

OWNERS DEDICATION

BEING all that certain tract of land situated in the William Davis Survey, Abstract No. 248, City of McKinney, Collin County, Texas, and being all of that certain tract of land conveyed to McKinney Crossing II, LLC, by deed recorded under instrument No. 20180323000354000, Official Public Records, Collin County, Texas, and being all of Lot 2, Block A, McKinney Crossing II Addition, an addition to the City of McKinney, Collin County, Texas, according to the plat thereof recorded in Volume 2019, Page 84, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a TXDOT Monument found for the most southerly corner of said Lot 2, same being in the intersection of University Drive (U.S. Highway 380) (variable width right-of-way) and Southern Pacific Railroad (100 foot right-of-way);

THENCE along the common line of said Lot 2 and said University Drive as follows:

North 56 deg. 39 min. 35 sec. West, a distance of 89.13 feet to a 5/8 inch iron rod found for angle point;

North 64 deg. 19 min. 39 sec. West, a distance of 659.36 feet to a 1/2 inch iron rod with red cap found for the most westerly corner of said Lot 2, same being the most southerly corner of Lot 1, aforesaid Block A, McKinney Crossing II Addition;

THENCE North 31 deg. 47 min. 18 sec. East, along the common line of said Lots 1 and 2, a distance of 261.56 feet to a 1/2 inch iron rod with red cap found for the most northerly corner of said Lot 2, same being the most easterly corner of said Lot 1, same being in the northwesterly line of Lot 1, Block A, Metro Industrial Park No. 2, an addition to the City of McKinney, Collin County, Texas, according to the plat thereof recorded in Volume E, Page 51, Plat Records, Collin County, Texas;

THENCE South 58 deg. 12 min. 42 sec. East, passing the most southerly corner of said Lot 1 (Metro Industrial Park No. 2), same being the most westerly corner of Block A, Metro Industrial Park No. 2, an addition to the City of McKinney, Collin County, Texas, according to the plat thereof recorded in Volume I, Page 398, aforesaid Map Records, and continuing along the common line of said Lot 2 and said Block A (Metro Industrial Park No. 2), a total distance of 690.04 feet to a 1/2 inch rod with red cap found for the most easterly corner of said Lot 2, same being the most southerly corner of said Block A (Metro Industrial Park No. 2), same being in the westerly right-of-way line of aforesaid Southern Pacific Railroad;

THENCE South 16 deg. 01 min. 48 sec. West, along the common line of said Lot 2 and said Southern Pacific Railroad, a distance of 201.29 feet to the POINT OF BEGINNING and containing 160,308 square feet or 3.680 acres of computed land, more or less.

OWNER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, McKinney Crossing II, LLC, does hereby adopt this conveyance plat designating the hereinabove described property as **MCKINNEY CROSSING II ADDITION, LOTS 2R & 3, BLOCK A** an addition to the City of McKinney, Collin County, Texas, being a replat of McKinney Crossing II Addition, Lot 1 & 2, Block A, according to the plat recorded in Volume 2019, Page 84, Plat Records, Collin County, Texas and do hereby dedicate to the public use forever, the streets, alleys and public use area 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 any way endanger or interfere with the construction, maintenance or efficiency of it's 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 it's respective systems, without the necessity, at anytime, of procuring the permission of anyone. This minor plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of McKinney, Texas.

WITNESS MY HAND at _____, Texas, this the _____ day of _____, 2019.

McKinney Crossing II, LLC
a Texas limited liability company

By: Jack Ryan Investments, LLC,
a Texas limited liability company
Its Managing Member

By: _____
Name: Marion McMakin, Managing Member

STATE OF TEXAS *
COUNTY OF DALLAS *

BEFORE ME, the undersigned authority, on this day personally appeared Marion McMakin, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

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

NOTARY PUBLIC IN AND FOR THE STATE OF _____ EXPIRATION DATE _____

FLOOD CERTIFICATE

As determined by the FLOOD INSURANCE RATE MAPS for Collin County, the subject property Does Not appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 6/02/09 Community Panel No. 48085C0280J subject lot is located in Zone 'X'. If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

SURVEYOR'S CERTIFICATE

THAT I, Timothy R. Mankin, does hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of McKinney, Texas.

PRELIMINARY-NOT TO BE RECORDED

Timothy R. Mankin
R.P.L.S. No. 6122

STATE OF TEXAS *
COUNTY OF TARRANT *

BEFORE ME, the undersigned authority, on this day personally appeared Timothy R. Mankin, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS EXPIRATION DATE _____

LEGEND:

INST. NO. = COUNTY CLERK'S FILE INSTRUMENT NUMBER
VOL. = VOLUME
PG. = PAGE
SQ. FT. = SQUARE FEET
AC. = ACRES
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
M.R.C.C.T. = PLAT RECORDS, COLLIN COUNTY, TEXAS
RCIRF = RED CAPPED IRON ROD FOUND

- NOTES:**
1. IRF - Iron Rod Found
 2. IRS - Iron Rod Set w/ "PEISER & MANKIN SURV" red plastic cap
 3. Basis of Bearing - Based on the GPS observed of the City of McKinney GPS Monuments Number 40 a cap on concrete near Highway 380 & Redbud with an elevation of 656.576' and GPS Monument number 43 a cap on concrete at the Northeast corner at Louisiana & Murray with an elevation of 586.464'.
 4. CONVEYANCE PLAT ONLY: NOT FOR DEVELOPMENT
 5. The owners of Block A, Lot 2R of this plat shall be solely responsible for the maintenance of the private storm water detention system, including the outfall structures. The owner shall further hold the City of McKinney harmless from any damages to persons, to the owner's lot or any affected lot arising from such maintenance responsibility. The City shall not be responsible for the maintenance of the referenced system, although it retains the right to enter upon the easement for public purposes.

LINE	BEARING	DISTANCE
L1	S 31°57'15" W	12.01'
L2	N 58°12'32" W	168.21'
L3	N 31°51'20" E	28.92'
L4	N 58°12'42" W	18.00'
L5	S 31°54'47" W	16.08'
L6	S 58°12'41" E	10.00'
L7	S 31°47'19" W	10.00'
L8	N 58°12'41" W	10.00'
L9	S 31°46'37" W	170.17'
L10	S 58°12'41" E	10.00'
L11	S 31°47'19" W	10.00'
L12	N 58°12'41" W	10.00'
L13	N 56°41'57" W	15.78'

LINE	BEARING	DISTANCE
L14	N 16°01'49" E	160.56'
L15	N 56°29'20" W	436.92'
L16	N 56°21'51" W	174.90'
L17	N 64°19'39" W	120.97'
L18	N 31°47'14" E	204.21'
L19	S 58°12'41" E	154.71'
L20	S 58°12'44" E	621.89'
L21	S 16°01'48" W	180.51'
L22	S 64°19'39" E	94.45'
L23	S 64°19'39" E	91.84'
L24	N 64°19'42" W	214.47'
L25	N 64°19'39" W	323.92'
L26	S 64°19'39" E	323.92'

CURVE	ARC	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	33.59'	30.00'	064°09'38"	S 89°42'39" W	31.87'	
C3	54.00'	51.10'	54°13'16"	S 31°06'03" E	49.22'	
C4	30.00'	47.13'	90°00'00"	S 13°12'41" E	42.43'	
C5	54.00'	56.87'	60°20'03"	N 34°09'36" W	54.28'	
C6	30.00'	75.52'	144°13'06"	S 76°06'08" E	57.10'	
C7	31.59'	30.00'	60°20'13"	S 34°09'31" E	30.15'	

"ATTEST"

BOARD, COMMISSION OR CITY SECRETARY
CITY OF MCKINNEY, TEXAS

DATE

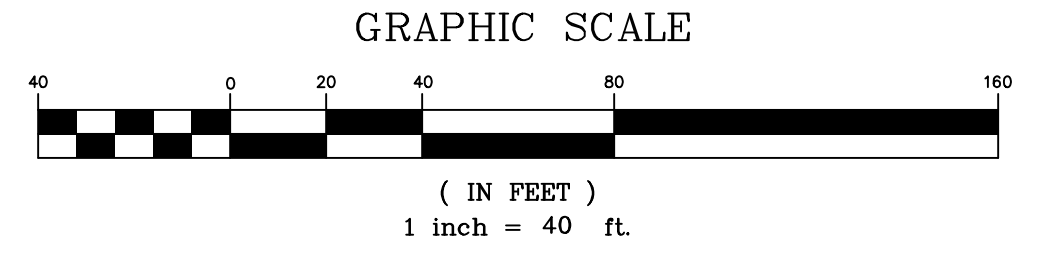
"APPROVED AND ACCEPTED"

PLANNING AND ZONING COMMISSION CHAIRMAN
CITY OF MCKINNEY, TEXAS

DATE

CONVEYANCE PLAT ONLY: NOT FOR DEVELOPMENT

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.



CONVEYANCE PLAT
MCKINNEY CROSSING II ADDITION
LOTS 2R & 3, BLOCK A
BEING 3.680 ACRES SITUATED IN THE WILLIAM DAVIS SURVEY, ABSTRACT 248 AND BEING A REPLAT OF MCKINNEY CROSSING II ADDITION, LOT 2, BLOCK A, ACCORDING TO THE PLAT RECORDED IN VOLUME 2019, PAGE 84, PLAT RECORDS, COLLIN COUNTY, TEXAS LOCATED IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
NOVEMBER 2019

ENGINEER:
VASQUEZ ENGINEERING, LLC
CONTACT: JUAN VASQUEZ
1919 S. SHILOH ROAD,
SUITE 440, LB 44
GARLAND, TX 75042
PHONE: 972-278-2948

OWNER:
MCKINNEY CROSSING II, LLC
CONTACT: MCKINNEY
11700 PRESTON ROAD
SUITE 360
DALLAS, TX 75230
214-789-0695

JOB NO.: 18-1019	PEISER & MANKIN SURVEYING, LLC www.peisersurveying.com	1604 HART STREET SOUTH LAKE, TEXAS 76092 817-481-1806 (O) 817-481-1809 (F)	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE	Texas Society of Professional Surveyors
DATE: 7/17/2019				
FIELD DATE: 7/1/2019	SCALE: 1" = 60'	1		
DRAWN: N.T.K.	CHECKED: T.R.M.	OF		
tmanikin@peisersurveying.com		FIRM No. 100999-00 Member Since 1977		