

OWNERS CERTIFICATION
 STATE OF TEXAS §
 COUNTY OF COLLIN §
 CITY OF MCKINNEY §

WHEREAS, MCKINNEY SH III, LTD. and **WE PAD I, LTD.**, are the owners of a tracts of land situated in the William Hunt Survey, Abstract No. 450, City of McKinney, Collin County, Texas, and being all of Lot 1R, Block A, Headington Heights Addition, an addition to the City of McKinney according to the plat recorded in Instrument No. 2015013001000410 of the Official Public Records of Collin County, Texas, being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with "RPLS 5439" cap found at the northeast end of a circular corner clip at the intersection of the west right-of-way line of Hardin Boulevard (a variable width right-of-way) and the north right-of-way line of U.S. Highway 380 (a variable width right-of-way) and being the beginning of a curve to the right having a central angle of 92°58'35", a radius of 60.00 feet, a chord bearing and distance of South 48°40'53" West, 87.03 feet;

THENCE, in a southwesterly direction, with said circular corner clip to the right, an arc distance of 97.36 feet to a 5/8-inch iron rod with "KHA" cap set for corner at the end of said circular corner clip in said north right-of-way line of U.S. Highway 380, from which a 1/2-inch iron rod with "RPLS 2321" cap bears North 88°00'19" West, a distance of 0.19 feet;

THENCE with said north right-of-way line of U.S. Highway 380, the following courses and distances:
 North 84°49'51" West, a distance of 91.12 feet to a 5/8-inch iron rod with "KHA" cap set for corner from which a 1/2-inch iron rod with "RPLS 2321" cap bears South 80°57'03" West, a distance of 0.30 feet;
 North 87°41'35" West, a distance of 145.82 feet to a 5/8-inch iron rod with "KHA" cap set for the southwest corner of said Lot 1R and southeast corner of Lot 2AR from which a 1/2-inch iron rod with "RPLS 2321" cap bears North 69°12'47" West, a distance of 0.38 feet;

THENCE departing said north right-of-way line of U.S. Highway 380 and with the east line of said Lot 2AR, North 2°11'37" East, a distance of 430.89 feet to an "X" cut in concrete set for the northeast corner of said Lot 2AR and the northwest corner of said Lot 1R; from said point a "V" cut in concrete found bears North 28°22'11" East, a distance of 0.25 feet;

THENCE with the north line of said Lot 1R, South 87°48'23" East, a distance of 319.93 feet to an "X" cut in concrete found for the northeast corner of said Lot 1R and in said west right-of-way line of Hardin Boulevard;

THENCE with said west right-of-way line of Hardin Boulevard the following courses and distances:
 South 2°11'37" West, a distance of 136.28 feet to a 1/2-inch iron rod with "RPLS 5439" cap found for corner;
 South 13°30'13" West, a distance of 101.98 feet to a 1/2-inch iron rod with "RPLS 5439" cap found for corner;
 South 2°11'37" West, a distance of 139.71 feet to the **POINT OF BEGINNING** and containing 3.0481 acres or 132,774 square feet of land.

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

THAT, I, **MCKINNEY SH III, LTD.** and **WE PAD I, LTD.**, does hereby adopt this conveyance plat designating the hereinabove described property as **HEADINGTON HEIGHTS ADDITION, LOT 1R-A AND LOT 1R-B, BLOCK A**, an addition to the City of McKinney, Collin County, Texas and do hereby dedicate to the public use forever, the streets, alleys and public use area 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 is made subject to the following Reservation: For Grantor and Grantor's Heirs, Successors, and Assigns Forever; A Reservation of all oil, gas, and other minerals in and under that may be produced from the property.

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

WITNESS MY HAND at _____, this the ___ day of _____, 2020.

MCKINNEY SH III, LTD.

By: _____
 Name: Eric Seitz
 Title: Owner

STATE OF _____ §
 COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared Eric Seitz, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ___ day of _____, 2020.

Notary Public in and for the State of _____

WITNESS MY HAND at _____, this the ___ day of _____, 2020.

WE PAD I, LTD.

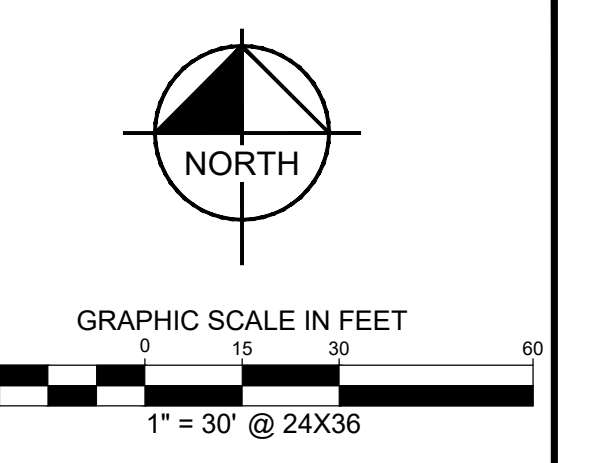
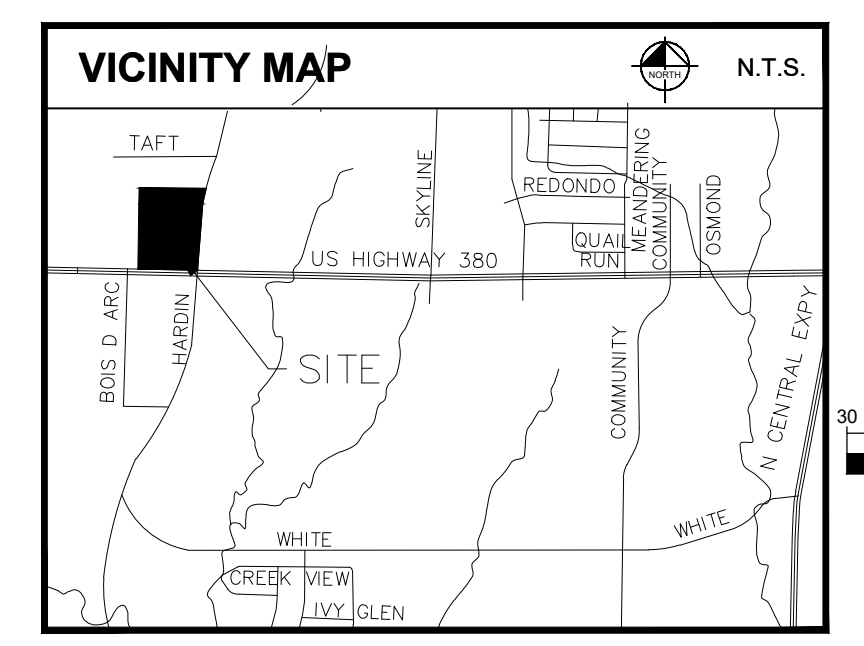
By: _____
 Name: _____
 Title: Owner

STATE OF _____ §
 COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ___ day of _____, 2020.

Notary Public in and for the State of _____



LEGEND

- Δ = CENTRAL ANGLE
- P.O.B. = POINT OF BEGINNING
- VOL. = VOLUME
- PG. = PAGE
- SQ. FT. = SQUARE FEET
- INST. NO. = INSTRUMENT NUMBER
- XF = "X" CUT IN CONCRETE FOUND
- IRSC = 5/8" IRON ROD WITH CAP STAMPED "KHA" SET
- IRFC = IRON ROD WITH CAP FOUND
- D.R.D.C.T. = DEED RECORDS OF COLLIN COUNTY, TEXAS
- M.R.C.C.T. = MAP RECORDS OF COLLIN COUNTY, TEXAS
- O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS

NOTES:

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

FLOOD STATEMENT:

According to Map No. 48085C0260K, dated June 7, 2017 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is not within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures 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.

CONVEYANCE PLAT ONLY: NOT FOR DEVELOPMENT

A conveyance plat is a map of property approved by the city for the purpose of sale or conveyance in its entirety or interests thereon defined. Lots created by a conveyance plat may not have all necessary public utilities available for immediate use. No certificate of occupancy shall be issued nor permanent public utility service provided to any lot(s) created by a conveyance plat until all required public improvements have been constructed and accepted and a record plat is filed for record with the county clerk. Selling a portion of property by metes and bounds, except as shown on an approved, filed and accepted conveyance plat, record plat, minor plat or minor replat is a violation of the city's Code of Ordinances and State Law.

SURVEYORS CERTIFICATE

THAT I, J. Andy Dobbs, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of McKinney, Texas.

Dated this the ___ day of _____, 2020.

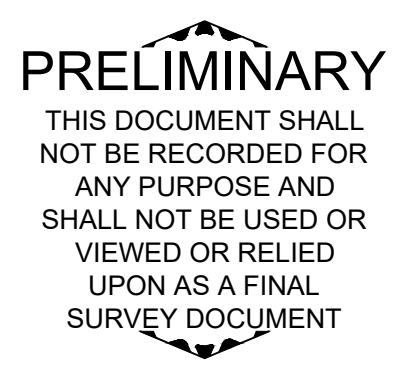
J. Andy Dobbs
 Registered Professional Land Surveyor No. 6196
 Kimley-Horn and Associates, Inc.
 13455 Noel Road,
 Two Galleria Office Tower, Suite 700
 Dallas, Texas 75240
 (972) 770-1300
 andy.dobbs@kimley-horn.com

STATE OF TEXAS §
 COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared J. Andy Dobbs, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this ___ day of _____, 2020.

Notary Public in and for the State of Texas



OWNER: LOT 1R-A
 MCKINNEY SH III, LTD.
 1110 COWAN
 CELINA, TEXAS 75009
 CONTACT: ERIC SEITZ

OWNER: LOT 1R-B
 WE PAD I, LTD.
 4415 66TH STREET, SUITE 101
 LUBBOCK, TEXAS 79414
 CONTACT:

CONVEYANCE PLAT
LOT 1R-A AND LOT 1R-B, BLOCK A
HEADINGTON HEIGHTS ADDITION
3.0481 ACRES
WILLIAM HUNT SURVEY, ABSTRACT NO. 450
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 30'	MGB	JAD	JAN 2020	064555800	1 OF 1

DWS NAME: K: DALL SURVEY 064555800 NVC 380 HARDIN MCKINNEY VALUOLINE DWG 064555800 NVC 380 HARDIN MCKINNEY VALUOLINE_CPL DWG PLOTTED BY: BLANKENSHIP MATTHEW 1/15/2020 12:14 PM LAST SAVED: 1/15/2020 12:13 PM