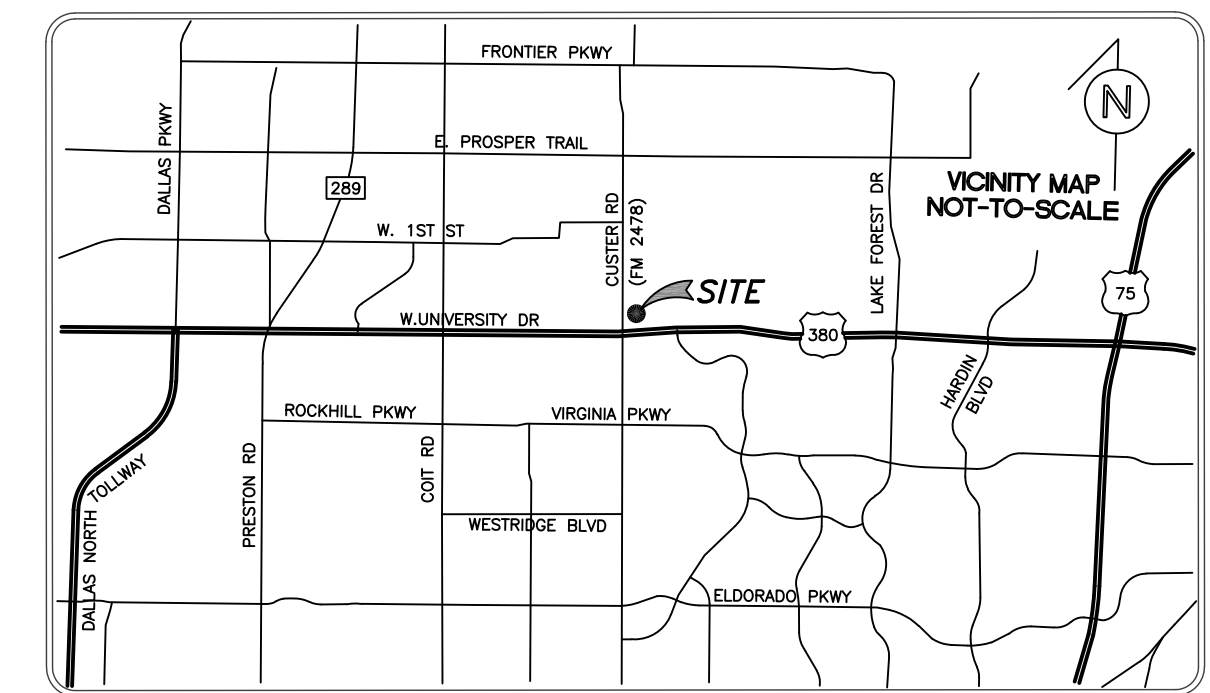
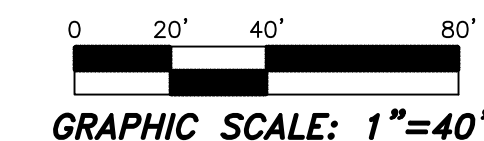
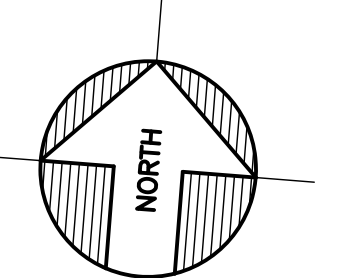


**U.S. HIGHWAY 380
UNIVERSITY DRIVE**
(VARIABLE WIDTH RIGHT-OF-WAY)

LEGEND

O IRF	IRON ROD FOUND (SIZE AS NOTED)
VOL.	VOLUME
PG.	PAGE
ESMT.	EASEMENT
MRCCT	MAP RECORDS COLLIN COUNTY TEXAS
CC	COUNTY CLERK'S FILE

- NOTES:**
- (1) PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY.
 - (2) THE PURPOSE OF THIS PLAT IS TO CREATE 4 PLATTED LOTS.
 - (3) ALL LOTS SITUATED IN WHOLE OR IN PART OF THE CITY'S CORPORATE LIMITS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE GOVERNING ZONING DISTRICT AND THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE.
 - (4) BASIS OF BEARINGS IS THE WEST LINE OF WALNUT GROVE ROAD PER THE FINAL PLAT RECORDED IN VOLUME 7, PAGE 19 M.R.C.C.T.



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, BOMAC MCKINNEY INVESTMENTS, LLC, IS THE OWNER OF THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE B. R. WORLEY SURVEY, ABSTRACT NO. 995, CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, AND BEING PART OF LOTS 4 AND 5, BLOCK 2 OF WALNUT GROVE SUBDIVISION, AN ADDITION TO THE CITY OF MCKINNEY, TEXAS, ACCORDING TO THE FINAL PLAT RECORDED IN VOLUME 7, PAGE 19 OF THE MAP RECORDS OF COLLIN COUNTY TEXAS, AND BEING ALL OF THAT TRACT OF LAND DESCRIBED IN DEED TO BOMAC MCKINNEY INVESTMENTS, LLC AND RECORDED IN COUNTY CLERK'S FILE NUMBER 2018030600265390 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, AND BEING ALL OF THAT TRACT OF LAND DESCRIBED IN DEED TO BOMAC MCKINNEY INVESTMENTS, LLC AND RECORDED IN COUNTY CLERK'S FILE NUMBER 20180718000896440 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, AND BEING ALL OF THAT TRACT OF LAND DESCRIBED IN DEED TO BOMAC MCKINNEY INVESTMENTS, LLC AND RECORDED IN COUNTY CLERK'S FILE NUMBER 20171214001650190 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS;

BEGINNING AT A 1/2" IRON ROD FOUND ON THE WEST RIGHT-OF-WAY LINE OF WALNUT GROVE ROAD, AND BEING THE SOUTHWEST CORNER OF SAID LOT 5, PASSING AT A DISTANCE OF 200.05 FEET A RIGHT-OF-WAY MONUMENT FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 5, SAME BEING THE SOUTHWEST CORNER OF SAID LOT 4, AND CONTINUING FOR A TOTAL DISTANCE OF 600.13 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "RPLS3688" FOUND FOR CORNER, AND BEING THE SOUTHWEST CORNER OF THE TRACT BEING DESCRIBED HEREIN, AND ALSO BEING THE SOUTHWEST CORNER OF A TRACT OF LAND BEING DESCRIBED IN DEED TO PAUL & BARBARA BRACKEEN RECORDED IN VOLUME 921, PAGE 434 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS;

THENCE SOUTH 03° 45' 07" EAST (BASIS OF BEARING FINAL PLAT RECORDED IN VOLUME 7, PAGE 19 M.R.C.C.T.) AND ALONG THE WEST RIGHT-OF-WAY LINE OF SAID WALNUT GROVE ROAD COMMON WITH THE EAST LINE OF SAID LOT 5 FOR A DISTANCE OF 418.17 FEET TO A POINT FOR CORNER ON THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 380 - UNIVERSITY DRIVE (VARIABLE WIDTH RIGHT-OF-WAY), AND BEING THE SOUTHWEST CORNER OF SAID LOT 5;

THENCE SOUTH 85° 04' 17" WEST AND ALONG THE NORTH LINE OF SAID U.S. HIGHWAY 380 - UNIVERSITY DRIVE COMMON WITH THE SOUTH LINE OF SAID LOT 5, PASSING AT A DISTANCE OF 200.05 FEET A RIGHT-OF-WAY MONUMENT FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 5, SAME BEING THE SOUTHWEST CORNER OF SAID LOT 4, AND PASSING AT AN ADDITIONAL DISTANCE OF 200.05 FEET A 1/2" IRON ROD WITH RED CAP FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 4, AND CONTINUING FOR A TOTAL DISTANCE OF 600.13 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "RPLS3688" FOUND FOR CORNER, AND BEING THE SOUTHWEST CORNER OF THE TRACT BEING DESCRIBED HEREIN, AND ALSO BEING THE SOUTHWEST CORNER OF A TRACT OF LAND BEING DESCRIBED IN DEED TO PAUL & BARBARA BRACKEEN RECORDED IN VOLUME 921, PAGE 434 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS;

THENCE NORTH 03° 41' 08" WEST AND DEPARTING THE NORTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 380 - UNIVERSITY DRIVE AND FOLLOWING ALONG THE EAST LINE OF SAID BRACKEEN TRACT FOR A DISTANCE OF 326.46 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID BRACKEEN TRACT, SAME BEING THE SOUTHWEST CORNER OF LOT 2, BLOCK A OF CALIBER COLLISION NORTHWEST ADDITION, AN ADDITION TO THE CITY OF MCKINNEY, TEXAS, ACCORDING TO THE FINAL PLAT RECORDED IN VOLUME 7, PAGE 272 OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS;

THENCE NORTH 04° 01' 52" WEST AND FOLLOWING ALONG THE EAST LINE OF SAID LOT 2, BLOCK A OF CALIBER COLLISION NORTHWEST ADDITION FOR A DISTANCE OF 91.77 FEET TO A POINT FOR THE SOUTHWEST CORNER OF AFORESAID LOT 6, BLOCK 2 OF WALNUT GROVE SUBDIVISION;

THENCE NORTH 85° 06' 20" EAST AND ALONG THE SOUTH LINE OF SAID LOT 6, BLOCK 2 FOR A DISTANCE OF 200.34 FEET TO A 5/8" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID LOT 4, BLOCK 2 OF WALNUT GROVE SUBDIVISION;

THENCE NORTH 85° 03' 29" EAST AND CONTINUING ALONG THE COMMON LINE OF SAID LOTS 4 AND 6, BLOCK 2 OF WALNUT GROVE SUBDIVISION FOR A DISTANCE OF 199.86 FEET TO A POINT FOR THE NORTHEAST CORNER OF SAID LOT 4, SAME BEING THE NORTHWEST CORNER OF SAID LOT 5, BLOCK OR WALNUT GROVE SUBDIVISION;

THENCE NORTH 85° 04' 08" EAST AND ALONG THE SOUTH LINE OF SAID LOT 6 COMMON WITH THE NORTH LINE OF SAID LOT 5, BLOCK 2 OF WALNUT GROVE SUBDIVISION FOR A DISTANCE OF 200.00 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 5.7581 ACRES (250,822 SQUARE FEET) OF LAND, MORE OR LESS.

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF COLLIN

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS THAT THE BOMAC MCKINNEY INVESTMENTS, LLC, OWNERS, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DO HEREBY ADOPT THIS PRELIMINARY-FINAL PLAT DESIGNATING THE HERETOFORE DESCRIBED PROPERTY AS WALNUT GROVE SHOPS SUBDIVISION, LOTS 1, 2, 3, AND 4, BLOCK A, AN ADDITION TO THE CITY OF MCKINNEY, TEXAS, BEING A REPLAT OF LOTS 4 AND 5, BLOCK 2 OF THE WALNUT GROVE SUBDIVISION, AN ADDITION TO THE CITY OF MCKINNEY, TEXAS, ACCORDING TO THE FINAL PLAT RECORDED IN VOLUME 7, PAGE 19 OF THE MAP RECORDS OF COLLIN COUNTY TEXAS, AND DO HEREBY DEDICATE IN FEE SIMPLE TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON, THE STREETS AND ALLEYS ARE DEDICATED FOR STREET PURPOSES, THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED, 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 IN ANY EASEMENTS. 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 IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SOLD EASEMENTS. THE CITY OF MCKINNEY AND PUBLIC UTILITY ENTITIES SHALL, AT ALL TIMES HAVE FULL RIGHT OF PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE. THIS PLAT APPROVED SUBJECT TO ALL PLANNING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF MCKINNEY, TEXAS.

WITNESS, MY HAND, THIS THE _____ DAY OF _____, 2019.

BOMAC MCKINNEY INVESTMENTS, LLC

By: _____

BRADFORD H. BOWEN, MANAGER

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **BRADFORD H. BOWEN, MANAGER**, 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, IN THE CAPACITY THEREIN STATED, AND AS THE ACT AND DEED OF SAID PARTNERSHIP.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE _____ DAY OF _____, 2019.

NOTARY PUBLIC IN AND FOR STATE OF TEXAS.

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT I, DAVID PETREE, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE 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-NOT TO BE RECORDED

DAVID PETREE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 1890

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID PETREE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED, AND AS THE ACT AND DEED OF SAID PARTNERSHIP.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE _____ DAY OF _____, 2019.

NOTARY PUBLIC IN AND FOR STATE OF TEXAS.

MY COMMISSION EXPIRES: _____

**PRELIMINARY-FINAL REPLAT
WALNUT GROVE SHOPS SUBDIVISION
LOTS 1, 2, 3, AND 4, BLOCK A**

**5.7581 ACRES OF LAND
IN THE B. R. WORLEY SURVEY,
ABSTRACT NO. 995
BEING A REPLAT OF
PART OF LOTS 4 AND 5, BLOCK 2 OF
WALNUT GROVE SUBDIVISION
IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS**



OWNER

BOMAC MCKINNEY INVESTMENTS, LLC
450 N. KIMBALL AVE., SUITE 100
SOUTH LAKE, TEXAS 76092
PHONE: 817-778-4711
CONTACT: BRADFORD H. BOWEN

MCKINNEY FIRE MARSHAL'S OFFICE

CONTACT: CHAD NESTER
FIRE PROTECTION ENGINEER
PHONE: 972-547-1058
CNESTER@MCKINNEYTEXAS.ORG