VICINTY MAP
NOT TO SCALE

NOTES:

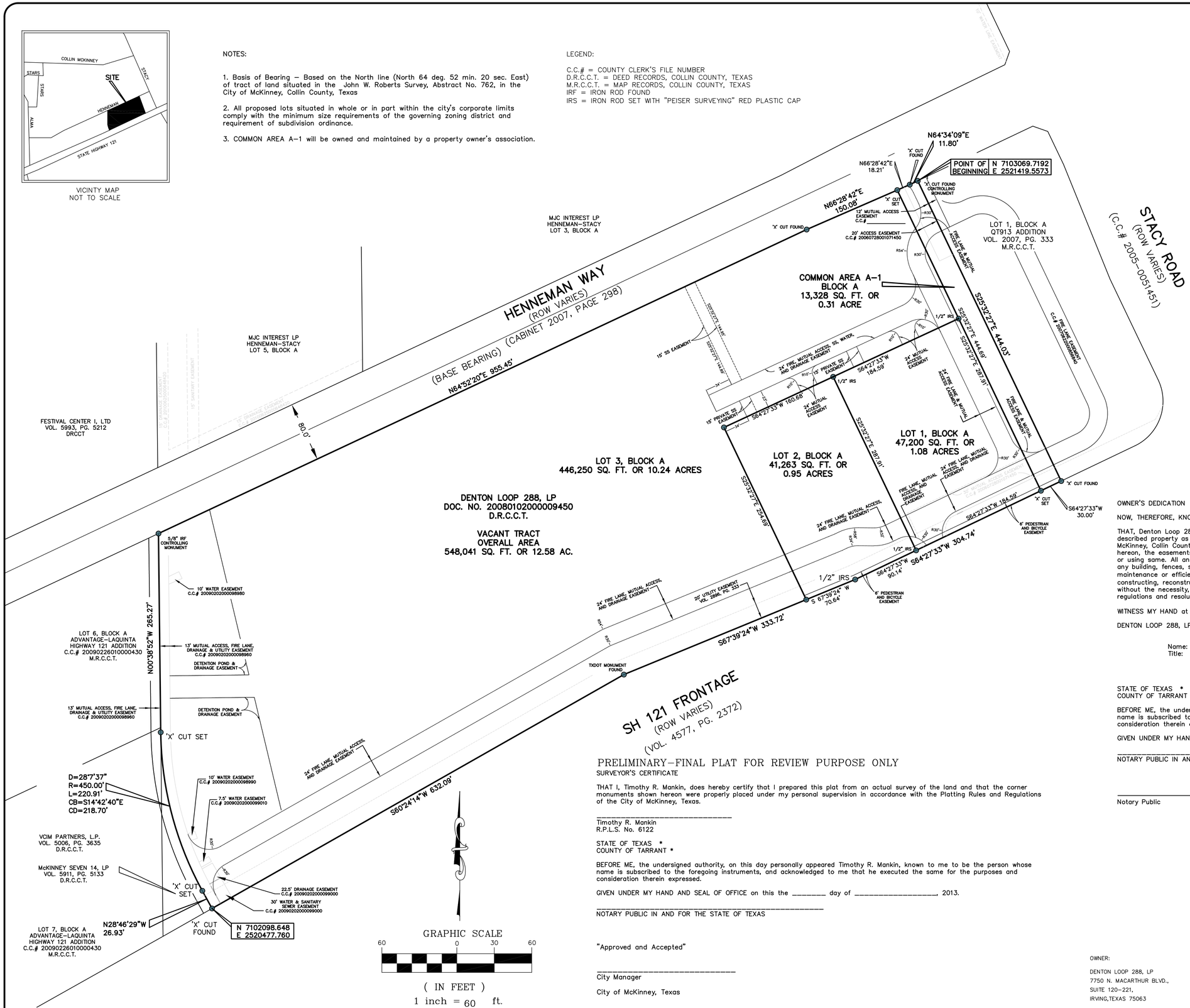
1. Basis of Bearing – Based on the North line (North 64 deg. 52 min. 20 sec. East) of tract of land situated in the John W. Roberts Survey, Abstract No. 762, in the City of McKinney, Collin County, Texas

2. 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 requirement of subdivision ordinance.

3. COMMON AREA A–1 will be owned and maintained by a property owner's association.

LEGEND:

C.C.# = COUNTY CLERK'S FILE NUMBER
D.R.C.C.T. = DEED RECORDS, COLLIN COUNTY, TEXAS
M.R.C.C.T. = MAP RECORDS, COLLIN COUNTY, TEXAS
IRF = IRON ROD FOUND
IRS = IRON ROD SET WITH "PEISER SURVEYING" RED PLASTIC CAP



Whereas Denton Loop 288, LP, is the owner of that certain tract of land situated in the John W. Roberts Survey, Abstract No. 762, in the City of McKinney, Collin County, Texas and being a portion of a 14.547 acre tract of land described in Deed recorded in Volume 5911, Page 5133, of the Deed Records of Collin County, Texas, and being all that certain tract of land to Denton Loop 288, LP by Special Warranty Deed with Vendors Lien, recorded in Instrument No. 20080102000009450, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at an 'X' cut found in concrete for the Northeast corner of said Denton Loop 288 tract, same being the Northwest corner of Lot 1, Block A, QT913 Addition, an addition to the City of McKinney, Collin County, Texas according to the plat thereof recorded in Volume 2007, Page 333, Map Records, Collin County, Texas, same being in the South right of way line of Henneman Way (a variable width right of way) by Cabinet 2007, Page 298, said Map Records;

THENCE South 25 deg. 32 min. 27 sec. East, along the common line of said Denton Loop 288 tract, and said Lot 1, a distance of 444.03 feet to an 'X' cut found in concrete for the Southeast corner of said Denton Loop 288 tract, same being the Southwest corner of said Lot 1, same being in the Northwest right of way line of State Highway No. 121 (a variable width right of way) by dedication recorded in Volume 4577, Page 2372, said Deed Records;

THENCE along the common line of said Denton Loop 288 tract and the North right of way line of said State Highway No. 121, as follows:

South 64 deg. 27 min. 33 sec. West a distance of 304.74 feet to a 1/2 inch iron rod set with "PEISER & MANKIN SURV" red plastic cap (hereinafter referred to as 1/2 inch iron rod set) for an angle point;

South 67 deg. 39 min. 24 sec. West a distance of 333.72 feet to a TXDOT Monument found for an angle point;

South 60 deg. 24 min. 14 sec. West a distance of 632.09 feet to an 'X' cut found for the Southwest corner of said Denton Loop 288 tract, same being the Southeast corner of that certain tract of land to McKinney Seven 14, LP, by Deed recorded in Volume 5911, Page 5133, said Deed Records;

THENCE along the common line of said Denton Loop 288 tract and said McKinney Seven 14 tract, as follows:

North 28 deg. 46 min. 29 sec. West a distance of 26.93 feet to an 'X' cut set in concrete for the beginning of a curve to the right, having a radius of 450.00 feet, and a delta angle of 28 deg. 07 min. 37 sec. West;

In a Northwesterly direction and along said curve to the right, an arc distance of 220.91 feet and a chord bearing and distance of North 14 deg. 42 min. 40 sec. West, 218.70 feet to an 'X' cut set for the North corner of said McKinney Seven 14 tract, same being in the East line of Block A of Advantage–Laquinta Highway 121 Addition, an addition to the City of McKinney, Collin County, Texas, according to the plat thereof recorded in County Clerk's File No. 20090226010000430, said Official Public Records;

THENCE North 00 deg. 38 min. 52 sec. West along the common line of said Denton Loop 288 tract and said Block A, a distance of 265.27 feet to a 5/8 inch iron rod found for the Northwest corner of said Denton Loop 288 tract, same being the Northeast corner of said Block A, same being in the South right of way line of aforesaid Henneman Way (an 80 foot right of way at this point);

THENCE North 64 deg. 52 min. 20 sec. East, along the common line of said Denton Loop 288 tract and the South right of way line of said Henneman Way a distance of 955.45 feet to an 'X' cut found for an angle point;

THENCE North 66 deg. 28 min. 42 sec. East, continuing along the common line of said Denton Loop 288 tract and the South right of way line of said Henneman Way, a distance of 150.08 feet to an 'X' cut found for an angle point;

THENCE North 64 deg. 34 min. 09 sec. East, continuing along the common line of said Denton Loop 288 tract and the South right of way line of said Henneman Way, a distance of 11.80 feet to THE POINT OF BEGINNING and containing 548,041 square feet or 12.58 acres of computed land more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Denton Loop 288, LP, by and through its duly appointed officer, does hereby adopt this plat designating the hereinabove described property as DENTON LOOP 288 ADDITION, LOTS 1, 2, 3, and COMMON AREA A–1, BLOCK A, 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 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 plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of McKinney, Texas.

WITNESS MY HAND at _____(City), _____(State), this the _____ day of _____, 2013.

DENTON LOOP 288, LP, a Texas Limited Partnership

Name: Guillermo Perales
Title: Owner

STATE OF TEXAS *
COUNTY OF TARRANT *

BEFORE ME, the undersigned authority, on this day personally appeared Guillermo Perales, 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 _____, 2013.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

_____
Notary Public

PRELIMINARY–FINAL PLAT FOR REVIEW PURPOSE ONLY

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.

_____
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 _____, 2013.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

"Approved and Accepted"

_____
City Manager

City of McKinney, Texas

_____
Date

OWNER:

DENTON LOOP 288, LP
7750 N. MACARTHUR BLVD.,
SUITE 120–221,
IRVING,TEXAS 75063

PRELIMINARY–FINAL PLAT
DENTON LOOP 288 ADDITION
LOTS 1, 2, 3, AND COMMON AREA A–1, BLOCK A

BEING A PLAT OF 12.58 ACRES
SITUATED IN THE JOHN W. ROBERTS SURVEY, ABSTRACT 762
CITY OF McKINNEY, COLLIN COUNTY, TEXAS
FEBUARY 2013

JOB NO.: 121121	PEISER & MANKIN SURVEYING, LLC		SHEET
DATE: 1/25/2013	www.peisersurveying.com		
REV:	623 E. DALLAS ROAD GRAPEVINE, TEXAS 76051 817–481–1806 (O) 817–481–1809 (F)	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE	1 OF 1
SCALE: 1" = 100'			
DRAWN BY: J.L.B.			
CHECKED BY: T.R.M.			

Texas Society of Professional Surveyors
Member Since 1977