

VICINITY MAP

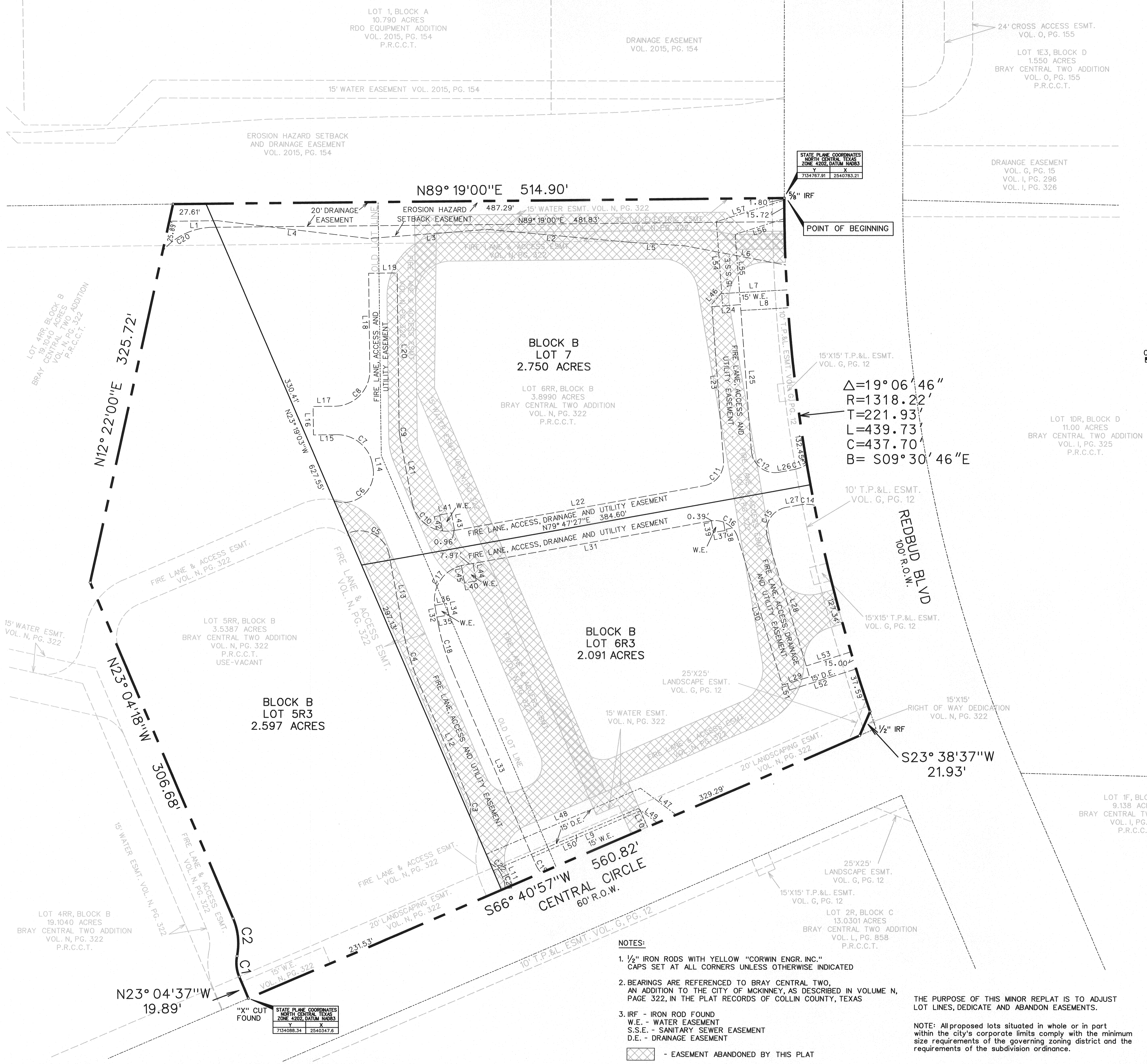
LINE NUMBER	BEARING	DISTANCE	LINE NUMBER	BEARING	DISTANCE
L1	N 89°19'00" E	40.61'	L30	N 16°53'18" W	129.76'
L2	N 84°54'20" W	120.20'	L31	S 79°47'27" W	211.87'
L3	S 85°25'51" W	100.04'	L32	S 10°29'24" E	14.91'
L4	N 83°21'18" W	127.94'	L33	S 23°19'03" E	177.17'
L5	S 86°28'15" E	47.10'	L34	N 10°29'24" W	10.00'
L6	S 79°20'40" E	86.56'	L35	N 79°30'36" E	10.00'
L7	S 86°39'17" W	55.76'	L36	N 79°30'36" E	9.99'
L8	S 86°39'17" W	39.95'	L37	S 79°47'27" W	10.00'
L9	S 66°40'57" W	99.24'	L38	S 10°12'33" E	7.09'
L10	S 23°19'03" E	15.00'	L39	S 10°12'33" E	10.00'
L11	N 23°19'03" W	2.89'	L40	S 79°47'27" W	10.00'
L12	N 23°19'03" W	104.14'	L41	N 79°47'27" E	10.00'
L13	N 10°29'24" W	64.31'	L42	N 10°12'33" W	13.61'
L14	N 10°29'24" W	2.77'	L43	N 10°12'33" W	15.00'
L15	S 89°19'00" W	19.60'	L44	S 10°12'33" E	15.00'
L16	N 00°41'00" W	24.00'	L45	S 10°12'33" E	14.93'
L17	N 89°19'00" E	18.00'	L46	N 41°11'50" E	11.74'
L18	N 00°41'00" W	81.36'	L47	N 53°19'03" W	37.53'
L19	N 89°19'00" E	24.00'	L48	S 66°40'57" W	141.83'
L20	S 00°41'00" E	131.28'	L49	N 53°19'03" W	20.21'
L21	S 10°29'24" E	56.70'	L50	S 66°40'57" W	133.17'
L22	N 79°47'27" E	214.88'	L51	N 16°53'18" W	5.72'
L23	N 04°15'36" W	131.69'	L52	S 72°32'56" W	58.97'
L24	N 85°44'24" E	24.00'	L53	N 72°32'56" E	39.41'
L25	S 04°15'36" E	122.93'	L54	N 04°15'36" W	70.95'
L26	N 79°47'27" E	12.26'	L55	S 04°15'36" E	59.13'
L27	S 79°47'27" W	12.19'	L56	N 72°13'23" E	43.65'
L28	S 16°53'18" E	122.27'	L57	S 72°13'23" W	60.18'
L29	S 73°06'42" W	24.00'			

CURVE NUMBER	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	34°06'31"	30.00'	17.86'	9.20'	N 06°01'21" W	17.60'
C2	34°06'31"	54.00'	32.15'	16.57'	N 06°01'21" W	31.67'
C3	41°36'43"	20.00'	14.53'	7.60'	N 02°42'48" W	14.21'
C4	12°49'39"	215.00'	48.13'	24.17'	N 16°54'14" W	48.03'
C5	103°26'23"	25.00'	45.13'	31.68'	N 62°12'36" W	39.25'
C6	119°45'42"	25.00'	52.26'	43.09'	N 49°23'27" E	43.25'
C7	80°11'36"	30.00'	41.99'	25.26'	N 50°35'12" E	38.64'
C8	89°59'58"	30.00'	47.12'	30.00'	N 44°19'01" E	42.43'
C9	09°48'24"	30.00'	5.13'	2.57'	S 05°35'12" E	5.13'
C10	89°43'09"	30.00'	46.98'	29.85'	S 55°20'59" E	42.32'
C11	84°03'03"	20.00'	29.34'	18.02'	N 37°45'55" E	26.78'
C12	95°56'57"	20.00'	33.49'	22.19'	S 52°14'05" E	29.71'
C13	23°33'23"	30.00'	12.33'	6.26'	N 68°00'46" E	12.25'
C14	22°59'37"	30.00'	12.04'	6.10'	N 88°42'45" W	11.96'
C15	96°40'45"	20.00'	33.75'	22.48'	S 31°27'04" W	29.88'
C16	83°19'15"	20.00'	29.08'	17.79'	N 58°32'56" W	26.59'
C17	90°16'51"	30.00'	47.27'	30.15'	S 34°39'01" W	42.53'
C18	12°49'39"	185.00'	41.42'	20.80'	S 16°54'14" E	41.33'
C19	23°34'41"	20.00'	8.23'	4.17'	S 35°06'24" E	8.17'
C20	50°03'03"	55.00'	48.05'	25.68'	S 64°17'28" W	46.53'
C21	23°34'41"	20.00'	8.23'	4.17'	N 11°31'42" W	8.17'
C22	41°37'53"	20.00'	14.53'	7.60'	N 43°54'43" W	14.21'

MINOR REPLAT
OF
BRAY CENTRAL TWO ADDITION
LOT 5R3, 6R3 AND 7, BLOCK B
BEING A REPLAT OF
BLOCK B, LOT 5RR AND 6RR
BRAY CENTRAL TWO ADDITION
7.438 ACRES OUT OF THE
T.J. McDONALD SURVEY, ABSTRACT NO. 576
IN THE
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS
OWNER/APPLICANT
NICKSON MCKINNEY REED REMINGTON
INDUSTRIAL LLC GRAFF TRUST IV
2807 Eastgrove Lane 8901 GOVERNORS ROW
Houston, TX 77027 DALLAS, TX 75247
713-961-4400 214-951-7434

PREPARED BY
CORWIN ENGINEERING, INC.
TBPE FIRM #5951
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
(972)-396-1200

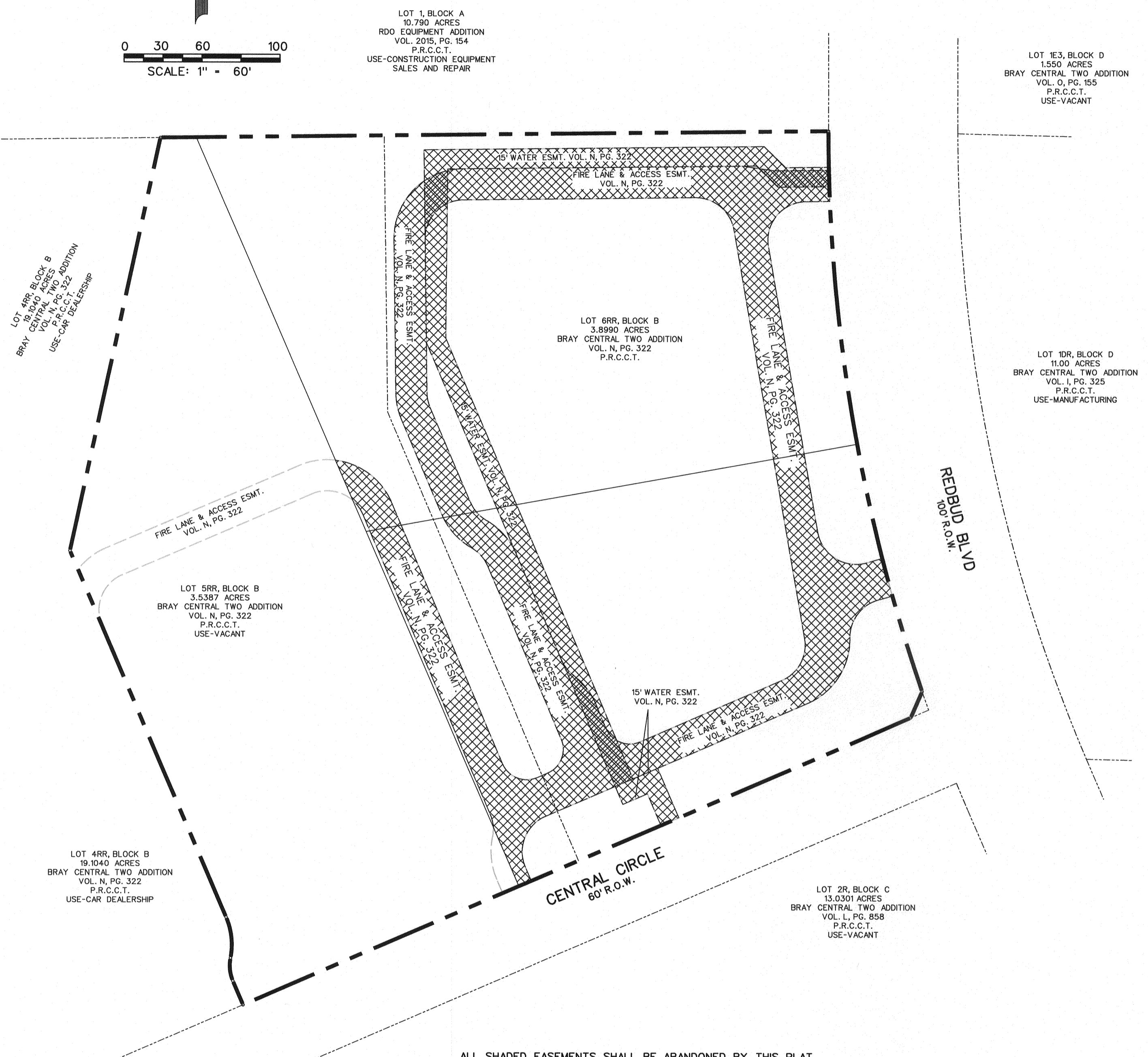
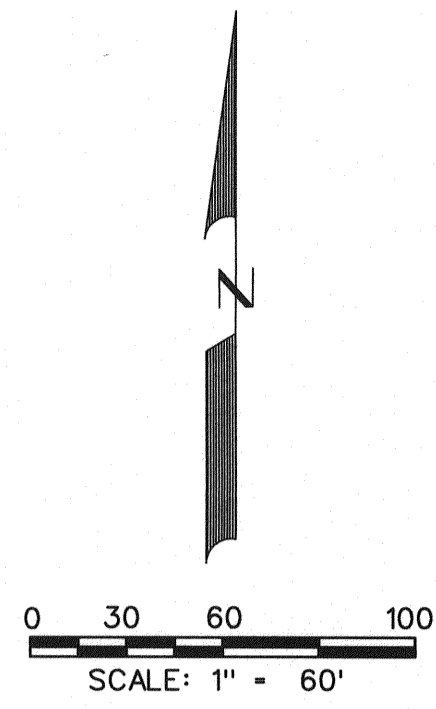
RECEIVED
By Planning Department at 4:02 pm, Feb 09, 2017



- NOTES:
- 1/2" IRON RODS WITH YELLOW "CORWIN ENGR. INC." CAPS SET AT ALL CORNERS UNLESS OTHERWISE INDICATED
 - BEARINGS ARE REFERENCED TO BRAY CENTRAL TWO, AN ADDITION TO THE CITY OF MCKINNEY, AS DESCRIBED IN VOLUME N, PAGE 322, IN THE PLAT RECORDS OF COLLIN COUNTY, TEXAS
 - IRF - IRON ROD FOUND
W.E. - WATER EASEMENT
S.S.E. - SANITARY SEWER EASEMENT
D.E. - DRAINAGE EASEMENT
- ☒ - EASEMENT ABANDONED BY THIS PLAT

THE PURPOSE OF THIS MINOR REPLAT IS TO ADJUST LOT LINES, DEDICATE AND ABANDON EASEMENTS.

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.



ALL SHADED EASEMENTS SHALL BE ABANDONED BY THIS PLAT

EASEMENT ABANDONMENT

LEGAL DESCRIPTION

WHEREAS, REED REMINGTON GRAFF TRUST IV and NICKSON MCKINNEY INDUSTRIAL LLC, are the owners of a tract of land situated in the T.J. McDonald Survey, Abstract No. 576 in the City of McKinney, Collin County, Texas, being all of Lot 5RR Block B and all of Lot 6RR Block B out of Bray Central Two Addition, an addition to the City of McKinney, as described in Vol. N, Pg. 322 in the Plat Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING, at a 5/8 inch iron found at the northeast corner of said Lot 6RR being in the west line of Redbud Boulevard (100' R.O.W.), being on a curve to the left, having a radius of 1318.22 feet, a central angle of 19° 06' 46", and a tangent of 221.93 feet:

THENCE, along the west line of said Redbud Boulevard and the east line of said Lot 6RR with said curve to the left for an arc distance of 439.73 feet (Chord Bearing South 09° 30' 46" East - 437.70 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the most easterly southeast corner of said Lot 6RR:

THENCE, South 23° 38' 37" West, departing the west line of said Redbud Boulevard and along the south line of said Lot 6RR, for a distance of 21.93 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", in the north line of Central Circle (60' R.O.W.):

THENCE, South 66° 40' 57" West, continuing along said south line and with said north line, at 279.28 feet, passing the southwest corner of said Lot 6RR and the southeast corner of said Lot 5RR, and continuing along the north line of said Redbud Boulevard, for a total distance of 560.82 feet, to an "x" cut found at the southwest corner of said Lot 5RR:

THENCE, North 23° 04' 37" West, departing said north line, and with the west line of said Lot 5RR for a distance of 19.89 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", in the west line of said Lot 5RR at the point of tangency of a curve to the right having a radius of 30.00 feet, a central angle of 34° 06' 31" and a tangent of 9.20 feet:

THENCE, with said west line and said curve to the right for an arc distance of 17.86 feet (Chord Bearing North 06° 01' 21" West - 17.60 feet) to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc." at the point of reverse curvature of a curve to the left having a radius of 54.00 feet, a central angle of 34° 06' 31" and a tangent of 16.57 feet:

THENCE, with said west line and said curve to the left for an arc distance of 32.15 feet (Chord Bearing North 06° 01' 21" West - 31.67 feet) to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc." at the point of tangency of said curve:

THENCE, North 23° 04' 18" West, with said west line, for a distance of 306.68 feet to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.",

THENCE, North 12° 22' 02" East, continuing with said west line for a distance of 325.72 feet to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the northwest corner of said Lot 5RR:

THENCE, North 89° 19' 00" East, along the north line of said Lot 5RR, at 172.42 feet, passing the northeast corner of said Lot 5RR and the northwest corner of said Lot 6RR, and continuing for a total distance of 514.90 feet, to the POINT OF BEGINNING and containing 7.438 acres of land.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS that I, WARREN L. CORWIN, do hereby certify that I prepared this Plat and the field notes from an actual and accurate survey of the land, that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the subdivision Regulations of the City of McKinney, Texas.

WARREN L. CORWIN
R.P.L.S. No. 4621

THE 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 WARREN L. CORWIN, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2017.

NOTARY PUBLIC, STATE OF TEXAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT REED REMINGTON GRAFF TRUST IV and NICKSON MCKINNEY INDUSTRIAL LLC, do hereby adopt this minor replat designating the herein described property as "LOTS 5R3, 6R3 AND 7, BLOCK B, BRAY CENTRAL TWO ADDITION, being a replat of Lot 5RR and 6RR, Block B, BRAY CENTRAL TWO ADDITION", 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 areas shown hereon. The easements, as shown, are hereby dedicated for the purpose as indicated. The Utility and Drainage Easements 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 parts of any buildings, fences, trees, shrubs 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 part of its respective system 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 AT _____ Texas, this the _____ day of _____, 2017.

REED REMINGTON GRAFF TRUST IV NICKSON MCKINNEY INDUSTRIAL LLC

Stanley V. Graff
Trustee of the Reed Remington Graff
Trust IV, Dated December 20, 2006

Charles Nickson
President

STATE OF
COUNTY OF

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Stanley V. Graff, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2017.

Notary Public in and for the State of

STATE OF
COUNTY OF

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Charles Nickson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2017.

Notary Public in and for the State of Texas

"Approved and Accepted"

City Manager
City of McKinney

Date

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JANUARY 2017