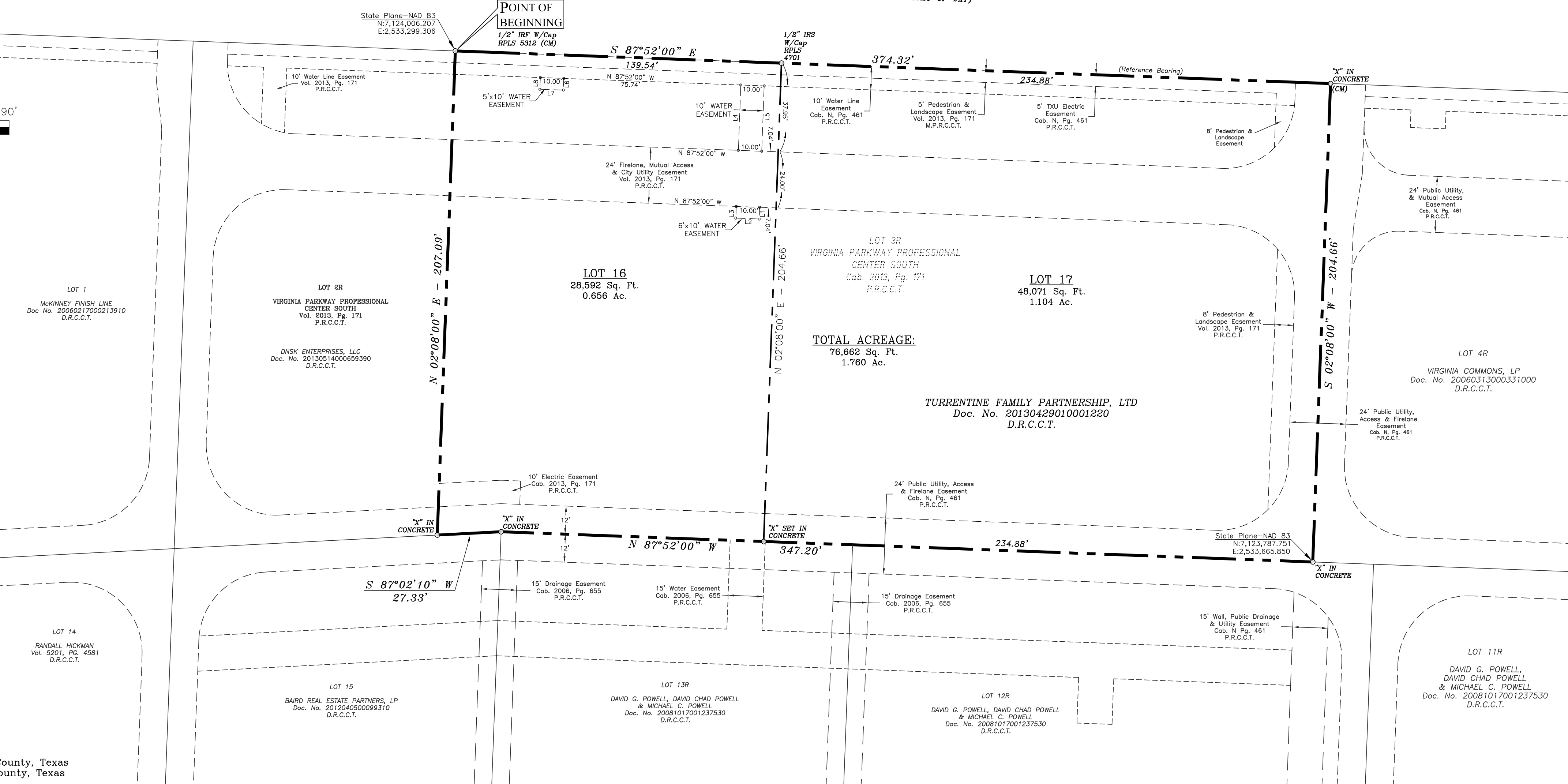


VIRGINIA PARKWAY
(FM 3038) (VARIABLE WIDTH RIGHT-OF-WAY)



ABBREVIATIONS
 Cab. = Cabinet
 Vol. = Volume
 Pg. = Page
 Doc. No. = Document Number
 Inst. No. = Instrument Number
 D.R.C.C.T. = Deed Records, Collin County, Texas
 P.R.C.C.T. = Plat Records, Collin County, Texas
 CM = Controlling Monument
 IRF = Iron Rod Found
 IRS = 1/2" Iron Set with cap stamped "RPLS 4701"

CM = CONTROLLING MONUMENT

PURPOSE STATEMENT:
 THE PURPOSE OF THIS MINOR REPLAT IS TO DIVIDE LOT 3R INTO TWO LOTS.

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.

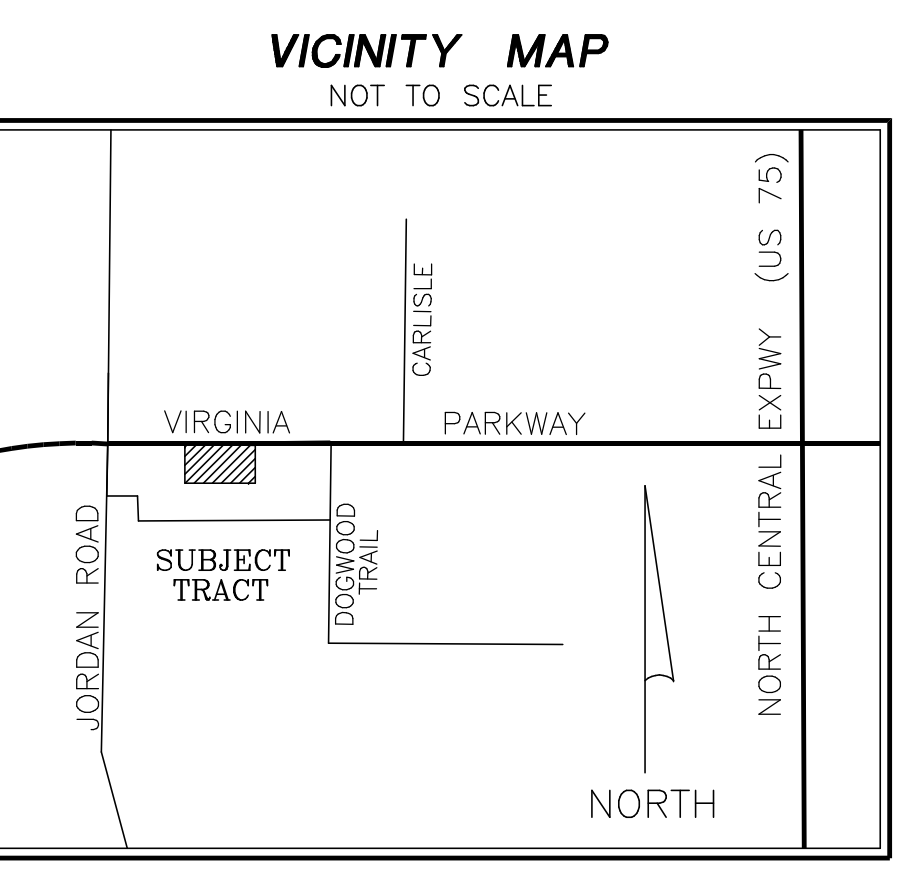
LINE TABLE

LINE	BEARING	DISTANCE
L1	S 02°25'07" W	5.00'
L2	N 87°52'00" W	10.00'
L3	N 02°25'07" E	5.00'
L4	N 02°08'00" E	27.95'
L5	S 02°08'00" W	27.95'
L6	S 02°08'00" W	5.00'
L7	N 87°52'00" W	10.00'
L8	N 02°08'00" E	5.00'

CITY OF MCKINNEY NOTES:
 ALL PROPOSED LOTS SITUATED IN WHOLE OR PART WITHIN THE CITY'S CORPORATE LIMITS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE GOVERNING ZONING DISTRICT AND THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE.

THE 24' FIRELANE, MUTUAL ACCESS & CITY UTILITY EASEMENT IS EXCLUSIVE TO THE INSTALLATION OF CITY OF MCKINNEY SERVICE UTILITIES SUCH AS WATER, SANITARY SEWER AND STORM SEWER.

NO LOT TO LOT DRAINAGE.



- GENERAL NOTES:**
- 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: The bearings shown hereon are along the south S 87°52'00" E referenced to right-of-way line of Virginia Parkway and the north line of the Subject Tract according to the plat recorded in Cabinet K, Page 171, Plat Records, Collin County, Texas.

FLOOD ZONE NOTE:
 This Surveyor has reviewed Flood Insurance Rate Map No. 48085C0260J (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 indicates that the Subject Tract lies in ZONE X (un-shaded) and No part of the Subject Tract lies within the 100 Year Flood Plain.

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 the _____ day of _____, 2016.

PRELIMINARY
 RELEASED 11/28/16 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 _____, 2016.

Notary Public, State of Texas

Approved & Accepted

 Planning & Zoning Commission Chairman
 City of McKinney, Texas

 Date



OWNER
 LOTS 16 & 17
 TURRENTINE FAMILY PARTNERSHIP, LTD
 2525 North Central Expressway
 McKinney, Texas 75070
 972-542-2601

SURVEYOR
 RINGLEY & ASSOCIATES, INC.
 701 S. Tennessee Street
 McKinney, Texas 75069
 972-542-1266

STATE OF TEXAS §
 COUNTY OF COLLIN §

WHEREAS, TURRENTINE FAMILY PARTNERSHIP, LTD is the owner of that certain tract of land situated in the City of McKinney, in the W.D. Thompson Survey, Abstract No. 891 of Collin County, Texas and being all of Lot 3R of Virginia Parkway Professional Center South, an addition to the City of McKinney, Texas (P.R.C.C.T.) and as described in a deed to Turrentine Family Partnership, Ltd., recorded in Volume 4866, Page 1859, Deed Records, Collin County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod, topped with a plastic cap, stamped "RPLS 5312", found on the south right-of-way line of Virginia Parkway (variable width right-of-way) for the northwest corner of said Lot 3R and same being the northeast corner of Lot 2R of the above described addition recorded in Cabinet K, Page 171, P.R.C.C.T.

THENCE: South 87 deg. 52 min. 00 sec. East, along the common line of said Lot 3R and Virginia Parkway, a distance of 374.32 feet to an "X" found for the Northeast corner of said Lot 3 and the Northwest corner of Lot 4R, in the center of a variable width public utility, access & fire lane easement as per the above described recorded plat;

THENCE: South 02 deg. 08 min. 00 sec. West, along the common line of said Lot 3R and Lot 4R and along the center of said easement, a distance 204.66 feet to an "X" found in concrete for the Southeast corner of said Lot 3R, the Southwest corner of Lot 4R in the center of a 24' wide public utility, access & fire lane easement and same being the North line of Lot 12R as per the Minor Replat recorded in Cabinet 2006, Page 855, MPRCCT;

THENCE: North 87 deg. 52 min. 00 sec. West, along the center of said easement, with the South line of said Lot 3R and the North line of Lots 12R and 13R, a distance of 347.20 feet to an "X" found in concrete for the Northwest corner of said Lot 13R and the Northeast corner of Lot 15;

THENCE: South 87 deg. 02 min. 10 sec. West, continuing along the center of said easement, with the common line of said Lot 3R and Lot 15, a distance of 27.33 feet to an "X" found in concrete in the center of said easement, for the southwest corner of Lot 3R and the southeast corner of the above mentioned Lot 2R;

THENCE: North 02 deg. 08 min. 00 sec. East, departing from said easement, with the common line of said Lots 2R and 3R, a distance of 207.09 feet to the POINT OF BEGINNING and containing 78,662 square feet or 1.760 acres of land.

DEDICATION

STATE OF TEXAS §
 COUNTY OF COLLIN §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT I, SCOTT TURRENTINE, Member of TURRENTINE FAMILY PARTNERSHIP, LTD TURRENTINE FAMILY PARTNERSHIP MANAGEMENT, LLC, General Partner, do hereby adopt this minor replat designating the herein above described property as **MINOR REPLAT OF VIRGINIA PARKWAY PROFESSIONAL CENTER SOUTH, LOTS 16 & 17**, being a Re-Plat of Lot 3R, of VIRGINIA PARKWAY PROFESSIONAL CENTER SOUTH, an addition to the City of McKinney, Collin County, Texas, according to the Amending Plat thereof, recorded in Cabinet 2013, Page 171, Plat Records, Collin County, Texas and do hereby dedicate to the public use forever, the streets and easements shown hereon for the purpose as indicated. The Firelane, 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, with 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 _____, 2016.

 SCOTT TURRENTINE, Member
 TURRENTINE FAMILY PARTNERSHIP, LTD
 TURRENTINE FAMILY PARTNERSHIP, MANAGEMENT, LLC, General Partner

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 **SCOTT TURRENTINE**, 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 _____, 2016.

 Notary Public, State of Texas

MINOR REPLAT
VIRGINIA PARKWAY PROFESSIONAL CENTER SOUTH
LOTS 16 & 17
1.760 Acres
Being a Replat of Lot 3R of VIRGINIA PARKWAY PROFESSIONAL CENTER SOUTH
Cabinet 2013, Page 171 (P.R.C.C.T.)
W.D. THOMPSON SURVEY
ABSTRACT No. 891
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS

		SURVEYING - MAPPING - PLANNING Texas Firm Registration No. 10061300 701 S. Tennessee - McKinney, Texas 75069 (972) 542-1266			
Drawn by	Date	Scale	Job	Title	Sheet
Mark Steal	10/19/16	1" = 30'	16071	16071-AP.DWG	1 of 1