

BILLINGSLEY 380 NORTH, LTD.
CALLED 200.496 ACRES
INSTRUMENT NO. 20140109000025020
O.P.R.C.C.T.

DIXON M. CRUTCHFIELD SURVEY
ABSTRACT NO. 203

JOSEPH CRUTCHFIELD SURVEY
ABSTRACT NO. 203

CALLED 29.74 ACRES
RVS MCKINNEY #1, LP
INSTRUMENT NO. 20210721001472920
O.P.R.C.C.T.

LOT 1, BLOCK A
29.048 ACRES
(1,265,330 SQ. FT.)

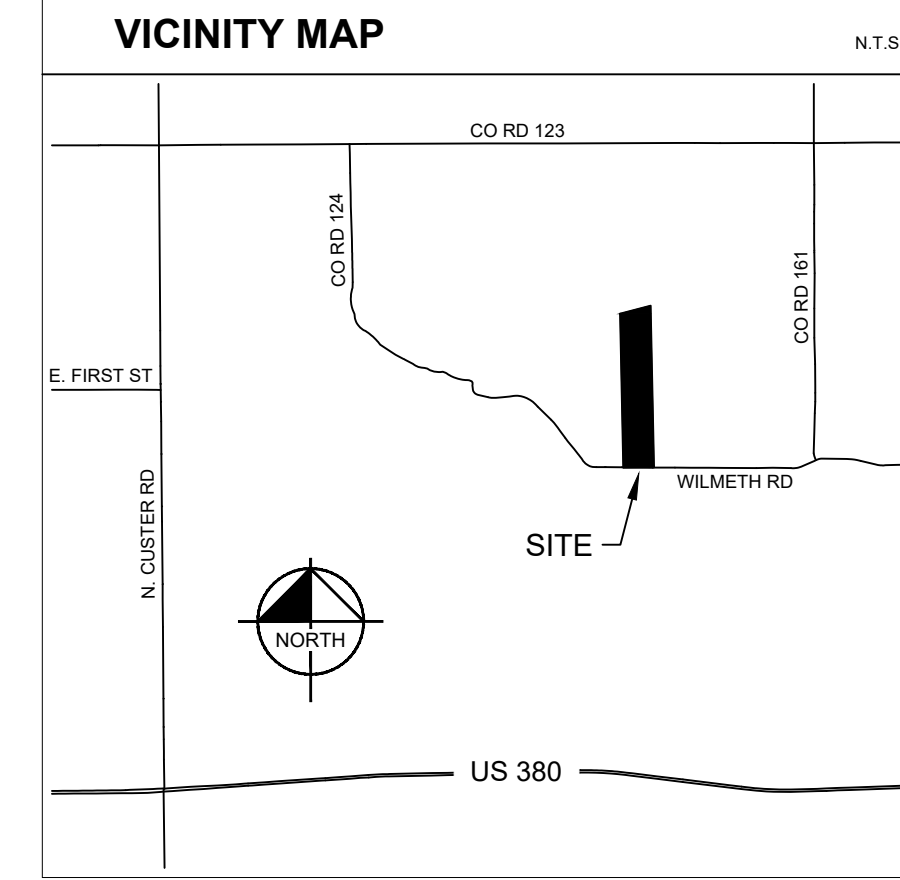
HENRY LAND, LTD.
CALLED 16.998 ACRES
INSTRUMENT NO.
201401020000682490
O.P.R.C.C.T.

6631 COUNTY RD 124 LLC
CALLED 7.000 ACRES
INSTRUMENT NO.
20160418000459510
O.P.R.C.C.T.

STATE PLANE
COORDINATES
N = 7,136,090.12
E = 2,516,914.23

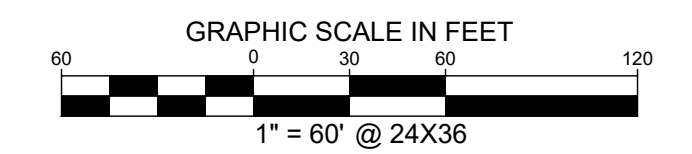
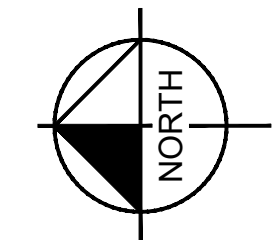
MERIDAY ASHLOCK
SURVEY
ABSTRACT NO. 20

NWW STORAGE, LLC
CALLED 16.25 ACRES
INSTRUMENT NO.
20190816000999990
O.P.R.C.C.T.



NOTES:

- All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.99984931271.
- According to Community Panel No. 48085C0255J, dated June 02, 2009 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 within Zone "X"(Unshaded), which is not 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.
- All proposed lots situated entirely outside the city's corporate limits and within the city's extraterritorial jurisdiction comply with the subdivision ordinance.
- The purpose of this plat is to create one lot, dedicate easements, and dedicate right-of-way.



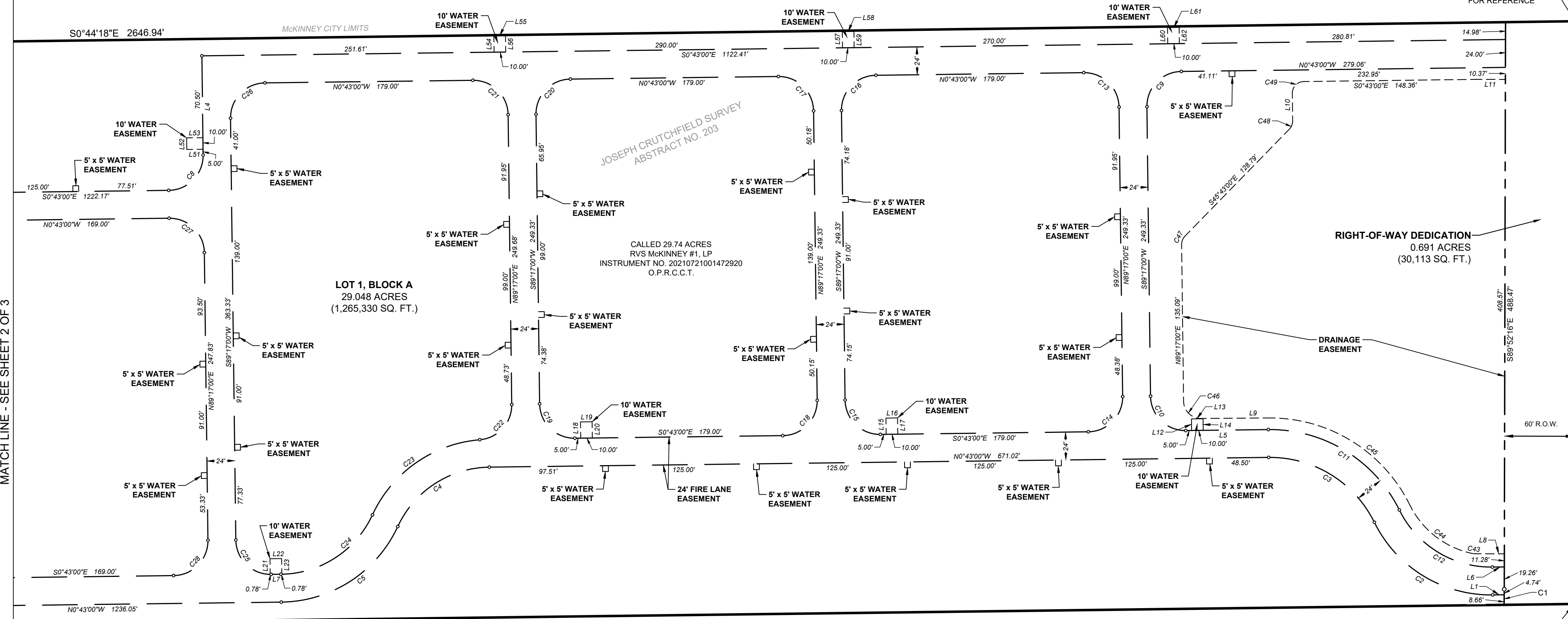
PRELIMINARY-FINAL PLAT
RIATA MCKINNEY
LOT 1, BLOCK A
BEING 29.739 ACRES SITUATED IN THE
JOSEPH CRUTCHFIELD SURVEY,
ABSTRACT NO. 203
COLLIN COUNTY, TEXAS

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	BB	KHA	May 2022	064603500	1 OF 3

OWNER:
RVS McKinney #1, LP
8105 Razor Blvd, Suite 302
Frisco, TX 75024

ENGINEER / SURVEYOR:
Kimley-Horn and Assoc., Inc.
13455 Nod Road, Two Galleria
Office Tower, Suite 700
Dallas, TX 75251
Tel. No. (972) 770-1300
Contact: Neda Hossainy, P.E.



CURVE TABLE					CURVE TABLE					CURVE TABLE							
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	0°46'31"	990.00'	13.40'	S89°29'01"E	13.40'	C19	90°00'00"	30.00'	47.12'	S44°17'00"W	42.43'	C37	90°00'00"	30.00'	47.12'	S44°17'00"W	42.43'
C2	64°32'01"	112.00'	126.15'	S31°33'01"W	119.59'	C20	90°00'00"	30.00'	47.12'	N45°43'00"W	42.43'	C38	90°00'00"	30.00'	47.12'	N45°43'00"W	42.43'
C3	64°32'01"	100.00'	112.63'	N31°33'01"E	106.77'	C21	90°00'00"	30.00'	47.12'	N44°17'00"E	42.43'	C39	90°00'00"	30.00'	47.12'	N44°17'00"E	42.43'
C4	64°31'57"	88.00'	99.11'	N32°58'58"W	93.96'	C22	85°57'42"	30.00'	45.01'	S47°44'09"E	40.91'	C40	90°00'00"	30.00'	47.12'	S45°43'00"E	42.43'
C5	64°31'57"	112.00'	126.15'	S32°58'58"E	119.58'	C23	60°29'39"	112.00'	118.25'	N35°00'07"W	112.84'	C41	76°40'56"	30.00'	40.15'	S37°37'28"W	37.22'
C6	76°40'56"	54.00'	72.27'	S37°37'28"W	67.00'	C24	64°31'57"	88.00'	99.11'	S32°58'58"E	93.96'	C42	103°19'04"	30.00'	54.10'	N52°23'32"W	47.06'
C7	76°40'56"	30.00'	40.15'	S37°37'28"W	37.22'	C25	90°00'00"	30.00'	47.12'	S44°17'00"W	42.43'	C43	12°17'17"	15.00'	3.22'	S06°16'23"W	3.21'
C8	90°00'00"	30.00'	47.12'	S45°43'00"E	42.43'	C26	90°00'00"	30.00'	47.12'	N45°43'00"W	42.43'	C44	51°24'00"	78.00'	69.97'	S38°07'01"W	67.65'
C9	90°00'00"	30.00'	47.12'	N45°43'00"W	42.43'	C27	90°00'00"	30.00'	47.12'	N44°17'00"E	42.43'	C45	64°31'25"	134.00'	150.90'	N31°33'19"E	143.06'
C10	90°00'00"	30.00'	47.12'	S44°17'00"E	42.43'	C28	90°00'00"	30.00'	47.12'	S45°43'00"E	42.43'	C46	89°44'12"	15.00'	23.49'	S44°24'54"W	21.16'
C11	64°32'01"	124.00'	139.66'	N31°33'01"E	132.40'	C29	90°00'00"	30.00'	47.12'	S44°17'00"W	42.43'	C47	45°00'00"	10.00'	7.85'	N68°13'00"W	7.65'
C12	64°32'01"	88.00'	99.12'	S31°33'01"W	93.96'	C30	90°00'00"	30.00'	47.12'	N45°43'00"W	42.43'	C48	45°00'00"	10.00'	7.85'	S68°13'00"E	7.65'
C13	90°00'00"	30.00'	47.12'	N44°17'00"E	42.43'	C31	90°00'00"	30.00'	47.12'	N44°17'00"E	42.43'	C49	90°00'00"	10.00'	15.71'	N45°43'00"W	14.14'
C14	90°00'00"	30.00'	47.12'	S45°43'00"E	42.43'	C32	90°00'00"	30.00'	47.12'	S45°43'00"E	42.43'						
C15	90°00'00"	30.00'	47.12'	S44°17'00"W	42.43'	C33	90°00'00"	30.00'	47.12'	S44°17'00"W	42.43'						
C16	90°00'00"	30.00'	47.12'	N45°43'00"W	42.43'	C34	90°00'00"	30.00'	47.12'	N45°43'00"W	42.43'						
C17	90°00'00"	30.00'	47.12'	N44°17'00"E	42.43'	C35	90°00'00"	30.00'	47.12'	N44°17'00"E	42.43'						
C18	90°00'00"	30.00'	47.12'	S45°43'00"E	42.43'	C36	90°00'00"	30.00'	47.12'	S45°43'00"E	42.43'						

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N00°43'00"W	9.93'	L19	S00°43'00"E	10.00'	L37	S75°57'57"W	10.00'	L55	S00°43'00"E	10.00'
L2	S14°02'04"E	24.00'	L20	S89°17'00"W	14.00'	L38	N14°02'03"W	14.50'	L56	S89°17'00"W	14.00'
L3	S75°57'56"W	76.00'	L21	N89°17'00"E	13.49'	L39	S89°16'58"W	14.00'	L57	N89°17'00"E	14.00'
L4	N89°17'00"E	85.50'	L22	S00°43'00"E	10.00'	L40	N00°43'00"W	10.00'	L58	S00°43'00"E	10.00'
L5	S00°43'00"E	71.02'	L23	S89°17'00"W	13.50'	L41	N89°16'58"E	14.00'	L59	S89°17'00"W	14.00'
L6	S00°43'00"E	10.29'	L24	N89°17'00"E	14.50'	L42	S89°16'58"W	14.00'	L60	N89°17'00"E	14.00'
L7	S00°43'00"E	8.43'	L25	S00°43'00"E	10.00'	L43	N00°43'02"W	10.00'	L61	S00°43'00"E	10.00'
L8	N00°07'44"E	25.00'	L26	S89°17'00"W	14.35'	L44	N89°16'58"E	14.00'	L62	S89°17'00"W	14.00'
L9	N00°27'12"W	57.71'	L27	N89°17'00"E	14.50'	L45	S89°16'58"W	14.00'			
L10	N89°17'00"E	23.76'	L28	S00°43'00"E	10.00'	L46	N00°43'00"W	10.00'			
L11	S00°07'44"E	25.22'	L29	S89°17'00"W	14.50'	L47	N89°16'58"E	14.00'			
L12	N89°17'00"E	10.00'	L30	N89°17'00"E	14.50'	L48	N89°17'00"E	14.00'			
L13	S00°43'00"E	10.00'	L31	S00°43'00"E	10.00'	L49	S00°43'00"E	10.00'			
L14	S89°17'00"W	10.00'	L32	S89°17'00"W	14.50'	L50	S89°17'00"W	14.00'			
L15	N89°17'00"E	14.00'	L33	N89°17'00"E	14.50'	L51	N00°43'06"W	14.00'			
L16	S00°43'00"E	10.00'	L34	S00°43'00"E	10.00'	L52	N89°16'54"E	10.00'			
L17	S89°17'00"W	14.00'	L35	S89°17'00"W	14.50'	L53	S00°43'06"E	14.00'			
L18	N89°17'00"E	14.00'	L36	S14°02'03"E	14.50'	L54	N89°17'00"E	14.00'			

PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY

DWG NAME: K:\P\PLAT_SURVEY\064603500-RIATA MCKINNEY\064603500 PRELIM.FINAL.DWG PLOTTED BY: BECKER, BRADY 5/22/22 11:07 AM LAST SAVED: 5/22/22 10:32 AM

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF COLLIN §

WHEREAS RVS McKinney #1, LP, is the owner of a tract of land situated in the Joseph Crutchfield Survey, Abstract No. 203, Collin County, Texas, being all of a called 29.74 acre tract described in the deed to RVS McKinney, LP, recorded in Instrument No. 20210721001472920 of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a PK nail set within the margins of Wilmeth Road (Collin County Road 124), in the north line of a called 16.25 acre tract described in the deed to NWW Storage, LLC, recorded in Instrument No. 20190816000999990 O.P.R.C.C.T., for the southerly southwest corner of a called 200.496 acre tract described in the deed to Billingsley 380 North, Ltd. recorded in Instrument No. 20140109000025020 O.P.R.C.C.T., the southwest corner of said 29.74 acre tract and the POINT OF BEGINNING hereof; said PK nail bears North 77°00'39" East a distance of 1.54 feet from a 1/2-inch iron rod found for reference;

THENCE North 89°52'16" West, continuing within the margins of said Wilmeth Road, along the north line of said 16.25 acre tract, the north line of Timberridge, an addition to Collin County, as shown on the plat recorded in Volume 2016, Page 538 of the Plat Records of Collin County, Texas (P.R.C.C.T.), and the south line of said 29.739 acre tract, a distance of 501.89 feet to a PK nail set for the southeast corner of a called 16.998 acre tract described in the deed to Henry Land, Ltd., recorded in Instrument No. 20140702000682490 O.P.R.C.C.T., and the southwest corner of said 29.739 acre tract; said PK nail bears South 11°52'46" East a distance of 0.46 feet from a 1/2-inch iron rod found for reference;

THENCE North 0°43'00" West, along the east line of said 16.998 acre tract and the west line of said 29.739 acre tract, a distance of 2520.97 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in the northerly southeast line of said 200.496 acre tract, for the northeast corner of said 16.998 acre tract and the northwest corner of said 29.739 acre tract;

THENCE North 75°57'56" East, along the northerly southeast line of said 200.496 acre tract and the northwest line of said 29.739 acre tract, a distance of 514.67 feet to 5/8-inch iron rod with plastic cap stamped "KHA" set for an interior corner of said 200.496 acre tract and the northeast corner of said 29.739 acre tract;

THENCE South 0°44'18" East, along the southerly west line of said 200.496 acre tract and the east line of said 29.739 acre tract, a distance of 2646.94 feet to the POINT OF BEGINNING and containing 29.739 acres (1,295,442 square feet) of land, more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, RVS McKinney #1, LP, does hereby adopt this plat designating the hereinabove described property as RIATA McKinney, an addition to Collin County, Texas and do hereby dedicate to the public and the City of McKinney the water easements, sanitary sewer easements and utility easements shown hereon, as shown, for mutual use and accommodation of the City of McKinney and all public utilities desiring to use or using same. RVS McKinney #1, LP does hereby dedicate to the public and Collin County in fee simple forever the streets shown hereon and dedicate the drainage easements shown hereon, as shown, for mutual use and accommodation of Collin County. All and any public utility and the City of McKinney and Collin County 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 its respective systems on said Easements, and the City of McKinney and Collin County and all public utilities constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems, without the necessity, at any time, of procuring the permission of anyone.

WITNESS MY HAND this the _____ day of _____, 2022.

BY: RVS McKinney #1, LP, a Texas limited partnership

BY: Promesa Advisors, LLC, a Texas limited liability company, its general partner

BY: Victor R. Mendiola, Jr., Managing Member

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Victor R. Mendiola, Jr., 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 _____, 2022.

NOTARY PUBLIC in and for the STATE OF TEXAS

SURVEYORS CERTIFICATE

THAT I, BRADY ALAN BECKER, 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.

PRELIMINARY 5/04/2022

Brady Alan Becker Registered Professional Land Surveyor No. 6529 Kimley-Horn and Associates, Inc. 6160 Warren Parkway, Suite 210 Frisco, Texas 75034 (972) 335-3580

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

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Brady Alan Becker, 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 _____, 2022.

NOTARY PUBLIC in and for the STATE OF TEXAS

APPROVED: Planning and Zoning Commissioner City of McKinney, Texas Date ATTEST: Planning and Zoning Secretary City of McKinney, Texas Date

NOTES:

- 1. All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.99984931271.
2. According to Community Panel No. 48085C0255J, dated June 02, 2009 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 within Zone "X"(Unshaded), which is not 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.
3. All proposed lots situated entirely outside the city's corporate limits and within the city's extraterritorial jurisdiction comply with the subdivision ordinance.
4. The purpose of this plat is to create one lot, dedicate easements, and dedicate right-of-way.

PRELIMINARY-FINAL PLAT RIATA McKinney LOT 1, BLOCK A BEING 29.739 ACRES SITUATED IN THE JOSEPH CRUTCHFIELD SURVEY, ABSTRACT NO. 203 COLLIN COUNTY, TEXAS

Kimley Horn 6160 Warren Parkway, Suite 210 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779 Scale N/A Drawn by BB Checked by KH Date May 2022 Project No. 064603500 Sheet No. 3 OF 3 OWNER: RVS McKinney #1, LP 8105 Rasor Blvd, Suite 302 Plano, TX 75024 ENGINEER / SURVEYOR: Kimley-Horn and Assoc. Inc. 13455 Neel Road, Two Galleria Office Tower, Suite 700 Dallas, TX 75251 Tel. No.: (972) 770-1300 Contact: Neda Hosseiny, P.E.

PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY