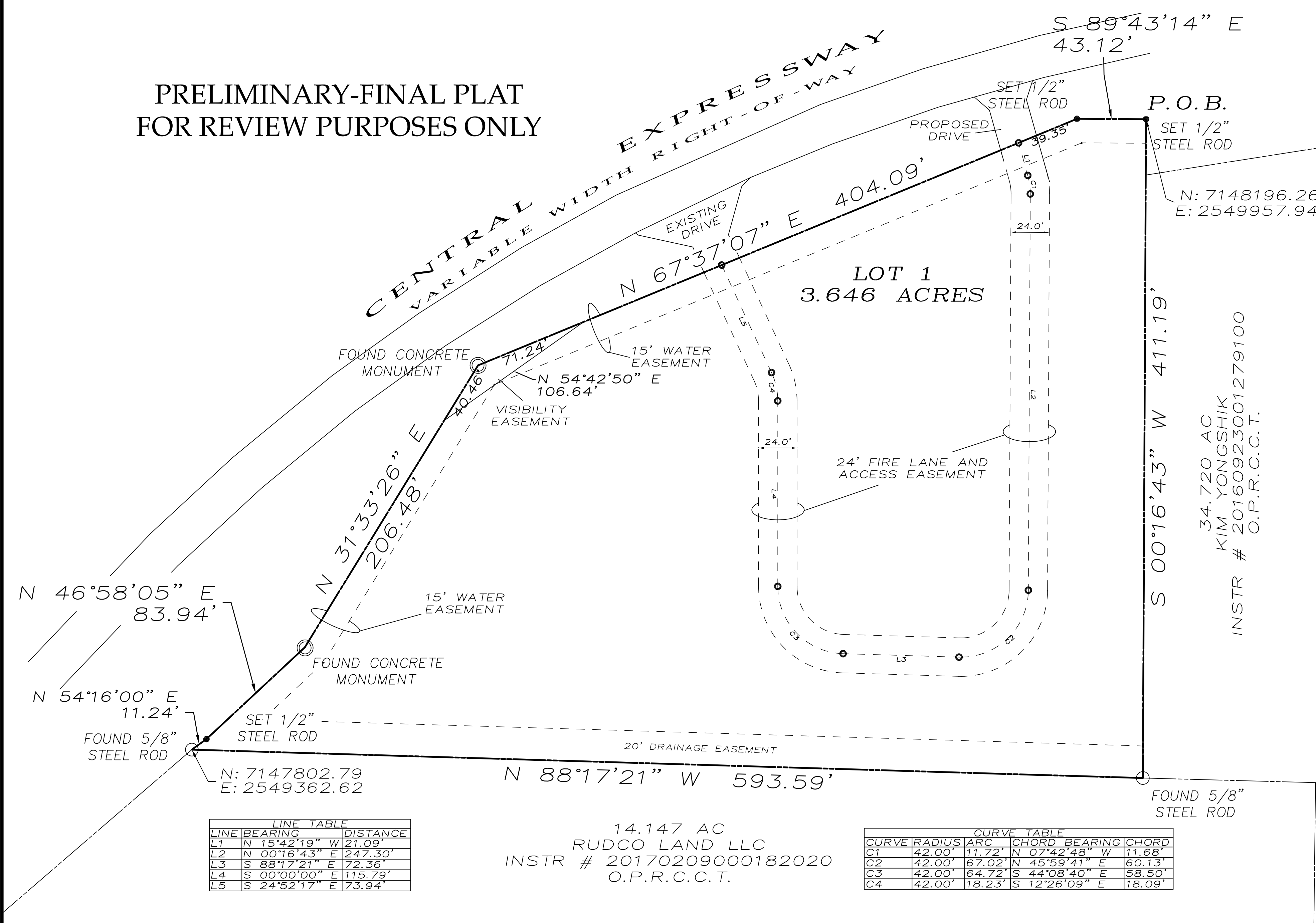


PRELIMINARY-FINAL PLAT
FOR REVIEW PURPOSES ONLY



LINE	BEARING	DISTANCE
L1	N 15°42'19" W	21.09'
L2	N 00°16'43" E	247.30'
L3	S 88°17'21" E	72.36'
L4	S 00°00'00" E	115.79'
L5	S 24°52'17" E	173.94'

14.147 AC
RUDCO LAND LLC
INSTR # 20170209000182020
O.P.R.C.C.T.

CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C1	42.00'	11.72'	N 07°42'48" W	11.68'
C2	42.00'	67.02'	N 45°59'41" E	60.13'
C3	42.00'	64.72'	S 44°08'40" E	58.50'
C4	42.00'	18.23'	S 12°26'09" E	18.09'

LEGAL DESCRIPTION

Situated in the County of Collin, State of Texas, being a part of the Andrew Thomas Survey, Abstract No. 894, and being a part of the same tract of land described as 5.303 acres conveyed to AVB Partners, LTD by deed recorded in Volume 6071, Page 3126, Deed Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a set 1/2" steel rod being in the Right-of-Way of Central Expressway (Highway 75) and being the northwest corner of a 34.720 acre tract of land conveyed to Kim Yongshik, Recorded in Instrument Number 20160923001279100, of said Deed Records;

Thence South 00°16'43" West, with the west line of said 34.720 acre tract of land a distance of 411.19 feet to a found 5/8" steel rod;

Thence North 88°17'21" West, with the north line of a 14.147 acre tract of land conveyed to Rudco Land LLC, Recorded in Instrument No. 20170209000182020 of said Deed Records a distance of 593.59 feet to a found 5/8" steel rod;

Thence the Following calls and distances with said Right-of-Way:

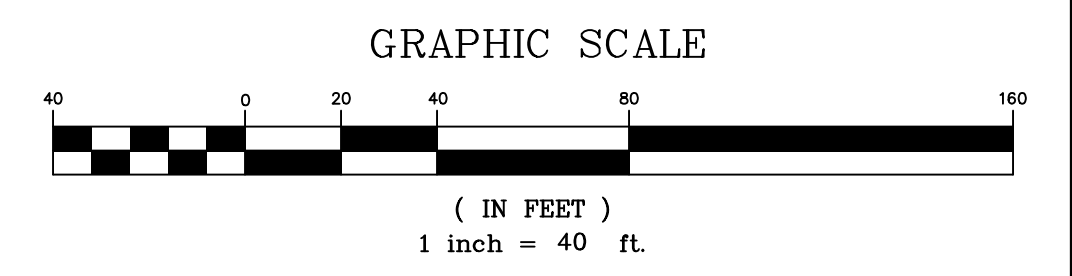
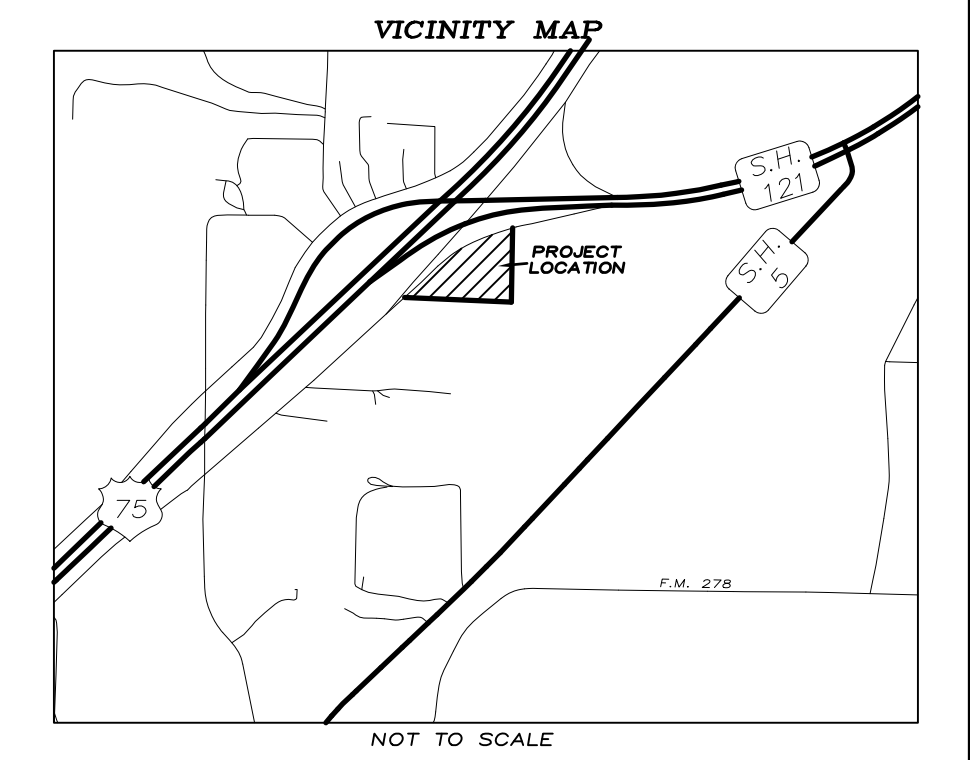
North 54°13'28" East, a distance of 11.26 feet to a set 1/2" steel rod;

North 46°58'05" East, a distance of 83.94 feet to a found aluminum Right-of-Way marker;

North 31°33'26" East, a distance of 206.48 feet to a found aluminum Right-of-Way marker;

North 67°37'07" East, a distance of 404.09 feet to a set 1/2" steel rod;

South 89°43'14" East, a distance of 43.12 feet to the Point-of-Beginning and containing 3.646 acres of land.



SURVEYOR'S CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS:

That I, Douglas W. Underwood, Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments thereon were properly placed, under my personal supervision, in accordance with the subdivision regulations of the City of McKinney, Texas.

Douglas W. Underwood Date 5-28-19
Douglas W. Underwood
Registered Professional
Land Surveyor, No. 4709

STATE OF TEXAS
COUNTY OF GRAYSON

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Douglas W. Underwood, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ___ day of ___, 2019.

OWNER'S CERTIFICATE OF DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT WE, MAB COMPANIES LLC being the owners of the hereinabove described property hereby adopt this Record plat designating said property as Lot 1, Block A, ROBNETT ADDITION an addition to Collin County, and does hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way may endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easement strips and any public or private utility shall, at all times, have the right of ingress and egress to, from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the permission of anyone.

This plat approved subject to all ordinances, rules, regulations and resolutions of the City of McKinney, Texas.

WITNESS MY HAND this ___ day of ___, 2019.

RICHARD ROBNETT
MAB COMPANIES
4111 TEXOMA PARKWAY
SHERMAN, TEXAS 75080

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared RICHARD ROBNETT, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ___ day of ___, 2019.

NOTES

ALL PROPOSED LOTS SITUATED ENTIRELY OUTSIDE THE CITY'S CORPORATE LIMITS AND WITHIN THE CITY'S EXTRATERRITORIAL JURISDICTION COMPLY WITH THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE.

COORDINATE NOTES

COORDINATES SHOWN HEREON ARE STATE PLANE COORDINATES, TEXAS NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83).

PURPOSE

THE PURPOSE OF THIS PLAT IS TO DEVELOP THE SUBJECT TRACT

LEGEND

- P.O.B POINT OF BEGINNING
- 1/2" STEEL ROD SET
- EASEMENT POINT
- ⊙ CONCRETE MONUMENT FOUND
- 5/8" STEEL ROD FOUND
- BOUNDARY LINE
- PROPERTY LINE

OWNERS/DEVELOPER
RICHARD ROBNETT
MAB COMPANIES LLC
4111 TEXOMA PARKWAY
SHERMAN, TEXAS 75080

SURVEYOR
DOUGLAS W. UNDERWOOD
R.P.L.S. NO. 4709
3404 INTERURBAN ROAD
DENISON, TEXAS

~ BASIS OF BEARINGS ~
GRID NORTH, NAD 83
TEXAS STATE PLANE COORDINATE SYSTEM
NORTH CENTRAL ZONE



PRELIMINARY-FINAL PLAT
LOT 1, BLOCK A
ROBNETT ADDITION
BEING AN ADDITION TO COLLIN COUNTY.
3.646 ACRES IN THE
ANDREW THOMAS SURVEY, ABSTRACT NO. 894
RICHARD ROBNETT, 4111 TEXOMA PARKWAY
SHERMAN, TEXAS 903-821-2043
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS