

OWNER'S CERTIFICATE

STATE OF TEXAS §
 COUNTY OF COLLIN §

WHEREAS GRAYSON-COLLIN ELECTRIC COOPERATIVE, is the sole owner of a tract of land situated in the John Emberson Survey, Abstract No. 294, and the Meredith Hart Survey, Abstract No. 371, Collin County, Texas and being all of a called 6.72 acre tract of land described in the Warranty Deed to Grayson-Collin Electric Cooperative, as recorded in Instrument No. 20001208001338120, Land Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/4-inch iron rod with a cap stamped "RPLS 4408" found for corner at the north corner of said 6.72 acre tract, and on the westerly line of a called 182.711 acre tract of land described as Tract 5A in the Special Warranty Deed to CH-B Trinity Falls, L.P., as recorded in Instrument No. 20120229000234690, said Land Records of Collin County, Texas, and from which a 3/8-inch iron rod found for witness at the northwest corner of said Tract 5A bears North 0°53'45" East, a distance of 986.32 feet;

THENCE South 7°04'31" East, along the common line of said 6.72 acre tract and of said Tract 5A, a distance of 1340.11 feet to a 5/8-inch iron rod with a red plastic cap stamped "KHA" set for corner at the southeast corner of said 6.72 acre tract, common to the southeast corner of a tract of land described in the deed to Purple Frog LTD., as recorded in Instrument No. 20060724001039860, said Land Records of Collin County, Texas;

THENCE North 87°54'59" West, along the south line of said 6.72 acre tract, and along the north right-of-way line of said F.M. 543, a distance of 300.69 feet to a 5/8-inch iron rod with a red plastic cap stamped "KHA" set for corner at the southwest corner of said 6.72 acre tract, common to the southeast corner of a tract of land described in the deed to Purple Frog LTD., as recorded in Instrument No. 20060724001039860, said Land Records of Collin County, Texas;

THENCE North 1°32'42" East, along the common line of said 6.72 acre tract and said Purple Frog tract part of the way, a distance of 1980.49 feet to the **POINT OF BEGINNING** and containing 6.835 acres (297,743 square feet) of land, more or less.

OWNER DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS :

THAT, GRAYSON-COLLIN ELECTRIC COOPERATIVE, does hereby adopt this conveyance plat designating the hereinabove described property as GCEC CHAMBERS SUBSTATION ADDITION, an addition to Collin County, Texas and does hereby dedicate to the public and the City of McKinney the water easements, sanitary sewer easements and utility easements shown hereon, as shown, for mutual use and accommodation of the City of McKinney and all public utilities desiring to use or using same. GRAYSON-COLLIN ELECTRIC COOPERATIVE does hereby dedicate to the public and Collin County in fee simple forever the streets shown hereon and dedicates the drainage easements shown hereon, as shown, for mutual use and accommodation of Collin County. All and any public utility and the City of McKinney and Collin County 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 Collin County and all public utilities 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.

WITNESS MY HAND this the _____ day of _____, 2014.

GRAYSON-COLLIN ELECTRIC COOPERATIVE, a Delaware limited partnership

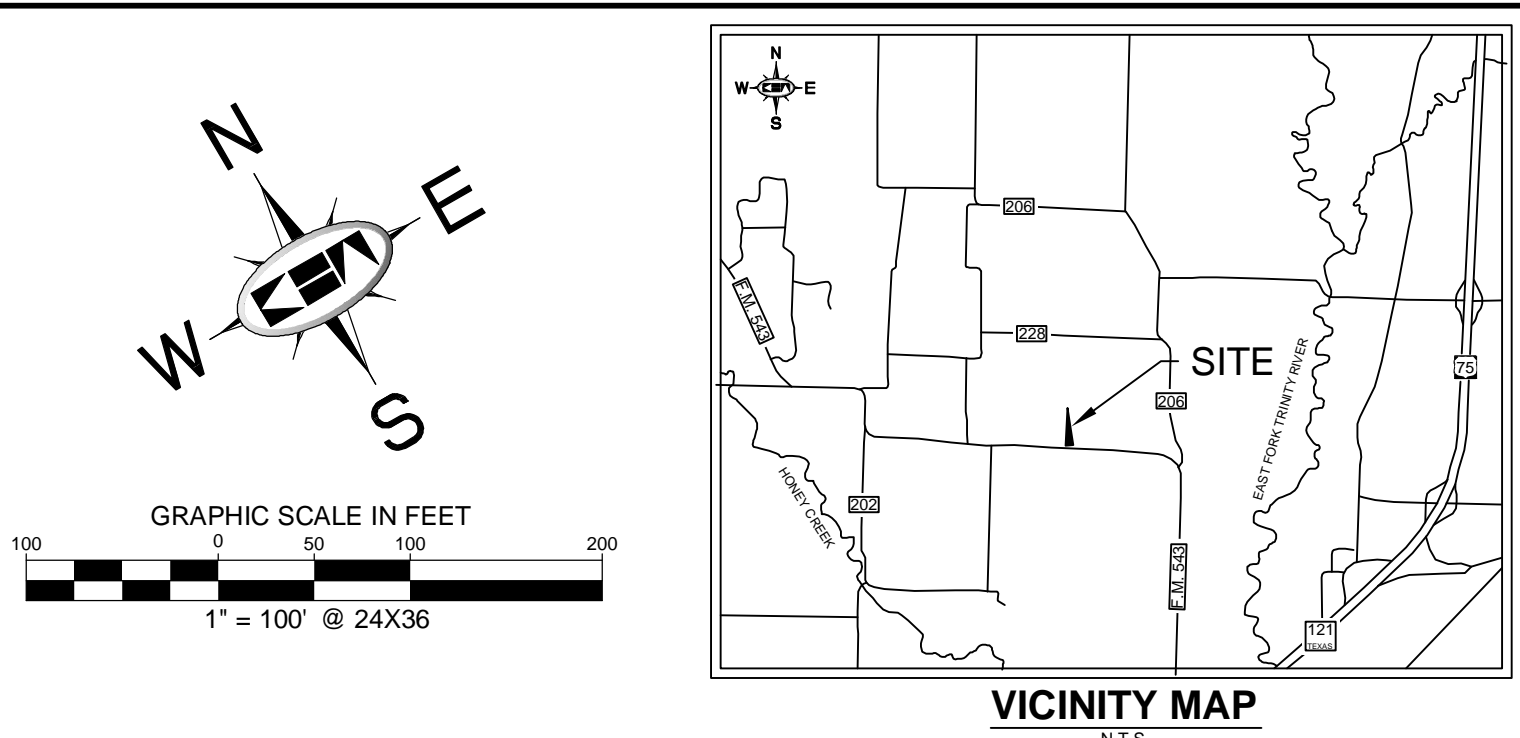
By: _____

STATE OF TEXAS §
 COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared _____, 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 _____, 2014.

 NOTARY PUBLIC in and for the STATE OF TEXAS



SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Michael B. Marx, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the City of McKinney, Texas.

Michael B. Marx
 Registered Professional Land Surveyor No. 5181
 Kimley-Horn and Associates, Inc.
 5750 Genesis Court, Suite 200
 Frisco, Texas 75034
 Phone 972-335-3580
 Fax 972-335-3779

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2014.

 Notary Public, State of Texas

PRELIMINARY
 THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

APPROVED AND ACCEPTED

 CHAIRMAN
 PLANNING AND ZONING COMMISSION
 CITY OF MCKINNEY, TEXAS

DATE _____

**CONVEYANCE PLAT
 GCEC CHAMBERSVILLE
 SUBSTATION ADDITION
 LOTS 1 & 2, BLOCK A**

BEING 6.835 ACRES

SITUATED IN THE
 JOHN EMBERSON SURVEY, ABSTRACT NO. 294
 AND
 MEREDITH HART SURVEY, ABSTRACT NO. 371
 COLLIN COUNTY, TEXAS
 CITY PROJECT NO. ___-___-___FP

OWNER:
 GRAYSON-COLLIN ELECTRIC COOPERATIVE
 1096 N. Waco St.
 Van Alstyne, Tx 75495
 Tel. No. 903-482-7100
 Contact: _____

APPLICANT:
 KIMLEY-HORN AND ASSOC. INC.
 5750 Genesis Court, Suite 200
 Frisco, Texas 75034
 Tel. No. (972) 335-3580
 Fax No. (972) 335-3779
 Contact: Brit Brignon

- NOTES:
- Bearing system of this survey is based on a line oriented between City of McKinney monuments 25 and 26 found in the field, whose positions are published on the Texas State Plane Coordinate System of 1983, North Central Zone 4202 (North American Datum of 1983). The horizontal coordinates of this survey are local surface coordinates derived from McKinney monument 26 utilizing a combined scale factor of 0.999956823.
 - All proposed lots are situated entirely outside the City of McKinney's corporate limits and within the City's Extraterritorial Jurisdiction and comply with the City of McKinney subdivision ordinance.
 - All corners are 5/8" iron rods set with a plastic cap stamped "KHA" unless otherwise noted.
 - Selling a portion of this addition by metes and bounds is against state law and is subject to fines and withholding of utilities and building permit.
 - 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, minor plat, or minor replat 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.

LEGEND

L.R.C.C.T. LAND RECORDS COLLIN COUNTY, TEXAS

ADS ALUMINUM DISK IN CONCRETE SET

IRFC 5/8" IRON ROD FOUND WITH PLASTIC CAP

IRSC 5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED "KHA" SET

(C.M.) CONTROLLING MONUMENT

HOA HOMEOWNER'S ASSOCIATION

A.E. ACCESS EASEMENT

B.L. BUILDING LINE

U.E. UTILITY EASEMENT

D.E. DRAINAGE EASEMENT

S.E. SLOPE EASEMENT

S.S.E. SANITARY SEWER EASEMENT

S.W.E. SIDEWALK EASEMENT

W.E. WATER EASEMENT

V.E. VISIBILITY EASEMENT

* KEY LOT

LINE TABLE			CURVE TABLE					
NO.	BEARING	LENGTH	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
L1	S07°04'31"E	984.81'	C1	73°31'01"	83.00'	106.50'	S29°40'59"W	99.34'
L2	S86°26'29"W	59.70'	C2	73°35'03"	43.00'	55.22'	S29°38'58"W	51.51'
L3	S07°08'34"E	187.46'	C3	73°35'03"	83.00'	106.60'	N29°38'58"E	99.42'
L4	S82°55'29"W	40.00'	C4	73°35'03"	43.00'	55.22'	N29°38'58"E	51.51'
L5	N07°08'34"W	187.41'						
L6	N66°26'29"E	51.72'						
L7	N07°08'34"W	885.38'						
L8	N01°32'42"E	98.81'						
L9	N76°15'44"E	34.12'						
L10	S82°55'29"W	164.02'						
L11	N82°55'29"E	161.75'						

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Kimley-Horn and Associates, Inc.
 5750 Genesis Court, Suite 200 Frisco, Texas 75034 FIRM # 101155-00
 Tel. No. (972) 335-3580 Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	JEG	MBM	JAN. 2014	068150016	1 OF 1

RECEIVED
 By Kathy Wright at 3:28 pm, Feb 10, 2014

***CONVEYANCE PLAT ONLY: NOT FOR DEVELOPMENT**

DWG NAME: K:\P\1_SURVEY\068150001-TRINITY FALLS\CONVEYANCE PLAT\DWG\068150016 GCEC CHAMBERSVILLE SUBSTATION ADDITION.DWG PLOTTED BY: GARCIA_JOSE 2/10/2014 2:51 PM LAST SAVED: 2/10/2014 1:14 PM