

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS Coit-Virginia Partners, LLC are the owners of a tract of land situated in the William McCarty Survey, Abstract Number 575, City of McKinney, Collin County, Texas, being all of Lot 4, Block A, of Parcel 1502 Addition, an addition to the City of McKinney, Collin County, Texas, according to the plat thereof, recorded in Document Number 2018-735 of the Plat Records of Collin County, Texas (P.R.C.C.T.), and being more particularly described by metes and bounds as follows (Bearings and Distances are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD 83)(US Foot) with a combined scale factor of 1.000152710):

BEGINNING at an "X" Cut found for the southwest corner of said Lot 4, same being the southeast corner of Lot 1, Block A, of Virginia Heights Addition, an addition to the City of McKinney, Collin County, Texas, according to the plat thereof recorded in Document Number 2019-803 (P.R.C.C.T.), and lying on the north right-of-way line of Virginia Parkway (Variable Width right-of-way);

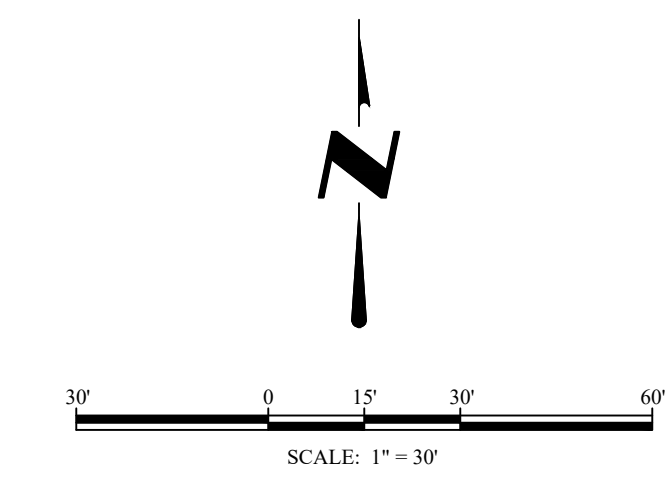
THENCE North 00 degrees 38 minutes 34 seconds West, departing the north right-of-way line of said Virginia Parkway, with the west line of said Lot 4, and the east line of said Lot 1, and the east line of Lot 5, Block A, of Virginia Heights Addition, an addition to the City of McKinney, Collin County, Texas, according to the plat thereof recorded in Document Number 2020-645 (P.R.C.C.T.), a distance of 640.95 feet to an "X" Cut set on concrete pavement for the northwest corner of said Lot 4, same being a point on the south line of Lot 3, Block A of said Parcel 1502 Addition;

THENCE North 89 degrees 28 minutes 05 seconds East, with the south line of said Lot 3, a distance of 301.95 feet to a 1/2 inch rebar found for the southeast corner of said Lot 3 and lying on the west line of Common Area A-2 of The Highlands at Westridge Phase 10, an addition to the City of McKinney, as recorded in Instrument Number 2019-864, Plat Records, Collin County, Texas;

THENCE South 00 degrees 31 minutes 55 seconds East, with the west line of said Common Area A-2, and continuing with the west line of Block A of said The Highlands at Westridge, a total distance of 650.91 feet to a 1/2 inch rebar capped "WINDROSE" set for the southwest corner of Common Area Lot A-1 of said The Highlands at Westridge and being a point on the north right-of-way line of Virginia Parkway (Variable Width right-of-way);

THENCE North 89 degrees 54 minutes 55 seconds West, with the north right-of-way line of said Virginia Parkway, a distance of 199.97 feet to a 1/2 inch rebar capped "WINDROSE" set for corner;

THENCE North 86 degrees 06 minutes 05 seconds West, continuing with south line of said Lot 4, and the north right-of-way line of said Virginia parkway, a distance of 101.05 feet to the point of beginning and containing a total of 195,304 square feet, or 4.483 acres of land, more or less.



LEGEND OF ABBREVIATIONS

- D.R.C.C.T. DEED RECORDS, COLLIN, TEXAS
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
- P.R.C.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS
- ROW RIGHT OF WAY
- IRS 1/2 INCH CAPPED REBAR STAMPED "WINDROSE" SET
- C.M. CONTROLLING MONUMENT

APPROVED:

City Manager _____

Date _____

Attest: _____

City Secretary _____
City of McKinney, Texas

Date _____

STATE OF TEXAS §
COUNTY OF DENTON §

This is to certify that I, Mark N. Peoples, a Registered Professional Land Surveyor of the State of Texas, have plotted the subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT DATED 11/8/2021

Mark N. Peoples, R.P.L.S.
No. 6443

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Mark N. Peoples, 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.

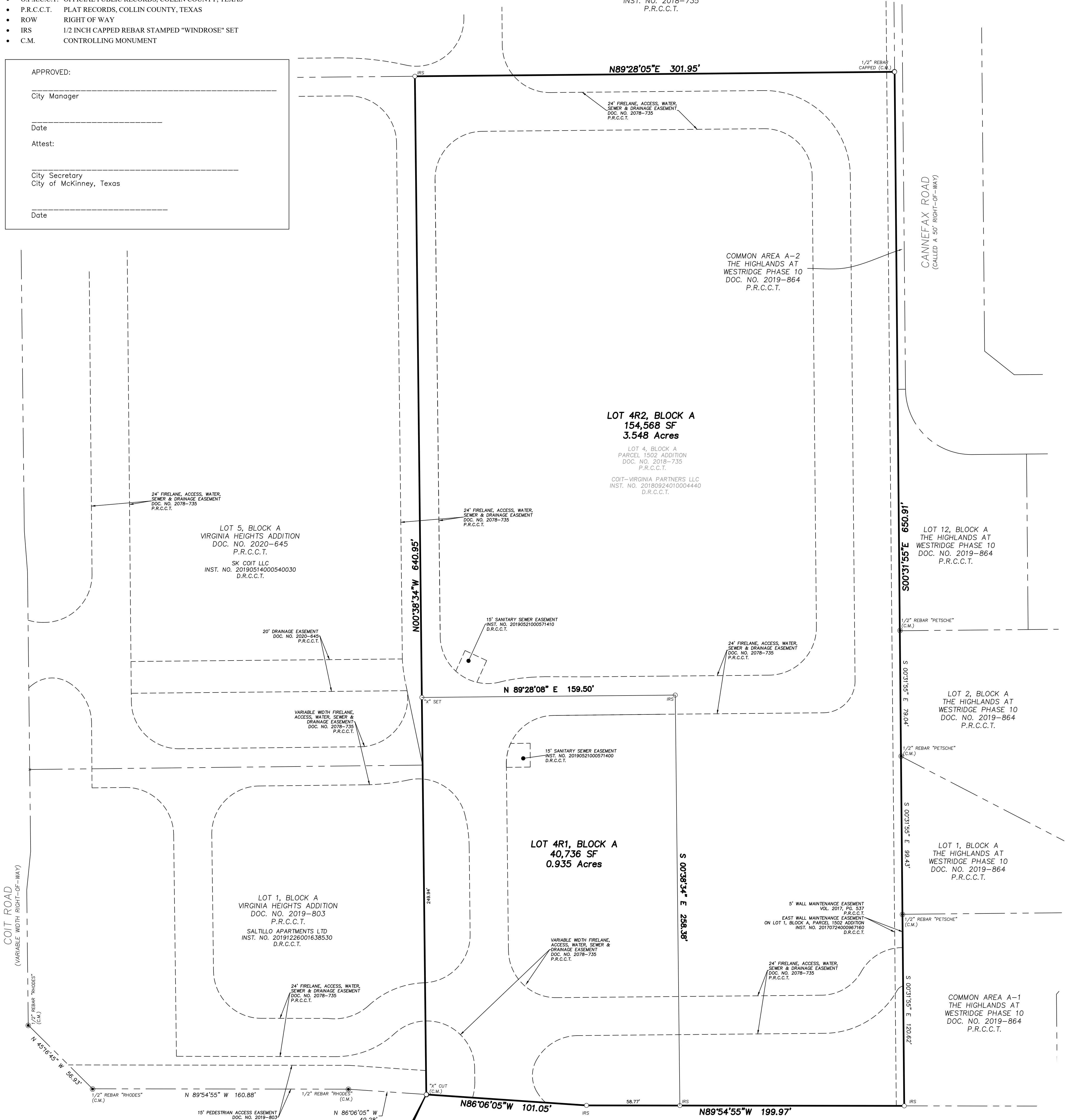
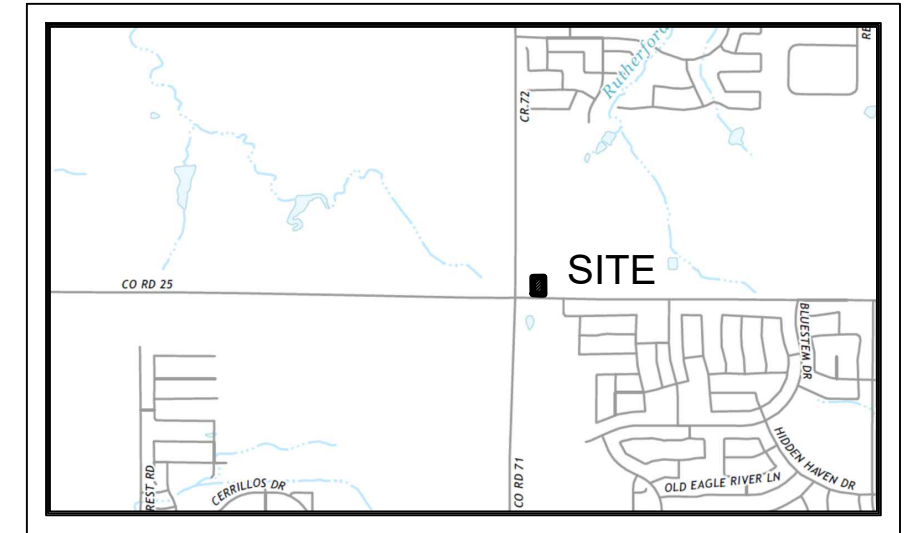
GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 20____.

Notary Public in and for the State of Texas

SURVEYOR'S NOTES:

1. Bearings and distances are based on Texas State Plane Coordinate System, Texas North Central Zone 4202 North American Datum of 1983 (NAD 83) (U.S. Foot) with a combined scale factor of 1.000152710.
2. This property lies within Zone "X" Unshaded of the Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas, map no. 48085C0235J, dated June 02, 2009, via scaled map location and graphic plotting.
3. Notice: 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.
4. The purpose of this plat is to take a portion of a platted lot and create two recorded lots.

VICINITY MAP
NOT TO SCALE



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT Coit-Virginia Partners, L.L.C. does hereby adopt this Replat designating by and through their duly authorized representatives the heretofore described property as Lot 4R1 and 4R2, Block A, Parcel 1502 Addition, an addition to the City of McKinney, Collin County, Texas, and does hereby dedicate to the City of McKinney, Texas, for public use forever, the streets, alleys, public use areas and easements shown thereon. The streets and the alleys are dedicated for street purposes. The Easements and public use areas, as shown, are dedicated to the City of McKinney, Texas, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in Landscape Easements, if approved by the City of McKinney. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of McKinney's use thereof. The City of McKinney and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of McKinney and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

That the undersigned does hereby covenant and agree that they shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface and that they shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the access of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking". The Fire Marshal or his duly authorized representative or the Chief of Police or his duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of McKinney, Texas.

VIRGINIA PARKWAY
(VARIABLE WIDTH RIGHT-OF-WAY)

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this _____ day _____ personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 20____.

Notary Public in and for the State of Texas

ENGINEER
Watermark Engineering
2631 Ginger Woods Parkway
Aurora, IL 60502
Contact: Robin Erstedt

OWNER/DEVELOPER
Coit-Virginia Partners, LLC
511 John Carpenter Freeway
Suite 550
Irving, Texas 75062-8156



WINDROSE
LAND SURVEYING | PLATTING
1955 LAKEWAY DRIVE, SUITE 220 | LEWISVILLE, TX 75057 | 214.217.2544
FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM

DRAWN BY: G.L.C. DATE: 09/08/2021 CHECKED BY: M.P. JOB NO.: D56693

Point of Contact:
Grayson CeBallos
972-370-5871
grayson.ceballos@windroseservices.com
Last Revision Date: 11/08/2021

PRELIMINARY / FINAL PLAT
PARCEL 1502 ADDITION
LOT 4R1 and 4R2, BLOCK A
Being a 4.483 Acre tract of land
Situated in the William McCarty Survey
Abstract Number 575 and being
all of Lot 4, Block A of
Parcel 1502 Addition, an addition to
the City of McKinney, Collin County, Texas