

VICINITY MAP
NOT TO SCALE

SURVEYOR
DUNAWAY ASSOCIATES, L.P.
550 BAILEY AVENUE
SUITE 400
FORT WORTH, TEXAS 76107
(817) 335-1121 (PHONE)
(817) 335-7437 (FAX)

OWNER
DUDLEY REALTY, LLC
3828 PIPELINE ROAD
CLEBURNE, TEXAS 76033-6033

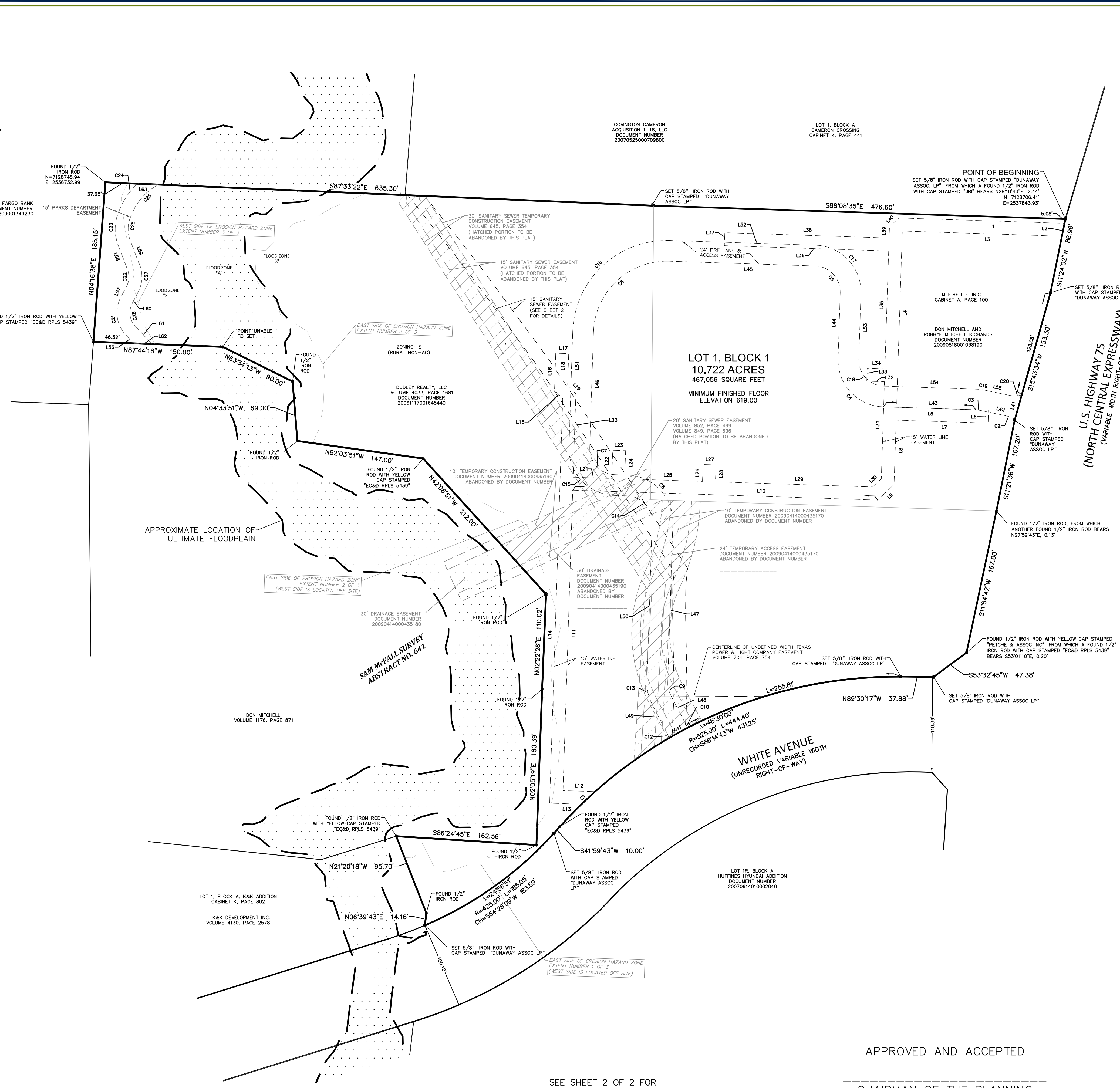
OWNER
DON MITCHELL AND ROBBYE M. RICHARDS
3080 COUNTY ROAD 3115
GREENVILLE, TEXAS 75402-8880

Line Number	Bearing	Distance
L1	S88°08'35"E	191.83'
L2	S11°24'02"W	15.21'
L3	N88°08'35"W	183.09'
L4	S01°51'25"W	202.24'
L5	S88°08'36"E	106.55'
L6	S01°51'24"W	15.00'
L7	N88°08'35"W	106.55'
L8	S01°51'25"W	74.62'
L9	S46°51'25"W	26.21'
L10	N88°08'35"W	231.36'
L11	S01°51'12"W	347.95'
L12	S88°10'38"E	37.13'
L13	N88°10'38"W	36.98'
L14	N01°51'12"E	468.34'
L15	N43°18'51"W	13.81'
L16	N01°50'15"E	42.68'
L17	S88°08'38"E	15.00'
L18	S01°50'15"W	36.44'
L19	S43°18'51"E	13.81'
L20	S01°51'12"W	96.62'

Line Number	Bearing	Distance
L21	S88°08'35"E	44.71'
L22	N01°51'25"E	32.67'
L23	S88°08'35"E	15.00'
L24	S01°51'25"W	32.67'
L25	S88°08'35"E	90.07'
L26	N01°51'25"E	19.57'
L27	S88°08'35"E	15.00'
L28	S01°51'25"W	19.57'
L29	S88°08'35"E	181.97'
L30	N46°51'25"E	13.79'
L31	N01°51'25"E	112.40'
L32	N88°08'36"W	20.48'
L33	N01°51'24"E	15.00'
L34	S88°08'36"E	20.48'
L35	N01°51'25"E	87.99'
L36	N88°08'36"W	190.30'
L37	N01°51'24"E	15.00'
L38	S88°08'36"E	190.30'
L39	N01°51'25"E	13.05'
L40	N46°51'25"E	14.88'

Curve Number	Central Angle	Radius	Arc Length	Chord Bearing and Distance
C1	2°19'39"	525.00'	21.33'	S47°07'31"W 21.33'

- NOTES:
- The basis of the bearings shown hereon is the Texas State Plane Coordinate System, North Central Zone (NAD83).
 - All property corners are 5/8" iron rod with cap stamped "Dunaway Assoc LP" unless otherwise noted.
 - 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.
 - The purpose of this replat is to combine the all of the remaining portion of Mitchell Clinic and the tract of land described to Dudley Realty, L.L.C. as shown hereon into a single lot.



Line Number	Bearing	Distance
L41	S15°43'34"W	29.40'
L42	N78°12'25"W	30.15'
L43	N88°08'35"W	107.36'
L44	N01°51'25"E	76.50'
L45	N88°08'35"W	168.98'
L46	S01°50'20"W	134.01'
L47	S01°50'15"W	184.16'
L48	S27°21'26"E	37.09'
L49	N27°21'26"W	37.09'
L50	N01°50'15"E	184.16'
L51	N01°50'20"E	134.02'
L52	S88°08'35"E	168.98'
L53	S01°51'25"W	76.50'
L54	S88°08'35"E	105.02'
L55	S78°12'25"E	27.48'

Curve Number	Central Angle	Radius	Arc Length	Chord Bearing and Distance
C2	20°55'23"	31.35'	11.45'	N67°30'22"W 11.38'
C3	9°36'33"	29.96'	5.03'	N83°08'15"W 5.02'
C4	90°00'00"	54.00'	84.82'	N43°08'35"W 76.37'
C5	90°00'00"	30.00'	47.12'	N43°08'35"W 42.43'
C6	90°00'00"	85.00'	133.52'	S46°51'25"W 120.21'
C7	90°00'00"	30.00'	47.12'	S43°09'45"E 42.43'
C8	90°00'00"	54.00'	84.82'	S43°09'45"E 76.37'
C9	29°11'41"	30.00'	15.29'	S12°45'35"E 15.12'
C10	9°39'35"	34.00'	5.73'	S32°11'13"E 5.73'
C11	2°44'39"	525.00'	25.14'	S61°12'20"W 25.14'
C12	10°14'49"	35.66'	6.38'	N21°29'20"W 6.37'
C13	29°11'41"	54.00'	27.52'	N12°45'35"W 27.22'
C14	90°00'00"	30.00'	47.12'	N43°09'45"W 42.43'
C15	90°00'00"	54.00'	84.82'	N43°09'45"W 76.37'
C16	90°00'00"	109.00'	171.22'	N46°51'25"E 154.15'
C17	90°00'00"	54.00'	84.82'	S43°08'35"E 76.37'
C18	90°00'00"	30.00'	47.12'	S43°08'35"E 42.43'
C19	13°18'53"	61.16'	14.21'	S83°02'48"E 14.18'
C20	26°11'50"	29.98'	13.71'	N88°04'46"E 13.59'

Line Number	Bearing	Distance
L56	N42°26'43"W	13.60'
L57	N27°28'37"E	13.06'
L58	N20°55'23"W	28.72'
L59	S20°55'23"E	27.89'
L60	S27°28'37"W	12.32'
L61	S42°26'43"E	28.58'
L62	N87°44'18"W	21.11'
L63	S87°33'22"E	24.40'

Curve Number	Central Angle	Radius	Arc Length	Chord Bearing and Distance
C21	70°19'18"	37.20'	45.66'	N08°08'41"W 42.85'
C22	60°28'04"	23.56'	24.86'	N03°06'48"E 23.73'
C23	45°58'47"	51.60'	41.41'	N02°55'09"E 40.30'
C24	25°47'21"	81.77'	36.81'	N34°30'53"E 36.50'
C25	41°15'18"	66.77'	48.08'	S41°44'55"W 47.05'
C26	46°40'07"	36.60'	29.81'	S03°25'24"W 28.99'
C27	57°49'52"	38.56'	38.92'	S03°08'57"W 37.29'
C28	70°26'22"	22.20'	27.30'	S08°20'21"E 25.61'

A
MINOR REPLAT
LOT 1, BLOCK 1,
MITCHELL CLINIC ADDITION

Situated in the Sam McFall Survey, Abstract No. 641, City of McKinney, Collin County, Texas being all of the tract of land described in the deed to Dudley Realty, L.L.C. recorded in Volume 4033, Page 1681, Deed Records of Collin County, Texas, and all of the tract of land described in the deed to Don Mitchell and Robbye Mitchell Richards recorded in Document Number 20090818001038190, Deed Records of Collin County, Texas, also being a portion of Mitchell Clinic, an addition to the City of McKinney according to the plat recorded in Cabinet A, Page 100, Plat Records of Collin County, Texas.

1 Lot = 10.722 Acres
This plat was created in the month of August, 2016



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
FIRM REGISTRATION 10098100

APPROVED AND ACCEPTED

CHAIRMAN OF THE PLANNING
AND ZONING COMMISSION
MCKINNEY, TEXAS

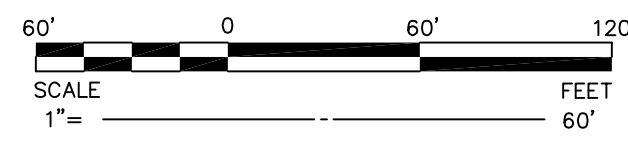
AUGUST ____, 2016

SEE SHEET 2 OF 2 FOR
DETAIL OF
SANITARY SEWER EASEMENT

RECEIVED
By Planning Department at 1:33 pm, Aug 22, 2016



VICINITY MAP
NOT TO SCALE



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DUNAWAY ASSOCIATES, L.P.
550 BAILEY AVENUE
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FORT WORTH, TEXAS 76107
(817) 335-1121 (PHONE)
(817) 335-7437 (FAX)

OWNER
SCOTT DUDLEY
DUDLEY REALTY, LLC
3828 PIPELINE ROAD
CLEBURNE, TEXAS 76033-6033

OWNER
DON MITCHELL AND ROBBYE M. RICHARDS
3080 COUNTY ROAD 3115
GREENVILLE, TEXAS 75402-8880

- NOTES:
- The basis of the bearings shown hereon is the Texas State Plane Coordinate System, North Central Zone (NAD83).
 - All property corners are 5/8" iron rod with cap stamped "Dunaway Assoc LP" unless otherwise noted.
 - 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.
 - The purpose of this replat is to combine the all of the remaining portion of Mitchell Clinic and the tract of land described to Dudley Realty, L.L.C. as shown hereon into a single lot.

OWNER'S DEDICATION:
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Dudley Realty, L.L.C., Don Mitchell and Robbye M. Richards, acting herein by and through their duly authorized officers, do hereby adopt this Minor Re-Plat designating the hereinabove described property as Mitchell Clinic Addition, Lot 1 Block 1, being a replat of Mitchell Clinic an addition to the City of McKinney, Texas and do hereby dedicate in fee simple to the public use forever, the streets and alleys shown hereon. 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 or 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 Amending Plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of McKinney, Texas.

WITNESS, my hand, this the _____ day of _____, 2016.

OWNERS:
BY: Scott Dudley, Dudley Realty, LLC
BY: Don Mitchell
By: Robbye M. Richards

STATE OF TEXAS)
COUNTY OF COLLIN)
Before Me, the undersigned authority, on this day personally appeared
Scott Dudley, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of said Dudley Realty, LLC.
Scott Dudley, as the Authorized Agent thereof, and for the purpose and consideration therein expressed and in the capacity therein stated, and that he was authorized to do so.

Given under my hand and seal of office this the _____ day of _____, 2016.

Notary Public in and for the State of Texas

My commission expires: _____

STATE OF TEXAS)
COUNTY OF COLLIN)
Before Me, the undersigned authority, on this day personally appeared Don Mitchell, 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 purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this the _____ day of _____, 2016.

Notary Public in and for the State of Texas

My commission expires: _____

STATE OF TEXAS)
COUNTY OF COLLIN)
Before Me, the undersigned authority, on this day personally appeared Robbye M. Richards, 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 purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this the _____ day of _____, 2016.

Notary Public in and for the State of Texas

My commission expires: _____

METES AND BOUNDS DESCRIPTION

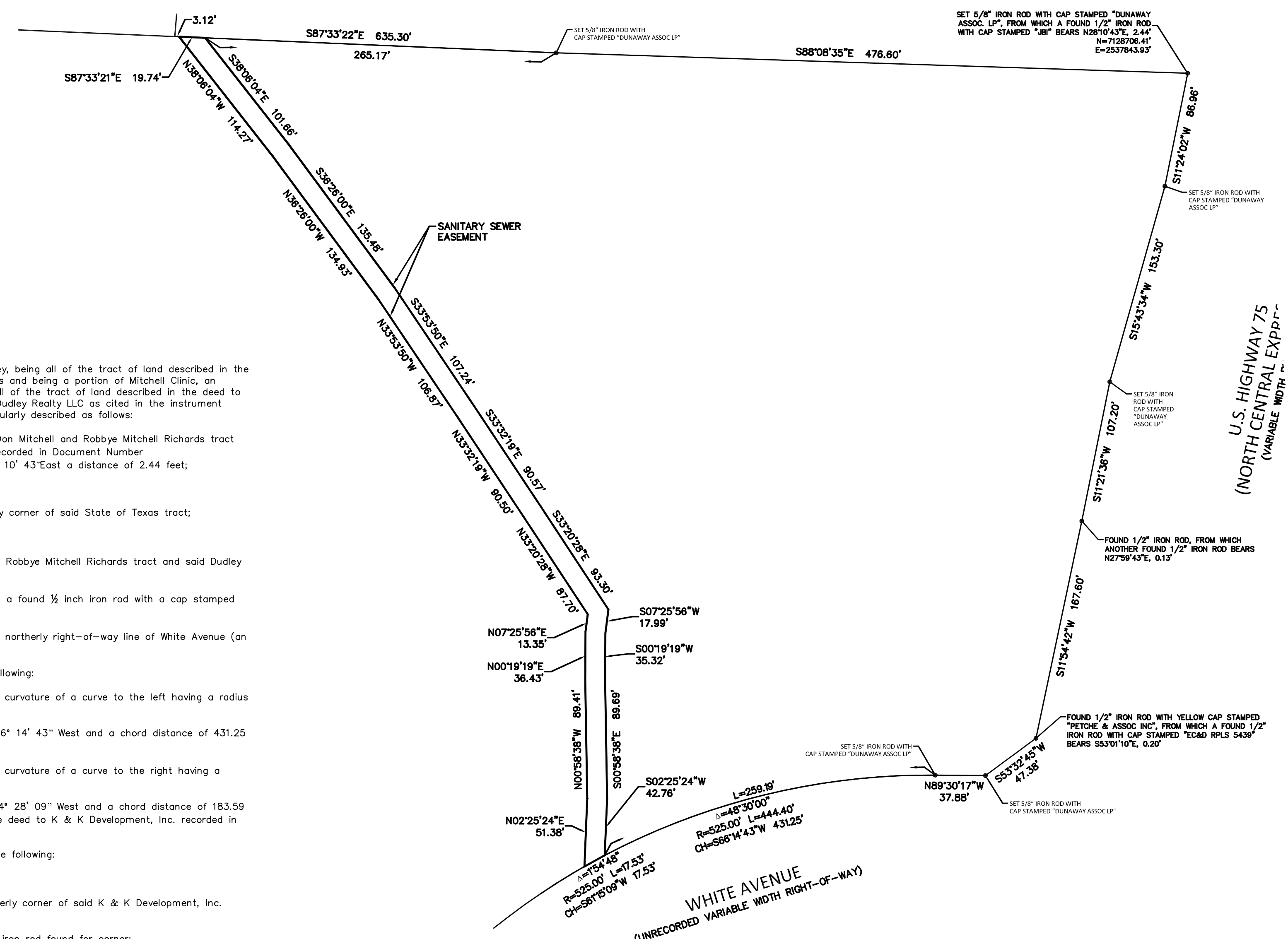
BEING a 10.722 acre tract of land situated in the Samuel McFall Survey, Abstract Number 641, Collin County, Texas, in the City of McKinney, being all of the tract of land described in the deed to Don Mitchell and Robbye Mitchell Richards recorded in Document Number 20090818001038190, Deed Records of Collin County, Texas and being a portion of Mitchell Clinic, an addition to the City of McKinney according to the plat recorded in Cabinet A, Page 100, Plat Records of Collin County, Texas, also being all of the tract of land described in the deed to Mistletoe Heights, L. L. C. recorded in Volume 4033, Page 1681, Deed Records of Collin County, Texas, the entity name being changed to Dudley Realty LLC as cited in the instrument recorded in Document Number 2006117001645440, Deed Records of Collin County, Texas, said 10.722 acre tract of land being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set for the point of intersection of the northerly line of said Don Mitchell and Robbye Mitchell Richards tract with the westerly right-of-way line of U. S. Highway 75 (a variable width right-of-way) as described in the deed to the State of Texas recorded in Document Number 20060605000760520, Deed Records of Collin County, Texas from which a found 1/2 inch iron rod with a cap stamped "IBI" bears North 28° 10' 43" East a distance of 2.44 feet;

THENCE with the westerly right-of-way line of U. S. Highway 75 the following:

- South 11° 24' 02" West a distance of 86.96 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set for the southerly corner of said State of Texas tract;
- South 15° 43' 34" West a distance of 153.30 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set for corner;
- South 11° 21' 36" West a distance of 107.20 feet to a 1/2 inch iron rod found for the common easterly corner of said Don Mitchell and Robbye Mitchell Richards tract and said Dudley Realty LLC tract, from which a found 1/2 inch iron rod bears North 27° 59' 43" East a distance of 0.13 feet;
- South 11° 54' 42" West a distance of 167.60 feet to a 1/2 inch with a cap stamped "Petche & Assoc Inc" found for corner, from which a found 1/2 inch iron rod with a cap stamped "EC&D RPLS 5439" bears South 53° 01' 10" East 0.20 feet;
- South 53° 32' 45" West a distance of 47.38 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set in the apparent northerly right-of-way line of White Avenue (an unrecorded right-of-way);
- THENCE departing the westerly right-of-way line of U. S. Highway 75 with the apparent northerly right-of-way line of White Avenue the following:
 - North 89° 30' 17" West a distance of 37.88 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set for the point of curvature of a curve to the left having a radius of 525.00 feet;
 - Southwesterly along said curve through a central angle of 48° 30' 00" an arc distance of 444.40 feet with a chord bearing of South 66° 14' 43" West and a chord distance of 431.25 feet to a 1/2 inch iron rod with a cap stamped "EC&D RPLS 5439" found for the point of tangency of said curve;
 - South 41° 59' 43" West a distance of 10.00 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set for the point of curvature of a curve to the right having a radius of 425.00 feet;
 - Southwesterly along said curve through a central angle of 24° 56' 51" an arc distance of 185.05 feet with a chord bearing of South 54° 28' 09" West and a chord distance of 183.59 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set for the southeasterly corner of tract of land described in the deed to K & K Development, Inc. recorded in Volume 4130, Page 2578, Deed Records of Collin County, Texas;

- THENCE departing the apparent northerly right-of-way line of White Avenue with the easterly line of said K & K Development, Inc. tract the following:
 - North 06° 39' 43" East a distance of 14.16 feet to a 1/2 inch iron rod found for corner;
 - North 21° 20' 18" West a distance of 95.70 feet to a 1/2 inch iron rod with a cap stamped "EC&D RPLS 5439" found for the northeasterly corner of said K & K Development, Inc. tract;
 - THENCE departing the easterly line of said K & K Development, Inc. tract South 86° 24' 45" East a distance of 162.56 feet to a 1/2 inch iron rod found for corner;
 - THENCE North 02° 05' 19" East a distance of 180.39 feet to a 1/2 inch iron rod found for corner;
 - THENCE North 02° 22' 26" East a distance of 110.02 feet to a 1/2 inch iron rod found for corner;
 - THENCE North 42° 08' 51" West a distance of 212.00 feet to a 1/2 inch iron rod with a cap stamped "EC&D RPLS 5439" found for corner;
 - THENCE North 82° 03' 51" West a distance of 147.00 feet to a 1/2 inch iron rod found for corner;
 - THENCE North 04° 33' 51" West a distance of 69.00 feet to a 1/2 inch iron rod found for corner;
 - THENCE North 63° 34' 13" West a distance of 90.00 feet to a point for corner;
 - THENCE North 87° 44' 18" West a distance of 150.00 feet to a 1/2 inch iron rod with a cap stamped "EC&D RPLS 5439" found for corner;
 - THENCE North 04° 16' 38" East a distance of 185.15 feet to a 1/2 inch iron rod found for corner;
 - THENCE South 87° 33' 22" East a distance of 635.30 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set for the common northerly corner of said Dudley Realty, LLC tract and said Don Mitchell and Robbye Mitchell Richards tract;
 - THENCE with the northerly line of said Don Mitchell and Robbye Mitchell Richards tract South 88° 08' 35" East a distance of 476.60 feet to the POINT OF BEGINNING;
- CONTAINING a computed area of 10.722 acres (467,056 square feet) of land.



APPROVED AND ACCEPTED
CHAIRMAN OF THE PLANNING AND ZONING COMMISSION
MCKINNEY, TEXAS
AUGUST ____, 2016

SURVEYORS CERTIFICATE
I, Gregory S. Iffland, do hereby certify that this plat was prepared from an actual and accurate survey of the land and that the corner monuments indicated thereon were properly placed under my supervision in the month of January, 2016.

Gregory S. Iffland
Registered Professional Land Surveyor
Texas Registration No. 4351
Date _____
STATE OF TEXAS)
COUNTY OF TARRANT)
Before Me, the undersigned authority, on this day personally appeared Gregory S. Iffland, 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 purpose and consideration therein expressed and in the capacity therein stated.
Given under my hand and seal of office this the _____ day of _____, 2016.

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

A
MINOR REPLAT
LOT 1, BLOCK 1,
MITCHELL CLINIC ADDITION
Sited in the Sam McFall Survey, Abstract No. 641, City of McKinney, Collin County, Texas being all of the tract of land described in the deed to Dudley Realty, L.L.C. recorded in Volume 4033, Page 1681, Deed Records of Collin County, Texas, and all of the tract of land described in the deed to Don Mitchell and Robbye Mitchell Richards recorded in Document Number 20090818001038190, Deed Records of Collin County, Texas, also being a portion of Mitchell Clinic, an addition to the City of McKinney according to the plat recorded in Cabinet A, Page 100, Plat Records of Collin County, Texas.
1 Lot = 10.722 Acres
This plat was created in the month of August, 2016

DUNAWAY
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Tel: 817.335.1121
FIRM REGISTRATION 10098100

RECEIVED
By Planning Department at 8:16 am, Aug 25, 2016