Plat Records of Collin County, Texas; said tract also being part of that certain tract of land described in Special Warranty Deed With Vendor's Lien to JMJP Lavon, L.P. recorded in Volume 5732, Page 1410 of the Deed Records of Collin County, Texas; said 14.364 acre tract being more particularly described as follows:

BEGINNING, at a "+*" cut in concrete found at the northeast corner of said Lot 1R, Block A and the most northerly northwest corner of Lot 1, Block B, Encore Wire, Ltd. Two Addition, an addition to the City of McKinney, Texas according to the plat recorded in Volume 2008, Page 230 of the said Plat Records from which a 1/2-inch iron rod found bears South 29 degrees, 26 minutes West, a distance of 0.5 feet; said point also being in the south line of that certain tract of land described in Special Warranty Deed to Encore Wire Limited recorded in County Clerk's File No. 20070405000465470 of the said Deed Records;

THENCE, South 00 degrees, 17 minutes, 55 seconds East, along the common line between said Lot 1R, Block A and said Lot 1, Block B, a distance of 738.22 feet to a 1/2-inch iron rod found for corner; said point also being a re-entrant corner of said Lot 1, Block B;

THENCE, South 89 degrees, 44 minutes, 41 seconds West, continuing along the said common line between Lot 1R, Block A and Lot 1, Block B, at a distance of 575.70 feet passing the most southerly northwest corner of said Lot 1, Block B and the east corner of the north terminus of Lavon Drive (a 50-foot right-of-way), continuing along the said north terminus of Lavon Drive, in all a total distance of 626.14 feet to a "+*" cut in concrete found for re-entrant corner; said point also being the west corner of said north terminus of Lavon Drive;

THENCE, South 00 degrees, 19 minutes, 29 seconds East, along the west right-of-way line of said Lavon Drive, a distance of 83.88 feet to a "+*" cut in concrete set for corner; said point also being the northeast corner Lot 2, Block A of the said Homco Addition;

THENCE, South 89 degrees, 56 minutes, 45 seconds West, departing the said west line of Lavon Drive and along the common line between said Lot 1R, Block A and said Lot 2, Block A, a distance of 316.12 feet to a point for corner in the easterly line of that certain tract of land described in deed to Dallas Area Rapid Transit recorded in Volume 5443, Page 5532 of the said Deed Records, from which a 1/2-inch iron rod with "RPLS #3700" cap found bears South 87 degrees, 44 minutes East, a distance of 0.9 feet; said point also being in a non-tangent curve to the left;

THENCE, departing the said common line between Lot 1R, Block A and Lot 2, Block A and along the common line between said Lot 1R, Block A and said Dallas Area Rapid Transit tract, the following three (3) calls:

In a northerly direction, along said curve to the left, having a central angle of 01 degree, 21 minutes, 44 seconds, a radius of 3,717.60 feet, a chord bearing and distance of North 20 degrees 33 minutes 18 seconds East, 88.39 feet, an arc distance of 88.39 feet to a 5/8-inch iron rod found at the end of said curve;

North 19 degrees, 38 minutes, 23 seconds East, a distance of 20.36 to a 1/2-inch iron rod found at the beginning of a non-tangent curve to the left;

In a northerly direction, along said curve to the left, having a central angle of 17 degrees, 09 minutes, 02 seconds, a radius of 1,833.90 feet, a chord bearing and distance of North 11 degrees, 03 minutes, 35 seconds East, 546.90 feet, an arc distance of 548.95 feet to a 1/2-inch iron rod found at the end of said curve; said point also being the beginning of a non-tangent curve to the right and the southwest corner of that certain tract of land described in Warranty Deed to McKinney Economic Development Corporation recorded in Volume 4127, Page 177 of the said Deed Records;

THENCE in a northeasterly direction, along the common line between said Lot 1R, Block A and said Economic Development Corporation tract and said curve to the right, having a central angle of 66 degrees, 11 minutes, 29 seconds, a radius of 336.50 feet, a chord bearing and distance of North 57 degrees 51 minutes 52 seconds East, 367.48 feet, an arc distance of 388.74 feet to a 5/8-inch iron rod found at the end of said curve;

THENCE, South 88 degrees, 56 minutes, 14 seconds East, continuing along the said common line between Lot 1R, Block A and Economic Development Corporation tract, at a distance of 162.14 feet passing the southwest corner of that certain tract of land described in Special Warranty Deed to Encore Wire Corporation recorded in County Clerk's File No. 20070919001303650 of the said Deed Records, continuing along common line between said Lot 1, Block A and said Encore Wire Corporation tract, at a distance of 439.75 feet passing a 5/8-inch iron rod with "POGUE ENG & DEV" cap found at the southeast corner of said Encore Wire Corporation tract and the southwest corner of said Encore Wire Limited tract, continuing along the common line between said Lot 1, Block A and said Encore Wire Limited tract, in all a total distance of 484.04 feet to the POINT OF BEGINNING;

CONTAINING, 625,706 square feet or 14.364 acres of land, more or less.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS }

I, Roman L. Groysman, a Registered Professional Land Surveyor, licensed by the State of Texas, certify that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, Texas Local Government Code, Chapter 212, and the platting rules and regulations of the City of McKinney, Texas. I further certify that monumentation shown hereon was either found or placed and is in substantial compliance with the City of McKinney, Collin County, Texas platting rules and regulations.

Dated this ____ day of _____, 2019.

FOR REVIEW ONLY
NOT FOR RECORDING

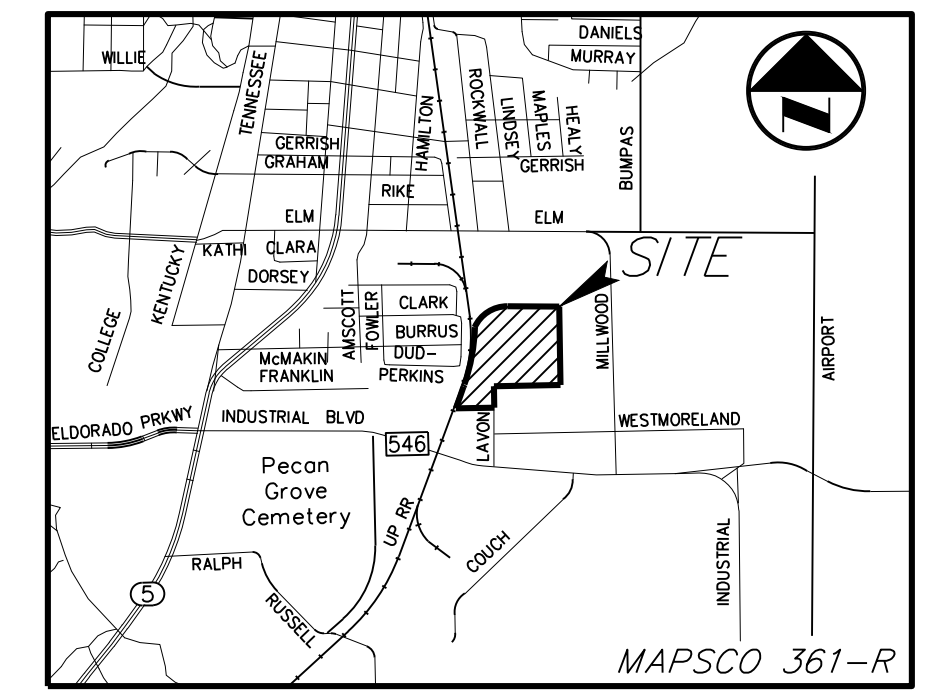
Roman L. Groysman
Registered Professional Land Surveyor
No. 5864

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 Roman L. Groysman, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2019.

Notary Public in and for the State of Texas



VICINITY MAP
NOT TO SCALE

SCALE 1" = 60'
0' 60' 120'

NOW THEREFORE, KNOWN ALL BY THESE PRESENTS:

That, JMJP Lavon, L.P. is the owner of this property described in this plat, acting by and through its duly authorized agent, do hereby adopt this plat, designating the property as **Lots 1R1 and 3, Block A of the HOMCO ADDITION**, an addition to the City of McKinney, Collin County, Texas and do hereby dedicate to the public use forever, the streets, alleys and public use areas shown hereon. The easements, as shown, are hereby dedicated for the purpose as mutual use and accommodation of the City of McKinney and all public utilities desiring to use or using the same. All and any public 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 or removing all or parts of its respective systems, with 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.

EXECUTED this the ____ day of _____, 2019.

BY: JMJP Lavon, L.P.

Michael B. Hayes, President PJMM, LLC, a Texas limited liability company.
General Partner to JMJP Lavon, L.P.

STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this date did personally appear Michael B. Hayes of JMJP Lavon, L.P., 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 purpose and consideration therein expressed and in the capacity therein stated on behalf of the said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

**PRELIMINARY FINAL REPLAT
HOMCO ADDITION
LOTS 1R1 & 3, BLOCK A**
BEING A REPLAT OF LOT 1R, BLOCK A
HOMCO ADDITION, LOTS 1R & 2, BLOCK A
(VOL. 2019, PG. 346)
AN ADDITION TO THE CITY OF MCKINNEY, TEXAS
14.364 ACRE TRACT
AND BEING OUT OF THE
W.S. RICHARDSON SURVEY, ABSTRACT No. 747
COLLIN COUNTY, TEXAS

OWNER:
JMJP LAVON, L.P.
MIKE HAYES
800 ELM ST.
MCKINNEY, TX 75069
(469) 500-1015

Westwood	PREPARED	12-07-18
Phone (214) 473-4640 TollFree (888) 937-5150	SURVEYED	11-29-18
2740 Dallas Parkway, Suite 280 Plano, TX 75093 westwoodps.com	SCALE:	1" = 60'
Westwood Professional Services, Inc. TBP&E Firm Reg. No. 11756 TBP&E Firm Reg. No. 10074301	W NUMBER	RO021338.00
Contact: Arlyn Samuelsen (972) 265-4860	DRAWN BY:	RLG
	CHECKED BY:	AWS

HOMCO ADDITION