



VICINITY MAP  
NOT TO SCALE

GENERAL NOTES:

1. ALL CORNERS ARE MARKED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNLESS OTHERWISE NOTED.
2. FLOOD STATEMENT: I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE CITY OF MCKINNEY, COMMUNITY NUMBER 480135 EFFECTIVE DATE 6-2-2009 AND THAT MAP INDICATES AS SCALED, THAT THIS PROPERTY IS WITHIN NON-SHADED ZONE "X" DERIVED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (500-YEAR) AS SHOWN ON PANEL 280 J OF SAID MAP.
3. THE PURPOSE OF THIS MINOR REPLAT IS TO CREATE 2 LOTS FROM A PREVIOUSLY PLATTED LOT.

4. NOTE: BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.

5. THE OWNERS OF BLOCK A, LOT 1 OF THIS PLAT SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE OF THE STORM WATER DETENTION SYSTEM. THE OWNER SHALL FURTHER HOLD THE CITY OF MCKINNEY HARMLESS FROM ANY DAMAGES TO PERSONS, TO THE OWNERS LOT OR ANY AFFECTED LOT ARISING FROM SUCH MAINTENANCE RESPONSIBILITY. THE CITY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF THE REFERENCED SYSTEM, ALTHOUGH IT REMAINS THE RIGHT TO ENTER UPON THE EASEMENT FOR PUBLIC PURPOSES.

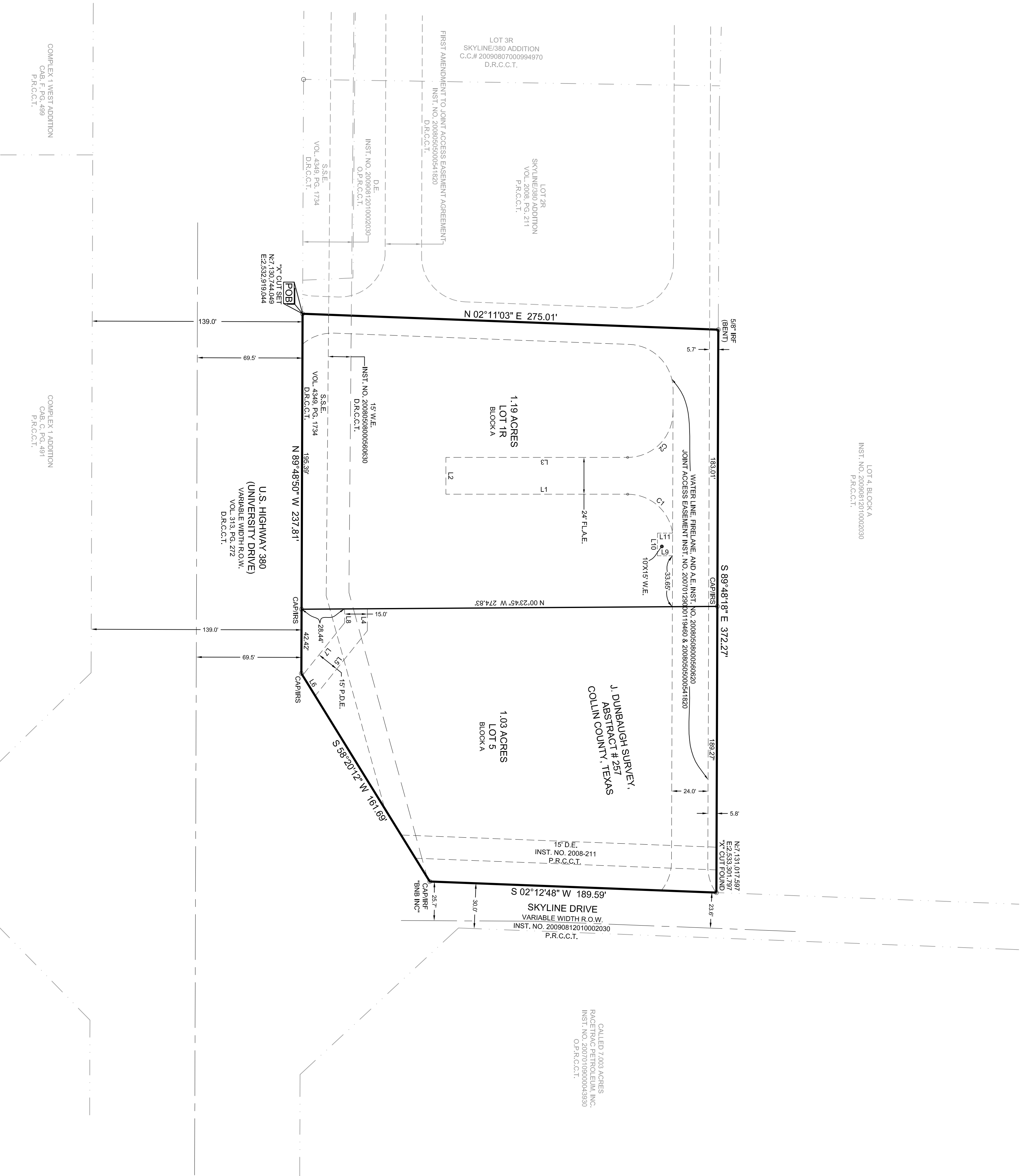
6. ALL PROPOSED LOTS SITUATED IN WHOLE OR IN PART WITHIN THE CITY'S CORPORATE LIMITS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE GOVERNING ZONING DISTRICT AND THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE.

LINE	BEARING	DISTANCE
L1	SOUTH	129.895
L2	WEST	24.35
L3	NORTH	190.07
L4	N 90°00'00" E	14.55
L5	S 91°20'16" E	55.09
L6	S 89°20'12" W	15.93
L7	N 51°20'16" W	44.46
L8	WEST	91.9

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	30.00'	42.82'	39.28'	S 40°53'30" W	81°47'01"
C2	30.00'	47.02'	42.35'	N 44°54'09" W	89°48'18"

LEGEND

- R.O.W. = RIGHT-OF-WAY
- POB = POINT OF BEGINNING
- CAPRIS = CAPPED IRON ROD SET
- RF = FROM ROOT FOUND
- P.D.E. = PUBLIC DRAINAGE EASEMENT
- P.D.E. = PUBLIC DRAINAGE EASEMENT
- F.P.E. = FLOODPLAIN EASEMENT
- S.S.E. = SANITARY SEWER EASEMENT
- F.L.A.E. = FIRELANE & ACCESS EASEMENT
- D.D.E.L.E. = DRIVEWAY & DETENTION BASIN EASEMENT
- S.P.A.D.E. = SPLIT DRIVEWAY EASEMENT
- E = CENTERLINE OF R.O.W.



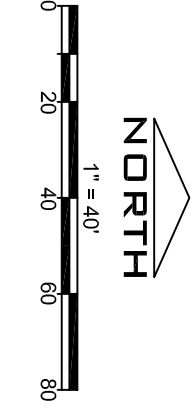
COMPLEX 1 WEST ADDITION  
P.L.C.C.T.  
INST. NO. 20080912010002030

COMPLEX 1 EAST ADDITION  
P.L.C.C.T.  
INST. NO. 20080912010002030

COMPLEX 2 ADDITION  
P.L.C.C.T.  
INST. NO. 20080912010002030

COMPLEX 3 ADDITION  
P.L.C.C.T.  
INST. NO. 20080912010002030

COMPLEX 4 ADDITION  
P.L.C.C.T.  
INST. NO. 20080912010002030



**SURVEYOR**  
KAZ SURVEYING, INC.  
1720 WESTMINSTER STREET  
DENTON, TEXAS 76205  
PHONE: (840) 382-3446  
FAX: (840) 382-3440

**ENGINEER**  
HOMEYER ENGINEERING, INC.  
P.O. BOX 294527  
LEWISVILLE, TX 75067  
PHONE: (972) 382-3446  
FAX: (972) 382-3440

**OWNER**  
38&L SKYLINE, LLC  
525 S. LOOP 288, SUITE 105  
DENTON, TX 76205  
CONTACT: AARON COLE

**KAZ SURVEYING**  
www.kazsurveying.com

1720 WESTMINSTER  
DENTON, TX 76205  
(840) 382-3446  
JOB NUMBER: 16555A-MRP  
DRAWN BY: TK  
DATE: 2-3-2017  
R.P.L.S.  
KENNETH A. ZOLLINGER

**MINOR REPLAT  
SKYLINE/380 ADDITION  
LOTS 1R & 5, BLOCK A**

BEING A REPLAT OF LOT 1, BLOCK A, SKYLINE/380 ADDITION, AN ADDITION TO THE CITY OF MCKINNEY, INSTRUMENT NUMBER 2008-211, PLAT RECORDS, COLLIN COUNTY, TEXAS AND BEING 2.22 ACRES IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

**OWNER'S CERTIFICATION**

STATE OF TEXAS  
COUNTY OF DENTON

WHEREAS 38&L SKYLINE, LLC, is the owner of all that certain lot, tract or parcel of land lying and being situated in Collin County, Texas and being all of that called 2.217 acre tract of land described in deed to 38&L SKYLINE, LLC, recorded in Instrument Number 20161213001688900, Official Public Records, Collin County, Texas and also being known as Lot 1, Block A, Skyline/380 Addition an addition to the City of McKinney, Collin County, Texas according to the plat recorded in Instrument No. 2008-211, Plat Records, Collin County, Texas and being more fully described by metes and bounds as follows:

BEGINNING at an "X" cur set at the Southwest corner of said Lot 1 and also being the Southeast corner of Lot 2, Block A of said Skyline/380 Addition and also being in the North line of U.S. Highway 380;

THENCE along the common line of said Lots 1 and 2, North 02 degrees 11 minutes 03 seconds East, 275.01 feet to a 5/8 inch iron rod found at the Northwest corner of Lot 1 and the Northeast corner of said Lot 2;

THENCE South 89 degrees 48 minutes 18 seconds East, 372.27 feet to an "X" cur found at the Northeast corner of said Lot 1 and also being in the West line of Skyline Drive;

THENCE along said West line, South 02 degrees 12 minutes 48 seconds West, 189.59 feet to a capped iron rod found;

THENCE South 58 degrees 20 minutes 12 seconds West, 161.89 feet to a point for corner, whence a 1 inch iron rod found bears, South 59 degrees 47 minutes 42 seconds West, 0.55 feet, and also being in the North line of said U.S. Highway 380;

THENCE along said North line, North 89 degrees 48 minutes 50 seconds West, 237.81 feet to the PLACE OF BEGINNING and containing 2.22 acres of land more or less.

**OWNER'S DEDICATION**

NOW HEREOFRE KNOW ALL MEN BY THESE PRESENTS:

THAT 38&L SKYLINE, LLC DOES HEREBY ADOPT THIS MINOR REPLAT DESIGNATING THE HEREON DESCRIBED PROPERTY AS LOTS 1R & 5, BLOCK A, OF THE SKYLINE/380 ADDITION, BEING A REPLAT OF LOT 1, BLOCK A, SKYLINE/380 ADDITION, AN ADDITION TO THE CITY OF MCKINNEY, INSTRUMENT NUMBER 2008-211, PLAT RECORDS, COLLIN COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS AND EASEMENTS SHOWN HEREON FOR THE PURPOSES AS INDICATED. THE FIRELANE, 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 END ANY PUBLIC UTILITIES AND ALL PUBLIC UTILITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDING, FENCES, SHEDS, TREES, OR OTHER IMPROVEMENTS OR GROWTHS, WHICH IN ANYWAY, ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON SAID EASEMENTS, AND THE CITY OF MCKINNEY SHALL, AT ALL TIMES, HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO AND FROM SAID EASEMENTS, AND THE CITY OF MCKINNEY SHALL, AT ALL TIMES, HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO AND FROM SAID EASEMENTS FOR THE PURPOSES OF CONSTRUCTION, MAINTENANCE, INSPECTION, PATROLLING, AND OPERATIONS AND REPAIRS OF SAID SYSTEMS. THE CITY OF MCKINNEY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF THE REFERENCED SYSTEM, ALTHOUGH IT REMAINS THE RIGHT TO ENTER UPON THE EASEMENT FOR PUBLIC PURPOSES.

38&L SKYLINE, LLC

NAME \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN.

WITNESS MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

MY COMMISSION EXPIRES ON \_\_\_\_\_

**CERTIFICATE OF SURVEYOR**

STATE OF TEXAS  
COUNTY OF DENTON

I, KENNETH A. ZOLLINGER, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACCURATE SURVEY MADE ON THE GROUND AND THAT THE MONUMENTS SHOWN HEREON WERE FOUND OR PLACED WITHIN 1/2" IRON RODS CAPPED "KAZ" UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS.

KENNETH A. ZOLLINGER R.P.L.S. # 5312 \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENNETH A. ZOLLINGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN AS SET FORTH AND IN THE CAPTION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES \_\_\_\_\_

APPROVED AND ACCEPTED

CHAIRPERSON, PLANNING & ZONING COMMISSION  
CITY OF MCKINNEY, TEXAS  
\_\_\_\_\_  
DATE \_\_\_\_\_