

STATE OF TEXAS
COUNTY OF COLLIN

Whereas, Courtesy Dealership Property, Inc. is the owner of a tract of land situated in the Williams Hemphill Survey, Abstract No. 449, City of McKinney, Collin County, Texas and being all of Lot 2, Block C of Courtesy Dealership Addition, an addition to the City of McKinney, Texas according to the plat thereof recorded in Cabinet O, Page 490, Map Records, Collin County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron pin found on the north right-of-way line of Collin-McKinney Parkway (80' R.O.W.) and being the southwest corner of said Lot 2 and a southeast corner of Lot 1, Block A of The Estates at Eldorado Addition, an addition to the City of McKinney, Texas according to the plat thereof recorded in Instrument No. 20081223010004450, Official Public Records, Collin County, Texas;

Thence, North 01°01'19" East, along the west line of said Lot 2 and the east line of said Lot 1, a distance of 320.09 feet to a 5/8" capped iron pin found for the northeast corner of said Lot 1 and the southeast corner of Block D of Village Creek, Phase IV Addition, an addition to the City of McKinney, Texas according to the plat thereof recorded in Cabinet O, Page 335, Map Records, Collin County, Texas;

Thence, North 01°14'26" East, along the west line of said Lot 2 and the east line of said Block D, a distance of 425.07 feet to a 1/2" iron pin found for the northwest corner of said Lot 2 and the southwest corner of Lot 1, Block C of said Courtesy Dealership Addition;

Thence, South 88°45'34" East, along a north line of said Lot 2 and a south line of said Lot 1, a distance of 200.40 feet to a 1/2" iron pin found for corner;

Thence, South 44°37'20" East, along a northeast line of said Lot 2 and a southwest line of said Lot 1, a distance of 545.99 feet to a 1/2" iron pin found on the northerly right-of-way line of Collin-McKinney Parkway (80' R.O.W.) for the east corner of said Lot 2 and the south corner of said Lot 1, said point also being in a curve to the right having a central angle of 44°21'32", a radius of 920.00 feet and a chord bearing of South 59°32'50" West, a distance of 694.62 feet;

Thence, westerly, along the southerly line of said Lot 2, the northerly right-of-way line of Collin-McKinney Parkway (80' R.O.W.) and said curve to the right, an arc distance of 712.27 feet to the Point of Beginning and containing 290,551 square feet or 6.670 acres of land.

DEDICATION STATEMENT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS;

THAT, We, Courtesy Dealership Property, Inc., do hereby adopt this minor replat designating the herein-above described property as COURTESY DEALERSHIP ADDITION LOTS 2R1 & 2R2, BLOCK C, being a replat of Lot 2, Block C of Courtesy Dealership Addition, an addition to the City of McKinney, Collin County, Texas and do hereby dedicated to the public use forever, their streets, alleys and public use areas 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 THIS _____ DAY OF _____, 2014.

Courtesy Dealership Property, Inc.

By: P. Stanley Reed
Title: Assistant Secretary

STATE OF ARIZONA
COUNTY OF MARICOPA

Before me, the undersigned authority, on this day personally appeared P. Stanley Reed, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration and under the authority therein expressed.

GIVEN under my hand and seal of office this _____ day of _____, 2014.

Notary Public for and in the State of Arizona
My commission expires: _____

"APPROVED AND ACCEPTED"

Planning & Zoning Chairman
City of McKinney, Texas

Date

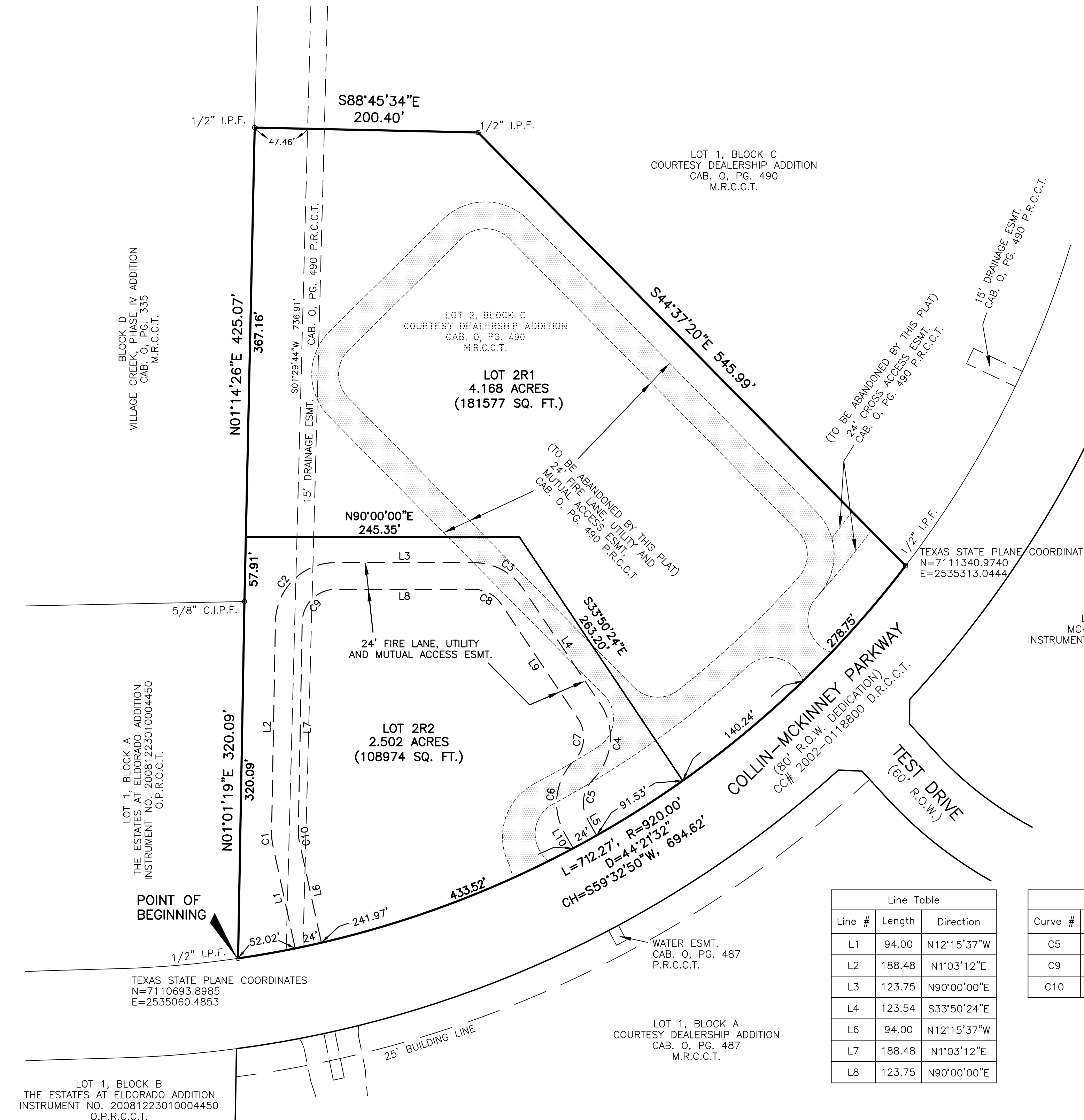
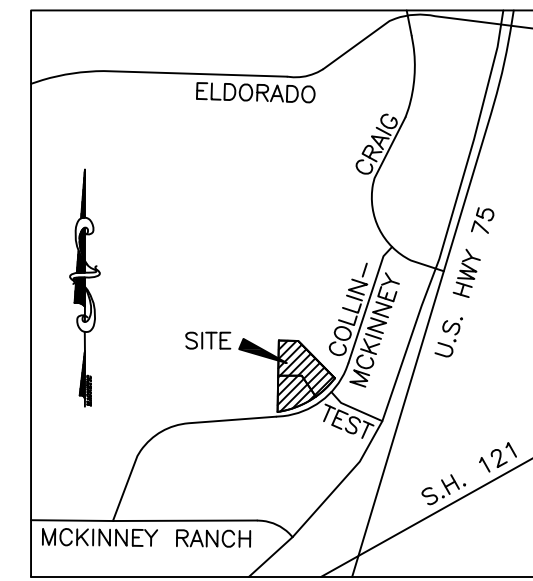
MINOR REPLAT

COURTESY DEALERSHIP ADDITION
LOTS 2R1 & 2R2, BLOCK C
BEING A REPLAT OF LOT 2, BLOCK C
OF COURTESY DEALERSHIP ADDITION
CAB. O, PG. 490

6.670 ACRES OF LAND
WILLIAM HEMPHILL SURVEY, ABSTRACT NO. 449
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

REVISED: DECEMBER 16, 2014

CARROLL CONSULTING GROUP, INC.		972-742-4411	
P.O. BOX 11		LAVON, TEXAS 75166	
TEXAS FIRM REGISTRATION NO.: 10007200		DRAWN BY:	
JOB No.	SCALE:	DATE PREPARED:	
2241-14	1"=60'	OCTOBER 22, 2014	CP

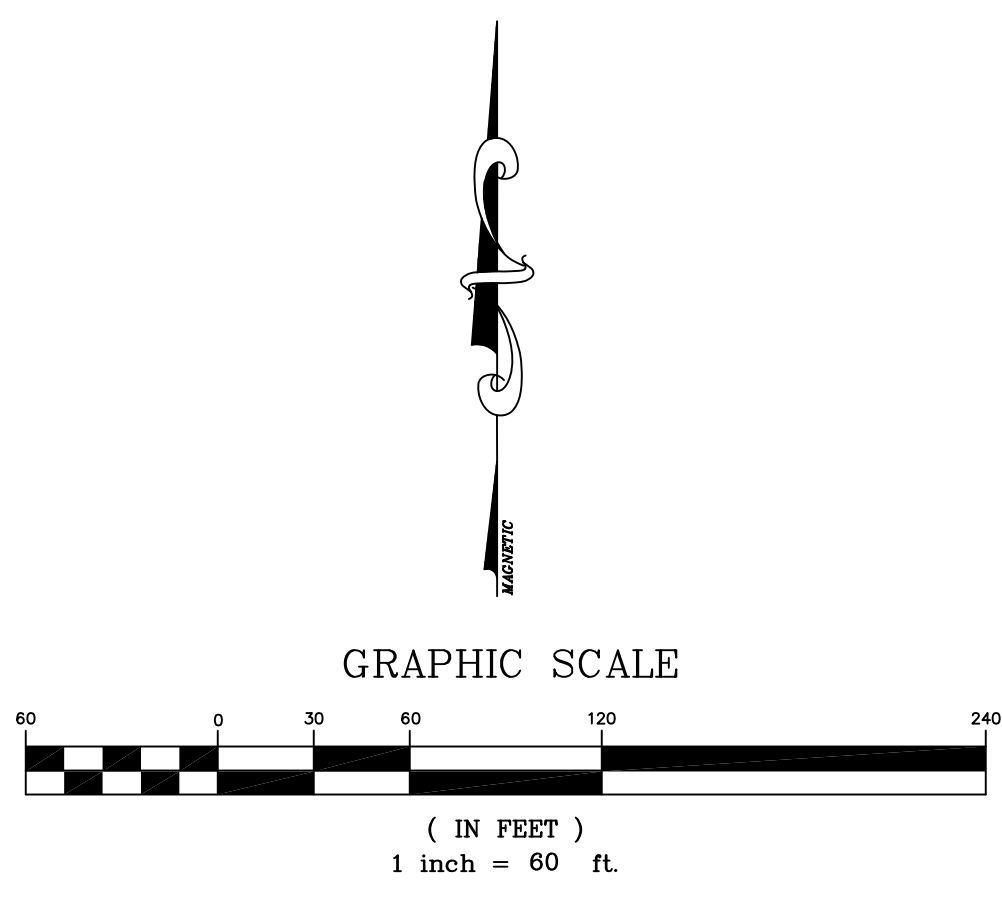


TEXAS STATE PLANE COORDINATES
N=7111340.9740
E=2535313.0444

LOT 1R, BLOCK A
MCKINNEY VOLKSWAGEN
INSTRUMENT NO. 20090317010000620
O.P.R.C.C.T.

Line #	Length	Direction
L1	94.00	N12°15'37"W
L2	188.48	N1°03'12"E
L3	123.75	N90°00'00"E
L4	123.54	S33°50'24"E
L6	94.00	N12°15'37"W
L7	188.48	N1°03'12"E
L8	123.75	N90°00'00"E

Curve #	Length	Radius	Delta	Chord
C5	38.93	30.00	74°20'53"	S7°32'51"W 36.25
C9	46.57	30.00	88°56'48"	N45°31'36"E 42.03
C10	7.20	31.00	13°18'49"	N5°36'13"W 7.19



NOTES:

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.

BEARINGS BASED ON THE WEST LINE OF LOT 2, BLOCK C, OF COURTESY DEALERSHIP ADDITION, PLAT RECORDED IN CABINET O, PAGE 490, MAP RECORDS, COLLIN COUNTY, TEXAS. (N01°01'19"E)

SELLING OFF A PORTION OF THIS ADDITION BY METES AND BOUNDS DESCRIPTION WITHOUT A REPLAT BEING APPROVED BY THE CITY OF CARROLLTON IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

OWNER:
COURTESY DEALERSHIP PROPERTY, INC.
8500 SHAWNEE MISSION PARKWAY, SUITE 200
SHAWNEE MISSION, KANSAS 66202
(602) 230-1051

STATE OF TEXAS

I, James Bart Carroll, Registered Public Surveyor, hereby certify that I have prepared this plat from an actual on-the-ground survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of McKinney, Texas.

James Bart Carroll
Texas Registered Professional Land Surveyor No. 5129

NOTARY CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared James Bart Carroll, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same in the capacity therein stated.

Given under my hand and seal of office, this _____ day of _____, 2014.

Notary Public in and for the State of Texas.
My commission expires: _____

RECEIVED
By Planning Department at 10:16 am, Dec 19, 2014