

AREA NOTE:

The area (acres) shown hereon is based on the mathematical closure of the courses and distances reflected on this Survey. It does not include the tolerances that may be present due to positional accuracy of the boundary monuments in place.

REFERENCE BEARING NOTE:

The Bearings for the above prepared Survey and metes & bounds description are geodetic and are based upon GPS observations from City of McKinney GPS Control Monuments No. 43 and 44. NAD-83 Surface Data, Texas North Central Zone.

FLOOD ZONE NOTE:

This Surveyor has reviewed Flood Insurance Rate Map No. 48085C0290J (effective date June 2, 2009) published by the Federal Emergency Management Administration for Collin County, Texas and based upon said scaled map and graphic plotting, such review revealed that the subject parcel lies within "ZONE X" (Un-Shaded) and is outside of the 100 Year Flood Plain.

MONUMENT NOTE:

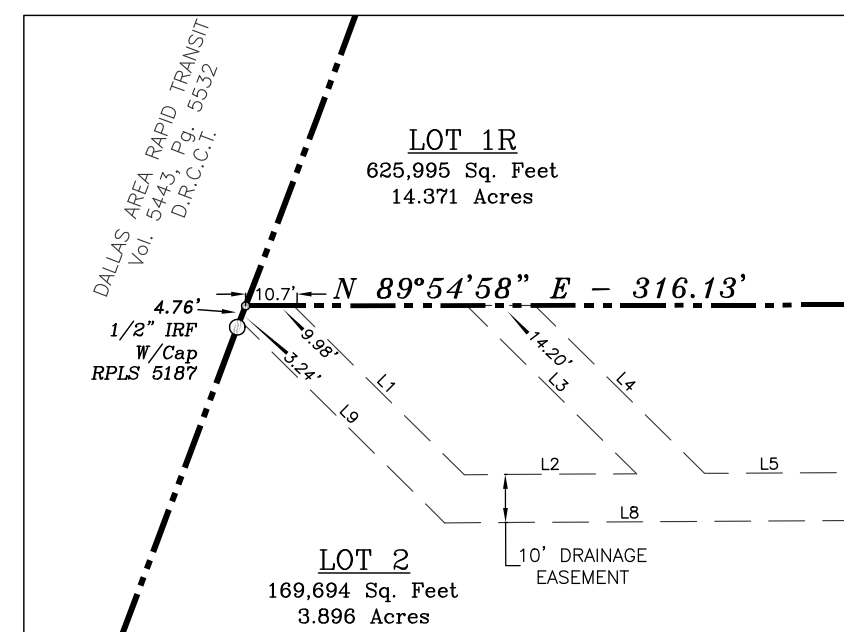
All lot corner monuments are 1/2 inch diameter rebar, two feet long topped with a red plastic cap, stamped "RPLS 4701", unless otherwise noted.

PURPOSE STATEMENT:

The purpose of this Minor Replat is to Plat a 2.948 acre tract of land (Lot 2) and reconfigure Lot 1, Block A of Homco Addition.

NOTE:

All proposed lots situated in whole or in part within the city's corporate limits comply with the minimum size requirement of the governing zoning district



DETAIL "A" Scale=1"=40'

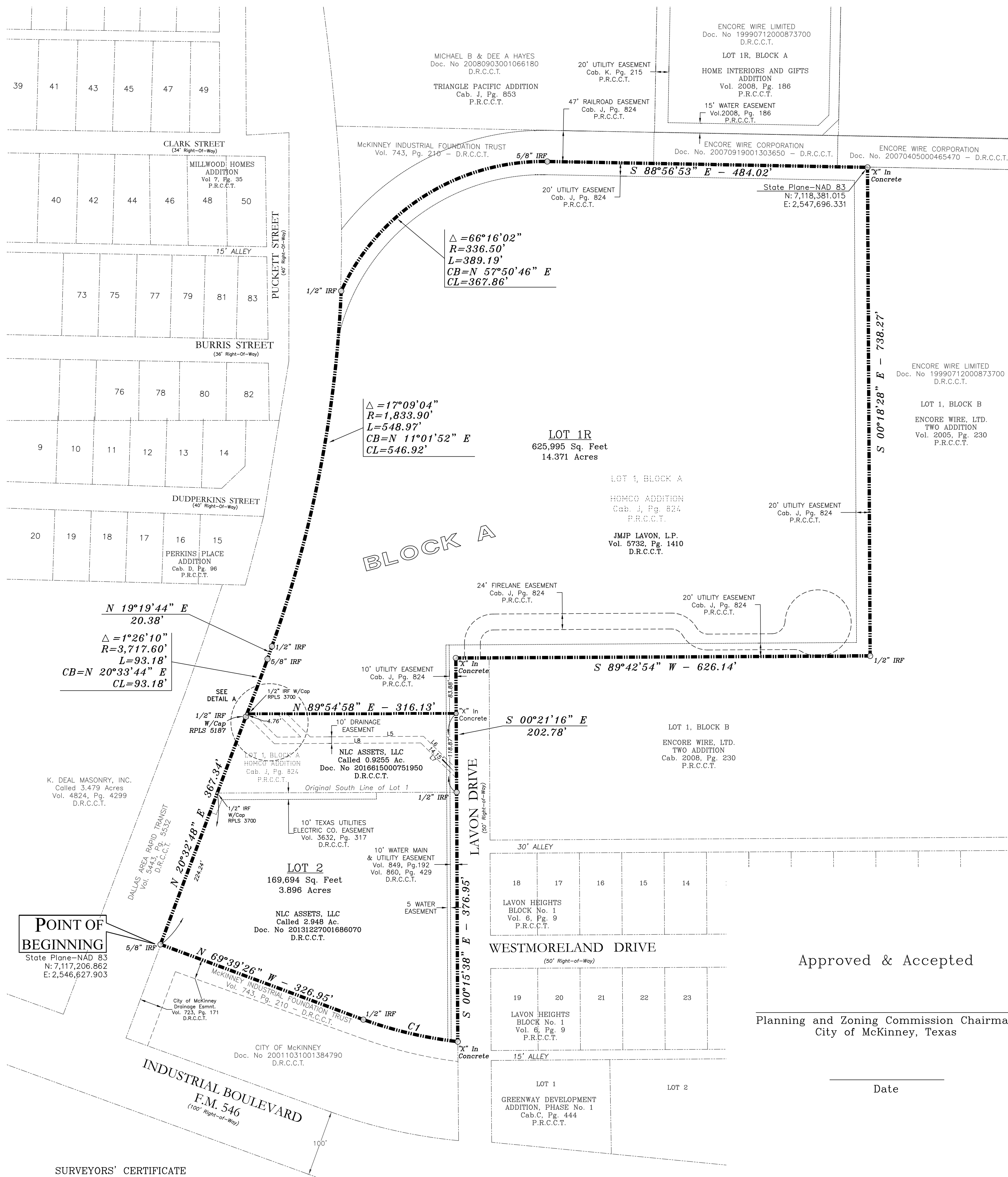
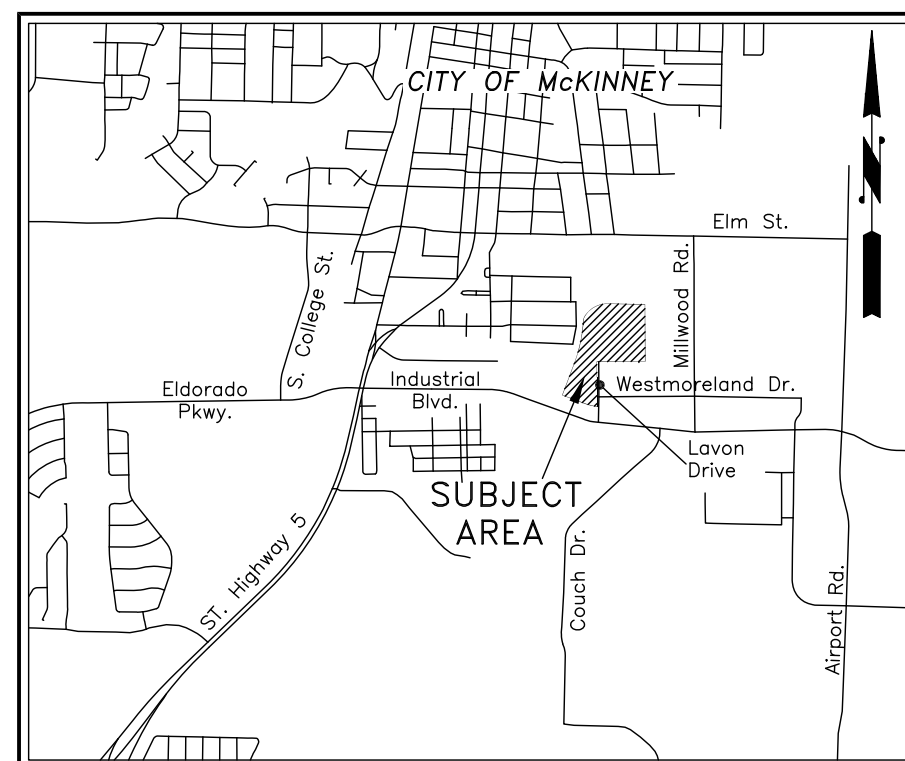
LINE TABLE

Table with 3 columns: LINE, BEARING, DISTANCE. Lists lines L1 through L9 with their respective bearings and distances.

CURVE TABLE

Table with 5 columns: CURVE, DELTA ANGLE, RADIUS, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Lists curve C1 with its parameters.

VICINITY MAP



SURVEYORS' CERTIFICATE

That I, Lawrence H. Ringley, do hereby certify that I have prepared this plat and the field notes shown hereon from an on the ground survey of the land, and this plat is a true, correct and accurate representation of the physical evidence found at the time of the survey; that the corner monuments shown hereon were found and/or placed under my personal supervision. This plat was prepared in accordance with the platting rules and regulations of the City of McKinney, Texas.

DATED this \_\_\_ day of \_\_\_, 2017.

PRELIMINARY FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

Lawrence H. Ringley, R.P.L.S. State of Texas, No. 4701

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 LAWRENCE H. RINGLEY, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the \_\_\_ day of \_\_\_, 2017.

Notary Public, State of Texas

Approved & Accepted

Planning and Zoning Commission Chairman City of McKinney, Texas

Date

OWNER'S CERTIFICATE

STATE OF TEXAS ) COUNTY OF COLLIN )

WHEREAS, NLC ASSETS, L.L.C. and JMP LAVON, L.P. are the owners of those certain tracts of land situated in the City of McKinney, in the William S. Richardson Survey, Abstract No. 747 of Collin County, Texas and being all of the following: that certain called 2.948 acre tract of land described in a deed to NLC Assets, L.L.C., recorded in Document No. 20131227001686070, Deed Records, Collin County, Texas (D.R.C.C.T.); all of that certain called 0.9255 acre tract of land described in a deed to NLC Assets, L.L.C., recorded in Document No. 201615000751950, D.R.C.C.T. and the remainder of Lot 1, Block A of Homco Addition, an addition to the City of McKinney according to the plat thereof, recorded in Cab. J, Page 824, Plat Records, Collin County, Texas (D.R.C.C.T.) and as described in a deed to JMP Lavon, L.P., recorded in Volume 5732, Page 1410, D.R.C.C.T. and the consolidation of these three parcels being more particularly described by metes & bounds as follows:

BEGINNING at 5/8 inch iron rod found on the eastern right-of-way line of a railroad described in a deed to Dallas Area Rapid Transit (DART), recorded in Vol. 5443, Page 5532, D.R.C.C.T. for the southwest corner of the above described 2.948 acre tract and same being the northwest corner of the remainder of Tract 2, described in a deed to McKinney Industrial Foundation Trust, recorded in Volume 743, Page 210, D.R.C.C.T. and same being the northwest corner of a City of McKinney Drainage Easement, recorded in Volume 723, Page 171, D.R.C.C.T.

THENCE: North 20 deg. 32 min. 48 sec. East, along the common line of said 2.948 acre tract and DART right-of-way, at 224.24 feet, passing a 1/2 inch iron rod, topped with a plastic cap, stamped "RPLS 3700", found for the northwest corner of said 2.948 acre tract and same being the original southwest corner of the above described Lot 1, Block A of Homco Addition and the above described 0.9255 acre tract and continuing on for a total distance of 367.34 feet to a 1/2 inch iron rod, topped with a plastic cap, stamped "RPLS 5187", found for corner at the beginning of a curve to the left having a radius of 3,717.60 feet, a central angle of 01 deg. 26 min. 10 sec. and chord that bears North 20 deg. 33 min. 44 sec. East - 93.18 feet;

THENCE: Continuing along said common line and with said curve to the left, at an arc distance of 4.76 feet, passing a 1/2 inch iron rod, topped with a plastic cap, stamped "RPLS 3700", found for the northwest corner of said 0.9255 acre tract and continuing on for a total arc distance of 93.18 feet to a 5/8 inch iron rod found for corner at the end of said curve;

THENCE: North 19 deg. 19 min. 44 sec. East, along the common line of said DART right-of-way and Homco Addition, a distance of 20.38 feet to a 1/2 inch iron rod found for corner at the beginning of a curve to the left, having a radius of 1,833.90 feet, a central angle of 17 deg. 09 min. 04 sec. and a chord that bears North 11 deg. 01 min. 52 sec. East - 546.92 feet;

THENCE: Continuing along said common line and with said curve to the left, an arc distance of 548.97 feet to a 1/2 inch iron rod found for corner at the end of said curve and for the most southerly corner of the remainder of Tract 2 described in a deed to McKinney Industrial Foundation Trust, recorded in Volume 743, Page 210, D.R.C.C.T. and said point also being the beginning of a non-tangent curve to the right, having a radius of 336.50 feet, a central angle of 66 deg. 16 min. 02 sec. and a chord that bears North 57 deg. 50 min. 46 sec. East - 367.86 feet;

THENCE: Along the common line of said Homco Addition and the McKinney Industrial Foundation tract and along said curve to the right, an arc distance of 389.19 feet to a 5/8 inch iron rod found at the end of said curve;

THENCE: South 88 deg. 56 min. 53 sec. East, along the northern line of said Homco Addition and the south line of said McKinney Industrial Foundation tract and also the south line of that certain tract of land described in a deed to Encore Wire Corporation, recorded in Doc. No. 20070919001303650, D.R.C.C.T., a distance of 484.02 feet to an "X" found in concrete for the northeast corner of said Homco Addition and same being the most northerly northwest corner of Lot 1, Block B of Encore Wire, LTD. Two Addition, an addition to the City of McKinney, according to the plat thereof, recorded in Volume 2005, Page 230, P.R.C.C.T.;

THENCE: South 00 deg. 18 min. 28 sec. East, along the common line of said Homco Addition and Encore Wire Two Addition, a distance of 738.27 feet to a 1/2 inch iron rod found for the most easterly southeast corner of said Homco Addition and same being an inside ell corner of said Encore Wire Two Addition;

THENCE: South 89 deg. 42 min. 54 sec. West, continuing along said common line, a distance of 626.14 feet to an "X" found in concrete for the inside ell corner of said Homco Addition and same being the northwest corner of Lavon Drive (50' wide right-of-way);

THENCE: South 00 deg. 21 min. 16 sec. East, along the common line of said Homco Addition and Lavon Drive, at 83.86 feet, passing an "X" in concrete found for the northeast corner of the above mentioned 0.9255 acre tract and continuing on for a total distance of 202.78 feet to a 1/2 inch iron rod found for the southeast corner of said 0.925 acre tract and same being the original southerly southeast corner of said Homco Addition and same being the northeast corner of the above mentioned 2.948 acre tract;

THENCE: South 00 deg. 15 min. 38 sec. East, along the common line of said 2.948 acre tract and Lavon Drive, a distance of 376.95 feet to an "X" found in concrete for the southeast corner of said 2.948 acre tract and the northeasterly corner of the above mentioned McKinney Industrial Foundation Trust tract and City of McKinney Drainage Easement and said point being the beginning of a non-tangent curve to the right, having a radius of 637.39, a central angle of 13 deg. 11 min. 54 sec. and a chord that bears North 76 deg. 52 min. 07 sec. West - 146.50 feet;

THENCE: Along the common line of said 2.948 acre tract, McKinney Industrial Foundation tract and drainage easement and with said curve to the right, an arc distance of 146.82 feet to a 1/2 inch iron rod found for corner at the end of said curve;

THENCE: North 69 deg. 39 min. 26 sec. West, continuing along said common line, a distance of 326.95 feet to the POINT OF BEGINNING and containing 795,689 square feet or 18.267 acres.

DEDICATION

STATE OF TEXAS ) COUNTY OF COLLIN )

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WE, NLC ASSETS, L.L.C. and JMP LAVON, L.P., do hereby adopt this Minor Replat, designating the herein above described property as HOMCO ADDITION, LOTS 1R & 2, BLOCK A, an addition to the City of McKinney, Collin County, Texas, and being a replat of Lot 1, Block A of Homco Addition, an addition to the City of McKinney, according to the plat recorded in Cabinet J, Page 824, Plat Records, Collin County, Texas, and a 2.948 acre tract, described in a deed recorded in Doc. No. 20131227001686070, Deed Records, Collin County, Texas, does hereby dedicate to the public use forever, the streets and easements shown hereon for the purpose as indicated. The Firelane, Drainage, Mutual Access and Utility Easement being hereby dedicated for the 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 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 to or removing all or parts of its respective systems, without 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.

WITNESS MY HAND IN COLLIN COUNTY, Texas, this the \_\_\_ day of \_\_\_, 2017.

RICK MONROE, NLC Assets, L.L.C., a Texas limited liability company, Owner of Lot 2

MICHAEL B. HAYES, President PJMM, L.L.C., a Texas limited liability company, General Partner to JMP Lavon, L.P., Owner of Lot 1R

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 RICK MONROE, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE,

this the \_\_\_ day of \_\_\_, 2017.

Notary Public, State of Texas

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 MICHAEL B. HAYES, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE,

this the \_\_\_ day of \_\_\_, 2017.

Notary Public, State of Texas

OWNER ~ LOT 1R

JMP LAVON, LP Contact: Michael B. Hayes 800 Elm Street McKinney, Texas 75069 972-569-9100

OWNER ~ LOT 2

NLC ASSETS, L.L.C. Contact: Rick Monroe 1602 Lavon Drive McKinney, Texas 75069 214-534-5487 ram@monroeroofing.com

SURVEYOR

RINGLEY & ASSOCIATES, INC. Contact: Lawrence H. Ringley 701 S. Tennessee Street McKinney, Texas 75069 972-542-1266 LHR@Ringley.com

PRELIMINARY FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

MINOR REPLAT

HOMCO ADDITION LOTS 1R & 2, BLOCK A 18.267 Acres being a replat of

Lot 1, Block A of Homco Addition, recorded in Cab. J, Pg. 824, Plat Records of Collin County, Texas, and a 2.948 Acre Tract described in Doc. No. 20131227001686070, Deed Records of Collin County, Texas and situated in the William S. Richardson Survey, Abstract No. 747 City of McKinney Collin County, Texas



Table with 6 columns: Drawn by, Date, Scale, Job, Title, Sheet. Lists drawing details for Mark Heath, 08/14/17, 1"=100', 17030, 17030-RP.DWG, 1 of 1.