

PROSPER INDEPENDENT SCHOOL DISTRICT
CC #20160822001097420

LINE #	BEARING	DISTANCE
L1	N05°45'59"E	24.42'
L2	N04°27'40"W	25.97'

RIGHT-OF-WAY DEDICATION
CC #

W. G. PARNES SURVEY
ABSTRACT NO. 59

REMAINDER OF VOWAN FAMILY, L.P.
VOLUME 4822, PAGE 1576

CITY OF FRISCO
CC #20150227000213060

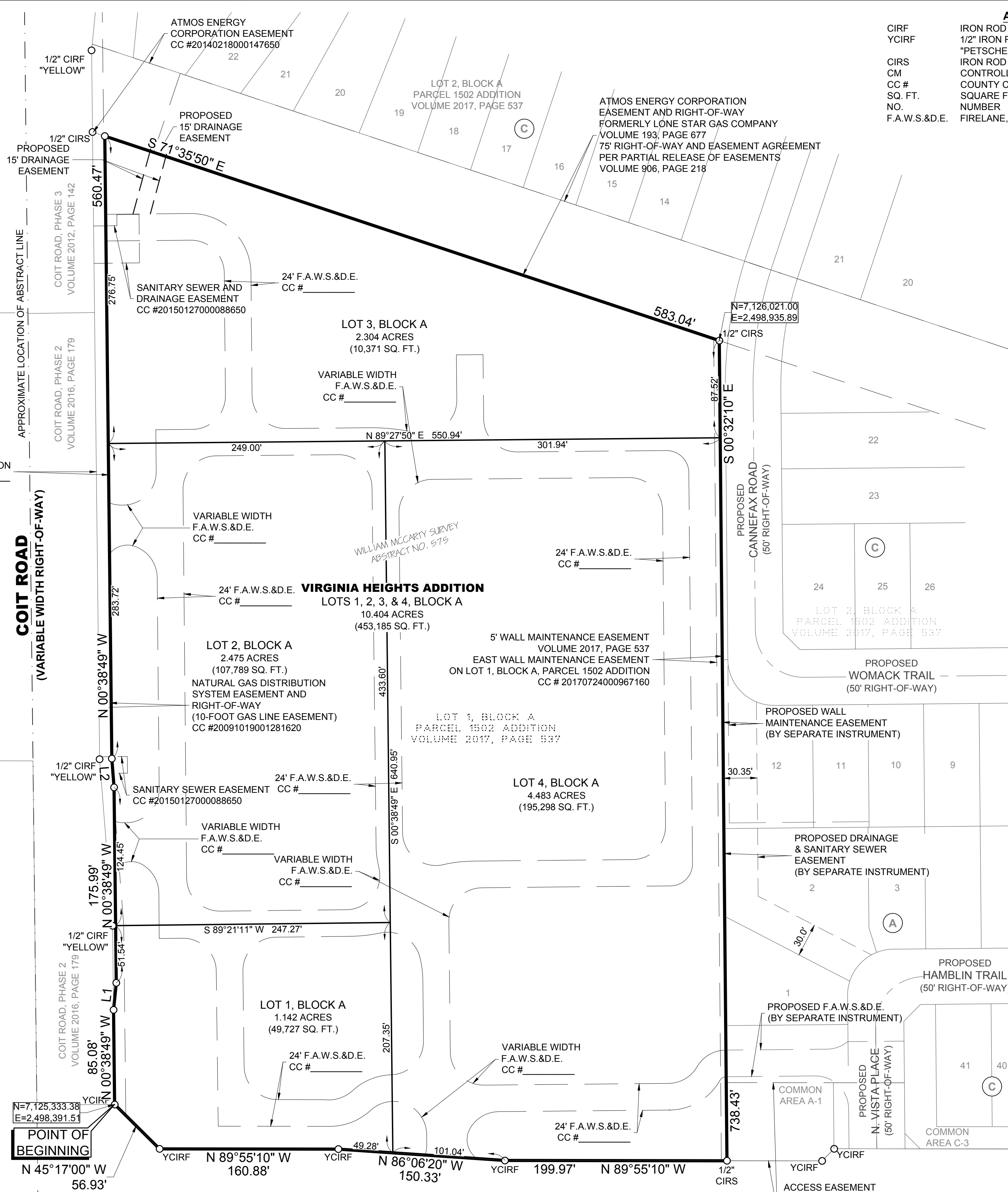
ROCKHILL PARKWAY
(VARIABLE WIDTH RIGHT-OF-WAY)

JOHN H. COLLINS SURVEY
ABSTRACT NO. 219

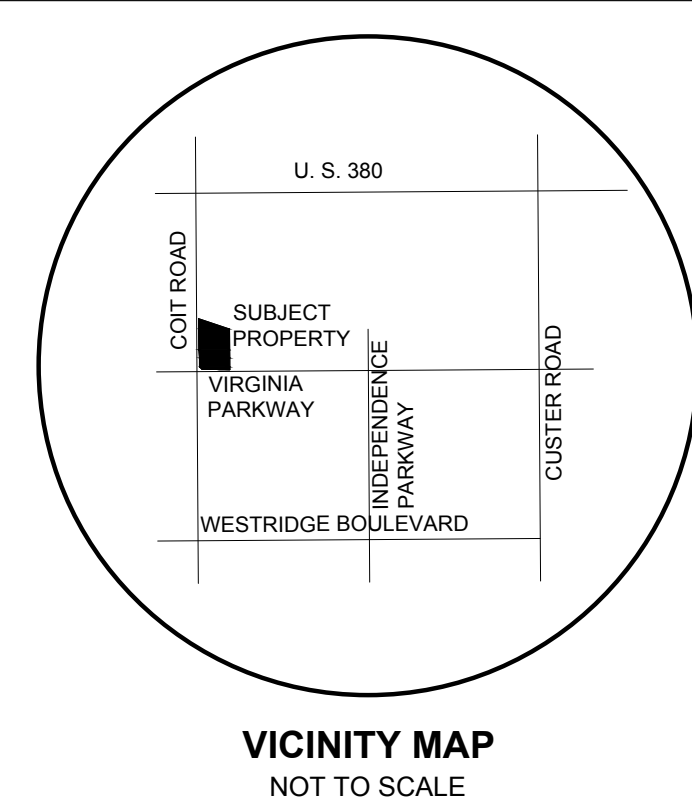
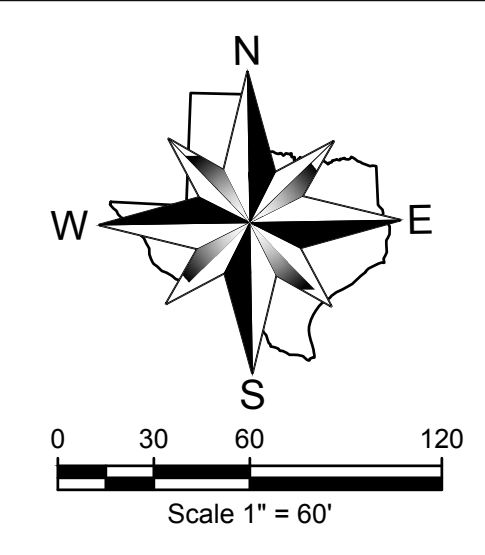
HENRY SLACK SURVEY
ABSTRACT NO. 840

VIRGINIA PARKWAY, PHASE 5B
VOLUME 2016, PAGE 178

D. R. HORTON-TEXAS, LTD. (PLANNING AREA 11A)
VOLUME 6051, PAGE 44



ABBREVIATION LEGEND
 CIRF IRON ROD FOUND WITH A PLASTIC CAP (SIZE & COLOR NOTED)
 YCIRF IRON ROD FOUND WITH A YELLOW PLASTIC CAP STAMPED "PETSCH & ASSOC., INC."
 CIRS IRON ROD w/ RED PLASTIC CAP STAMPED "W.A.I." SET
 CM CONTROLLING MONUMENT
 CC # COUNTY CLERK'S INSTRUMENT NUMBER
 SQ. FT. SQUARE FEET
 NO. NUMBER
 F.A.W.S.&D.E. FIRELANE, ACCESS, WATER, SEWER, & DRAINAGE EASEMENT



VICINITY MAP
NOT TO SCALE

FLOOD NOTE

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48085C 0255 J, dated June 2, 2009, this property is within Flood Zone X.
 Zone X - Areas determined to be outside the 0.2% annual chance floodplain.
 This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

NO.	DATE	REVISION	APPROV.

Winkelmann & Associates, Inc.
 ENGINEERS & SURVEYORS
 6750 HILLCREST PLAZA, SUITE 325
 DALLAS, TEXAS 75230
 Phone: (972) 490-7090
 Fax: (972) 490-7099
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WILLIAM MCCARTY SURVEY, ABSTRACT NO. 575
 CITY OF MCKINNEY
 COLLIN COUNTY, TEXAS
 COIT-VIRGINIA PARTNERS LLC
 511 JOHN CARPENTER FREEWAY, SUITE 650
 IRVING, TEXAS 75062-8156

PRELIMINARY-FINAL PLAT
VIRGINIA HEIGHTS ADDITION
 LOTS 1, 2, 3, & 4, BLOCK A

Date: 06.18.18
 Scale: 1" = 60'
 File: 64503-PPFLT
 Project No.: 64503

SHEET
1
2

PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY

- 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 the requirements of the subdivision ordinance.

NOTE:
 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 the requirements of the subdivision ordinance.

VIRGINIA HEIGHTS ADDITION
 LOTS 1, 2, 3, & 4, BLOCK A

BEING A REPLAT OF LOTS 1R, 2R, 3, & 4, BLOCK A, PARCEL 1502 ADDITION, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, RECORDED IN COUNTY CLERK'S INSTRUMENT NO. _____, OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
 10.404 ACRES OUT OF THE WILLIAM MCCARTY SURVEY, ABSTRACT NO. 575 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

OWNER/DEVELOPER:
 Coit-Virginia Partners LLC
 511 John Carpenter Freeway,
 Suite 550
 Irving, Texas 75062-8156
 (214) 696-0606

SURVEYOR:
 Winkelmann & Associates, Inc.
 6750 Hillcrest Plaza Drive
 Suite 325
 Dallas, Texas 75230
 (972) 490-7090

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, Coit-Virginia Partners LLC, is the sole owner of a 10.404 acre tract of land situated in the WILLIAM MCCARTY SURVEY, ABSTRACT NO. 575, in the City of McKinney, Collin County, Texas, and being all of Lot 1, Block A, Parcel 1502 Addition, an addition to the City of McKinney, Collin County, Texas, according to the Conveyance Plat thereof recorded in County Clerk's Instrument No. 20170712010003320 (Cabinet 2017, Slide 537), Official Public Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with a yellow plastic cap stamped "Petsche & Assoc., Inc." found for corner at the North end of a corner clip at the intersection of the North right-of-way of Virginia Parkway, a variable width right-of-way as dedicated by Virginia Parkway, Phase 5B, an addition to the City of McKinney, Collin County, Texas, according to the Record Plat thereof recorded in County Clerk's Instrument No. 20160311010001060 (Cabinet 2016, Page 178), Official Public Records, Collin County, Texas, with the East right-of-way of Coit Road, a variable width right-of-way as dedicated by Coit Road, Phase 2, an addition to the City of McKinney, Collin County, Texas, according to the Record Plat thereof recorded in County Clerk's Instrument No. 20160311010001070 (Cabinet 2016, Page 180), Official Public Records, Collin County, Texas, said point also being the Northerly Southwest corner of said Lot 1 and the Southeast corner of said Coit Road, Phase 2;

THENCE along the East right-of-way of said Coit Road and the West line of said Lot 1, the following courses and distances:

North 00 deg 38 min 49 sec West, a distance of 85.08 feet to a 1/2-inch iron rod with a yellow plastic cap found for corner;

North 05 deg 45 min 59 sec East, a distance of 24.42 feet to a 1/2-inch iron rod with a yellow plastic cap found for corner;

North 00 deg 38 min 49 sec West, a distance of 175.99 feet to a 1/2-inch iron rod with a yellow plastic cap found for corner;

North 04 deg 27 min 40 sec West, a distance of 150.33 feet to a 1/2-inch iron rod with a yellow plastic cap found for corner;

North 00 deg 38 min 49 sec West, a distance of 560.47 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for corner on the South line of Lot 2, Block A, of said Parcel 1502 Addition;

THENCE South 71 deg 35 min 50 sec East, departing the East right-of-way of said Coit Road, along the North line of said Lot 1, a distance of 583.04 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for the Northeast corner of said Lot 1;

THENCE South 00 deg 32 min 10 sec East, along the East line of said Lot 1 and the Southerly West line of said Lot 2, a distance of 738.43 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for corner on the North right-of-way of said Coit Road, said point being the Southeast corner of said Lot 1 and the Southerly Southwest corner of said Lot 2;

THENCE along the South lines of said Lot 1 and the North right-of-way of said Coit Road, the following courses and distances:

North 89 deg 55 min 10 sec West, a distance of 199.97 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "Petsche & Assoc., Inc." found for corner;

North 86 deg 06 min 20 sec West, a distance of 150.33 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "Petsche & Assoc., Inc." found for corner;

North 89 deg 55 min 10 sec West, a distance of 160.88 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "Petsche & Assoc., Inc." found for corner at the South end of said corner clip;

THENCE North 45 deg 17 min 00 sec West, along said corner clip, a distance of 56.93 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 453,185 square feet or 10.404 acres of land, more or less. Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 16th day of December, 2015, utilizing a G.P.S. measurement (NAD 83, grid) from the GeoShack VRS network.

OWNERS DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS

THAT Coit-Virginia Partners LLC, acting herein by and through its duly authorized officers, does hereby adopt this Plat designating the hereinabove described property as **VIRGINIA HEIGHTS ADDITION**, an addition to the City of McKinney, Texas, and does 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 said Easements. The City of McKinney and public utility entities shall at all times have full right for the 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 Preliminary-Final Plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of McKinney, Texas.

WITNESS, my hand, this the _____ day of _____, 2018.

OWNER:

BY: Coit-Virginia Partners LLC

By: _____
Pete Flowers

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, a Notary Public in and for The State of Texas, on this day personally appeared Pete Flowers, 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 _____, 2018.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Leonard J. Lueker, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual on the ground survey of the land, 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.

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.

Leonard J. Lueker
Registered Professional Land Surveyor
Texas Registration No. 5714
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 325
Dallas, Texas 75230
Phone: (972) 490-7090

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, a Notary Public in and for The State of Texas, on this day personally appeared Leonard J. Lueker, 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 _____, 2018.

Notary Public, State of Texas

PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY

- 1. 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 the requirements of the subdivision ordinance.

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COLLIN COUNTY, TEXAS
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VIRGINIA HEIGHTS ADDITION
LOTS 1, 2, 3, & 4, BLOCK A

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SURVEYOR:
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6750 Hillcrest Plaza Drive
Suite 325
Dallas, Texas 75230
(972) 490-7090

Date : 06.18.18
Scale : N/A
File : 64503-PPFLT
Project No. : 64503

SHEET
2
of
2