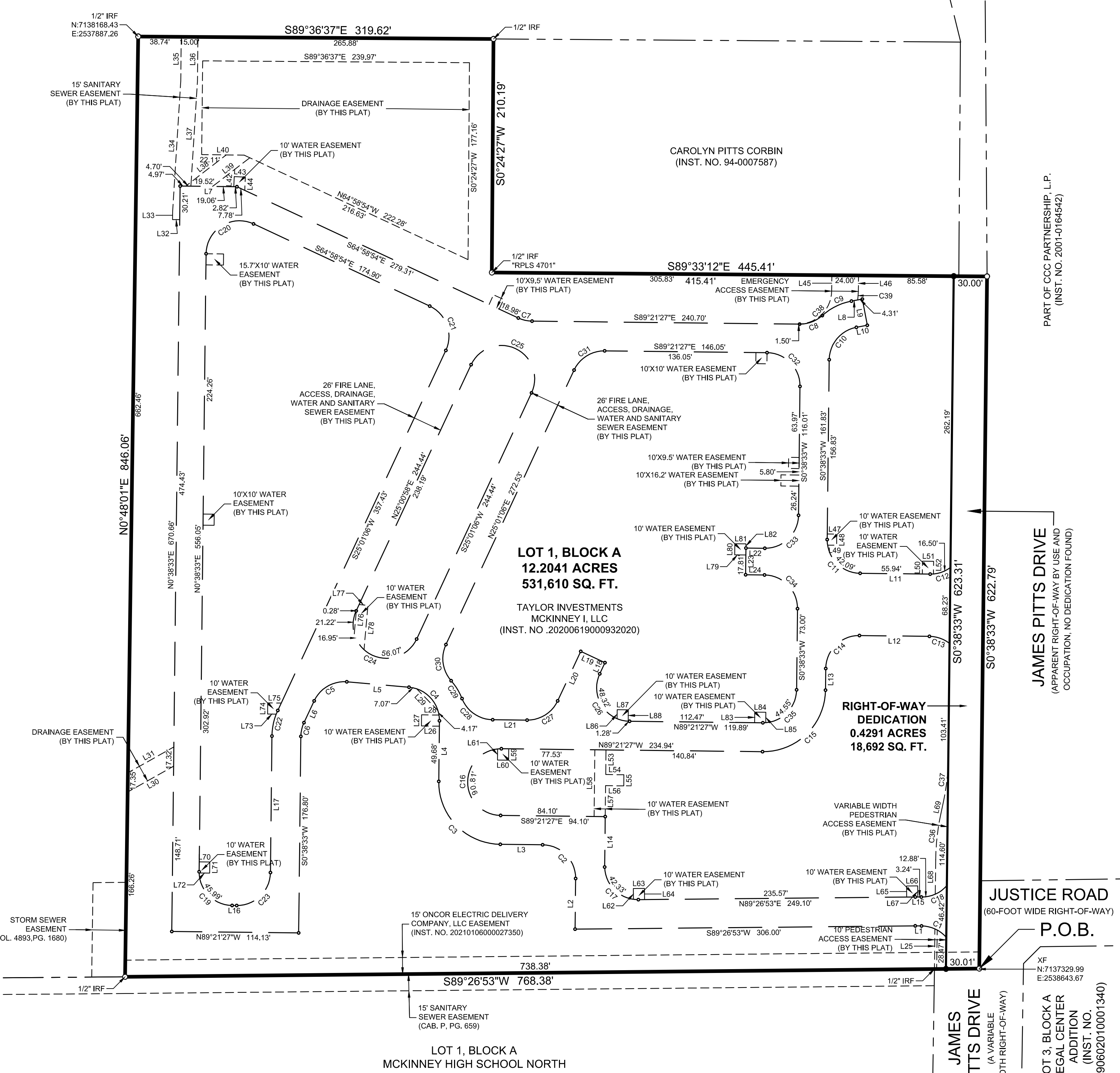


LINE TABLE with columns: NO., BEARING, LENGTH

CURVE TABLE with columns: NO., DELTA, RADIUS, LENGTH, CHORD BEARING, CHORD

CURVE TABLE with columns: NO., DELTA, RADIUS, LENGTH, CHORD BEARING, CHORD

LINE TABLE with columns: NO., BEARING, LENGTH



OWNERS CERTIFICATION
STATE OF TEXAS
COUNTY OF COLLIN
CITY OF MCKINNEY

WHEREAS, TAYLOR INVESTMENTS MCKINNEY I, LLC, is the owner of a 12.6332 acre (550,302 square foot) tract of land situated in the Thomas J. McDonald Survey, Abstract No. 576, City of McKinney, Collin County, Texas; said tract being all of that tract of land described in General Warranty Deed to Taylor Investments McKinney I, LLC recorded in Instrument No. 20200619000932020 of the Official Public Records of Collin County, Texas; said tract being more particularly described as follows:

BEGINNING at a "+" cut in concrete found in the centerline of James Pitts Drive (a variable width right-of-way);

THENCE South 89°26'53" West, at a distance of 40.28 feet passing a 1/2-inch iron rod found for the northeast corner of Lot 1, Block A, McKinney High School North, an addition to the City of McKinney according to the plat recorded in Cabinet P, Page 659 of the Plat Records of Collin County, Texas; and continuing along the north line of said Lot 1, a total distance of 768.38 feet to a 1/2-inch iron rod found; said point being the southeast corner of that tract of land described in Special Warranty Deed to ARPC Living, L.L.C. recorded in Instrument No. 20210308000451420 of said Official Public Records;

THENCE North 0°48'01" East, along the east line of said ARPC Living, L.L.C. tract, a distance of 846.06 feet to a 1/2-inch iron rod found for the reentrant corner of said ARPC Living, L.L.C. tract;

THENCE South 89°36'37" East, along the south line of said ARPC Living, L.L.C. tract, a distance of 319.62 feet to a 1/2-inch iron rod found for the northwest corner of that tract of land described in Special Warranty Deed to Carolyn Pitts Corbin recorded in Instrument No. 94-7587 of said Official Public Records;

THENCE South 0°24'27" West, along the west line of said Carolyn Pitts Corbin tract, a distance of 210.19 feet to a 1/2-inch iron rod with "RPLS 4701" cap found for the southwest corner of said Carolyn Pitts Corbin tract;

THENCE South 89°33'12" East, along the south line of said Carolyn Pitts Corbin tract; a distance of 445.41 feet to a 5/8-inch iron with cap stamped "KHA" set for corner in James Pitts Drive;

THENCE South 0°38'33" West, along James Pitts Drive, a distance of 622.79 feet to the POINT OF BEGINNING and containing 12.6332 acres or 550,302 square feet of land, more or less.

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

THAT, I, TAYLOR INVESTMENTS MCKINNEY I, LLC, does hereby adopt this Preliminary Final Plat designating the hereinabove described property as JAMES PITTS MULTIFAMILY ADDITION, LOT 1, 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.

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 _____, Texas, this the ____ day of _____, 2021.

TAYLOR INVESTMENTS MCKINNEY I, LLC

By: _____
Name:
Title:

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 _____, 2021.

Notary Public in and for the State of _____

SURVEYORS CERTIFICATE

THAT I, Michael Cleo Billingsley, 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 _____, 2021.

Michael Cleo Billingsley
Registered Professional Land Surveyor No. 6558
Kimley-Horn and Associates, Inc.
801 Cherry Street, Unit 11, Suite 1300
Fort Worth, Texas 76102
Ph. 817-770-6511
michael.billingsley@kimley-horn.com

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared Michael Cleo Billingsley, 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 _____, 2021.

Notary Public in and for the State of Texas

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

LOT 1, BLOCK 2
COLLIN COUNTY JUSTICE CENTER
(CAB. H, PG. 225)

ARPC LIVING, L.L.C.
(INST. NO. 20210308000451420)

CAROLYN PITTS CORBIN
(INST. NO. 94-0007587)

PART OF CCC PARTNERSHIP, L.P.
(INST. NO. 2001-0164542)

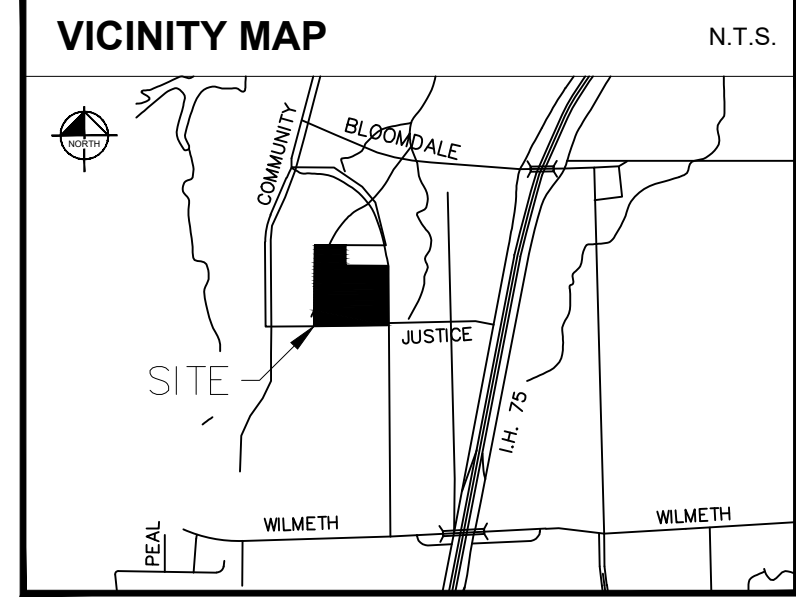
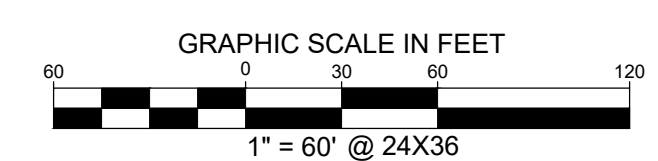
LOT 1, BLOCK A
12.2041 ACRES
531,610 SQ. FT.
TAYLOR INVESTMENTS MCKINNEY I, LLC
(INST. NO. 20200619000932020)

RIGHT-OF-WAY
DEDICATION
0.4291 ACRES
18,692 SQ. FT.

JAMES PITTS DRIVE
(60-FOOT WIDE RIGHT-OF-WAY)
OCCUPATION, NO DEDICATION FOUND

JUSTICE ROAD
(60-FOOT WIDE RIGHT-OF-WAY)
P.O.B.

JAMES PITTS DRIVE
(PARTIAL RIGHT-OF-WAY)
W/ VARIABLE WIDTH RIGHT-OF-WAY
LOT 3, BLOCK A
LEGAL CENTER
ADDITION
(INST. NO. 20090602010001340)



LEGEND
Δ = CENTRAL ANGLE
P.O.B. = POINT OF BEGINNING
VOL. = VOLUME
PG. = PAGE
SQ. FT. = SQUARE FEET
INST. NO. = INSTRUMENT NUMBER
C.M. = CONTROLLING MONUMENT
XF = "+" IN CONCRETE FOUND
IRF = IRON ROD FOUND
IRFC = IRON ROD WITH CAP FOUND
IRSC = 5/8" IRON ROD WITH CAP STAMPED "KHA" SET

FLOOD STATEMENT:
According to Community Flood 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.

NOTES:
Bearing system of this survey is based on a line oriented between City of McKinney monuments 28 and 40 found in the field, whose positions are published on the Texas Coordinate System of 1983 (2011), North Central Zone (4202), North American Datum of 1983.

The grid coordinates shown hereon are based on the Texas Coordinate System of 1983 (2011), North Central Zone 4202, no scale and no projection.

All corners are 5/8" iron rods with cap stamped "KHA" set unless otherwise noted.

Preliminary-Final Plat for review purposes only.

APPROVED AND ACCEPTED
PLANNING AND ZONING COMMISSION CHAIRMAN
CITY OF MCKINNEY, TEXAS

DATE _____

PRELIMINARY FINAL PLAT
LOT 1, BLOCK A
JAMES PITTS MULTIFAMILY ADDITION
THOMAS J. McDONALD SURVEY, ABSTRACT NO. 576
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

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

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