

AREA NOTE:

The area (acres) shown hereon is based on the mathematical closure of the courses and distances reflected on this Survey. It does not include the tolerances that may be present due to positional accuracy of the boundary monuments in place.

REFERENCE BEARING NOTE:

The bearings shown hereon are referenced to South 01 deg. 17 min. 14 sec. West along the east line of Lot 4, Block A of B and L Cox Addition, according to the Conveyance Plat recorded in Cabinet 2017, Page 384, Plat Records, Collin County, Texas

FLOOD ZONE NOTE:

This Surveyor has reviewed Flood Insurance Rate Map No. 48085C0260K (effective date June 7, 2017) published by the Federal Emergency Management Administration for Collin County, Texas and based upon said scaled map and graphic plotting, such review revealed that the subject parcel lies within "ZONE X" (Un-Shaded) and is outside of the 100 Year Flood Plain and is determined to be outside the 0.2% annual chance floodplain.

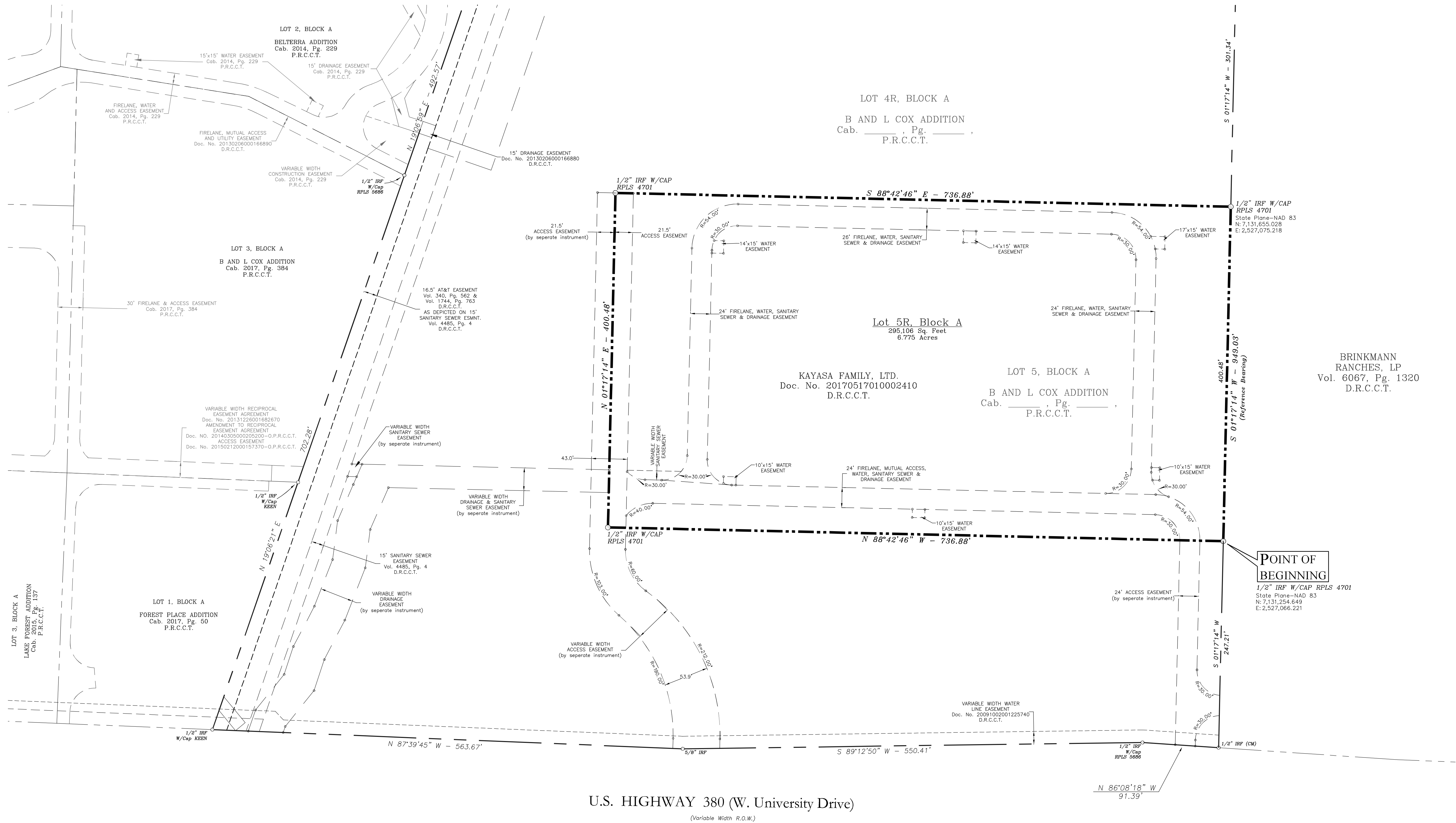
MONUMENT NOTE:

All lot corner monuments set by this Surveyor are 1/2 inch diameter rebar, 18 inches long, topped with a red plastic cap, stamped "RPLS 4701" or if in concrete pavement, a mag nail with a steel washer, stamped "RPLS 4701", unless otherwise noted.

SUBDIVISION NOTE:

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.

Selling a portion of this addition by metes and bounds is a violation of City Subdivision Ordinance and State of Texas statutes and is subject to fines and withholding of utilities and building permits.

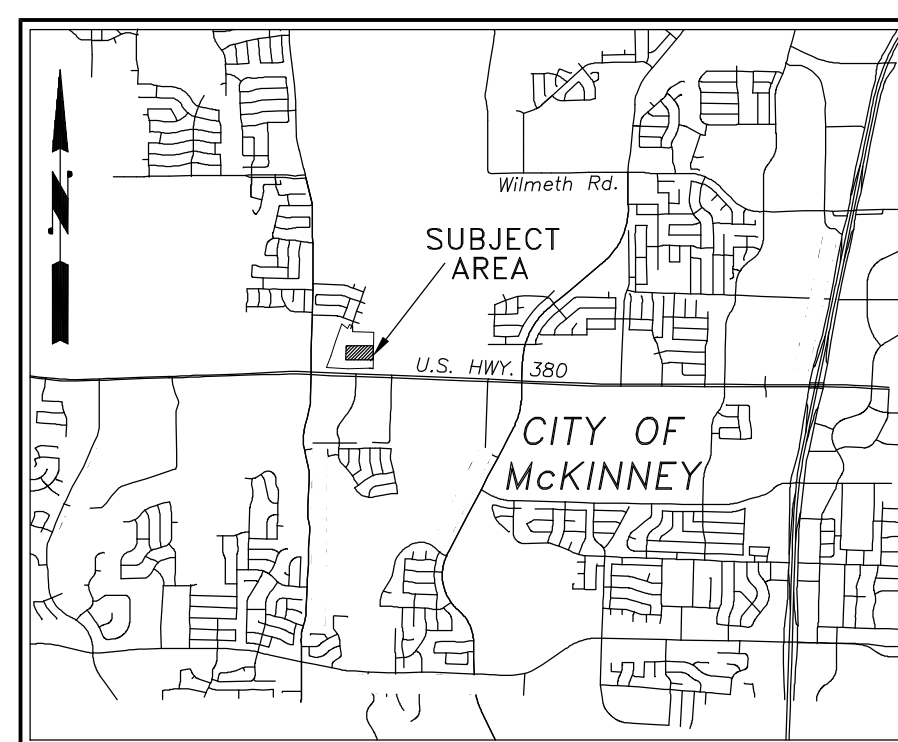


U.S. HIGHWAY 380 (W. University Drive)
(Variable Width R.O.W.)

PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY
PRELIMINARY-FINAL PLAT

B AND L COX ADDITION
LOT 5R, BLOCK A
6.775 Acres
being a replat of
Lot 5 Block A of B and L Cox Addition
recorded in Volume _____, Pg. _____,
Plat Records of Collin County, Texas,
situated in the
William Hunt Survey, Abstract No. 450
City of McKinney
Collin County, Texas

VICINITY MAP



LEGEND

- BOUNDARY LINE
- - - ADJOINER BOUNDARY LINE
- - - EASEMENT LINE
- = 1/2" Iron Rod Set with red plastic cap stamped "RPLS 4701" unless otherwise noted.

ABBREVIATIONS

- Doc. = Document
- Vol. = Volume
- Cab. = Cabinet
- Pg. = Page
- D.R.C.C.T. = Deed Records, Collin County, Texas
- P.R.C.C.T. = Plat Records, Collin County, Texas
- IRP = (size) Iron Rod Found
- CM = Controlling Monument
- IRP = 1/2" Iron Rod Found

OWNER

KAYASA FAMILY, LTD.
Contact: Kim Yongshik
670 W. Arapaho Road, Suite 14
Richardson, Texas 75080

SURVEYOR

RINGLEY & ASSOCIATES, INC.
Contact: Lawrence H. Ringley
701 S. Tennessee Street
McKinney, Texas 75069
972-542-1266
LHR@ringley.com



Drawn by	Date	Scale	Job	Title	Sheet
Mark Shank	06/07/18	1" = 100'	18011	18011-PPP.DWG	1 of 2

AREA NOTE:

The area (acres) shown hereon is based on the mathematical closure of the courses and distances reflected on this Survey. It does not include the tolerances that may be present due to positional accuracy of the boundary monuments in place.

REFERENCE BEARING NOTE:

The bearings shown hereon are referenced to South 01 deg. 17 min. 14 sec. West along the east line of Lot 4, Block A of B and L Cox Addition, according to the Conveyance Plat recorded in Cabinet 2017, Page 364, Plat Records, Collin County, Texas

FLOOD ZONE NOTE:

This Surveyor has reviewed Flood Insurance Rate Map No. 48085C0260K (effective date June 7, 2017) published by the Federal Emergency Management Administration for Collin County, Texas and based upon said scaled map and graphic plotting, such review revealed that the subject parcel lies within "ZONE X" (Un-Shaded) and is outside of the 100 Year Flood Plain and is determined to be outside the 0.2% annual chance floodplain.

MONUMENT NOTE:

All lot corner monuments set by this Surveyor are 1/2 inch diameter rebar, 18 inches long, topped with a red plastic cap, stamped "RPLS 4701" or if in concrete pavement, a mag nail with a steel washer, stamped "RPLS 4701", unless otherwise noted.

SUBDIVISION NOTE:

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.

Selling a portion of this addition by metes and bounds is a violation of City Subdivision Ordinance and State of Texas statutes and is subject to fines and withholding of utilities and building permits.

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IRF = (size) Iron Rod Found
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OWNER'S CERTIFICATE

STATE OF TEXAS)
)
COUNTY OF COLLIN)

WHEREAS, KAYASA FAMILY, LTD. is the owner of that certain tract of land situated in the City of McKinney, in the William Hunt Survey, Abstract No. 450 of Collin County, Texas and being all of Lot 5, Block A of B and L Cox Addition, an addition to the City of McKinney, according to the Conveyance Plat thereof, recorded in Cabinet _____, Page _____, Plat Records, Collin County, Texas (P.R.C.C.T.) and as described in a deed to the Kayasa Family, LTD., recorded in Document No. 20170517010002410, Deed Records, Collin County, Texas (D.R.C.C.T.) and said parcel being more particularly described by metes & bounds as follows:

BEGINNING at a 1/2 inch iron rod topped with a red plastic cap, stamped "RPLS 4701", found for the southeast corner of the above described Lot 5, Block A, the most southerly northeast corner of Lot 4R, Block A of said addition and same being on the west line of that certain tract of land described in a deed to Brinkmann Ranches, LP, recorded in Volume 6067, Page 1320, D.R.C.C.T.;

THENCE: North 88 deg. 42 min. 46 sec. West, along the common line of said Lots 5 and 4R, a distance of 736.88 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", found for the southwest corner of said Lot 5 and an inside ell corner of said Lot 4R;

THENCE: North 01 deg. 17 min. 14 sec. East, continuing along the common line of said Lots 5 and 4R, a distance of 400.48 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", found for the northwest corner of said Lot 5 and an inside ell corner of said Lot 4R;

THENCE: South 88 deg. 42 min. 46 sec. East, continuing along said common line, a distance of 736.88 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", found for the northeast corner of said Lot 5 on the west line of the above described Brinkmann Ranches tract and said point bears South 01 deg. 17 min. 14 sec. West - 301.34 feet from a 5/8 inch iron rod, topped with a plastic cap, stamped "Carter Burgess", found for the most easterly northeast corner of said Lot 4R, Block A;

THENCE: South 01 deg. 17 min. 14 sec. West (Reference Bearing), along the common line of said Lot 5, Block A and Brinkmann Ranches tract, a distance of 400.48 to the POINT OF BEGINNING and containing 295,106 square feet or 6.775 acres of land.

SURVEYOR'S CERTIFICATE

That I, Lawrence H. Ringley, do hereby certify that I have prepared this plat and the field notes shown hereon from an on ground survey of that land, and this plat is a true, correct and accurate representation of the physical evidence found at the time of the survey; that the corner monuments shown hereon were found and/or placed under my personal supervision. This plat was prepared in accordance with the platting rules and regulations of the City of McKinney, Texas.

DATED this the _____ day of _____, 2018.

RELEASED 06/13/18 FOR REVIEW PURPOSES ONLY.

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

Lawrence H. Ringley
State of Texas, No. 4701

STATE OF TEXAS)
)
COUNTY OF COLLIN)

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared **LAWRENCE H. RINGLEY**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2018.

Notary Public for and in the State of Texas

STATE OF TEXAS)
)
COUNTY OF COLLIN)

DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **KAYASA FAMILY, LTD.** does hereby adopt this Plat, designating the herein above described property as **LOT 5R, BLOCK A of B AND L COX ADDITION**, an addition to the City of McKinney, Collin County, Texas, and being a replat of Lot 5, Block A of B and L Cox Addition, an addition to the City of McKinney, according to the Conveyance Plat recorded in Volume _____, Page _____, Plat Records, Collin County, Texas, does hereby dedicate to the public use forever, the streets and easements shown hereon for the purpose as indicated. The Easement, Drainage, Mutual Access and Utility Easement being hereby dedicated for the 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 its respective systems on said easements, and the City of McKinney and all public utilities shall, at all times, have the full right of ingress and egress to or from and upon said easements for the purpose of 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. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of McKinney, Texas.

WITNESS MY HAND in COLLIN COUNTY, Texas, this the _____ day of _____, 2018.

Kim Yongshik,
General Partner
Kayasa Family, LTD.

STATE OF TEXAS)
)
COUNTY OF COLLIN)

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared **KIM YONGSHIK**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE,

this the _____ day of _____, 2018.

Notary Public, State of Texas

PRELIMINARY--FINAL PLAT FOR REVIEW PURPOSES ONLY

PRELIMINARY-FINAL PLAT

B AND L COX ADDITION

LOT 5R, BLOCK A

6.775 Acres

being a replat of

Lot 5 Block A of B and L Cox Addition

recorded in Volume _____, Pg. _____,

Plat Records of Collin County, Texas,

situated in the

William Hunt Survey, Abstract No. 450

City of McKinney

Collin County, Texas

OWNER

KAYASA FAMILY, LTD.
Contact: Kim Yongshik
670 W. Arapaho Road, Suite 114
Richardson, Texas 75080

SURVEYOR

RINGLEY & ASSOCIATES, INC.
Contact: Lawrence H. Ringley
701 S. Tennessee Street
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Mark Shank	06/07/18	1" = 100'	18011	18011-PPF.DWG	2 of 2