

Iron Rod Found Iron Rod Set
Real Property Records Collin County, Texas PRCCT Plat Records Collin County, Texas
DRCCT Deed Records Collin County, Texas
OPRCCT Official Public Records Collin County, Texas **GENERAL NOTES:**

Basis of Bearings: Bearings are based on the plat of Collin McKinney Commercial Addition as recorded in Cabinet 2014, Page 473, Official Public Records Collin County, Texas.

FLOOD STATEMENT: According to Community Panel No. 48085C0265J, dated June 2, 2009 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", 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 statement shall not create liability on the part of the Surveyor

15' Water Easement Cabinet R, Page 123 MINOR PLAT OF FIRST UNITED BANK CRAIG RANCH 5' Pedestrian Easement LOT 1, BLOCK A Cabinet R, Page 123 Cabinet R, Page 123 770 Garner, Ltd. Landscape Easement Volume 5978, Page 4481 Cabinet R, Page 123 Lot 3, Block A 2' MUTUAL ACCESS (OPRCCT) **Tour Drive South Addition** AND FIRELANE EASEMENT Pedestrian Easement Cabinet 2013, Page 397 25'x25' Right-of-Way ✓ Cabinet R, Page 123 Cabinet R, Page 123 Dedication Cabinet R, Page 123 _______ City of Frisco City of McKinney ROLATER DRIVE COLLIN - McKINNEY PARKWAY Cabinet 2006, Page 254 (PRCCT) (60' RIGHT-OF-WAY) (120' Right-of-Way) Cabinet 2006, Page 244 (PRCCT) State Plane Coord: N:7101362.47 VCIM Partners, L.P. E:2509529.33 Beginning Inst. No. 20060620000843310 (OPRCCT) 154.21' N 85°03'12" E 86.82' IRS N 88°52'03" E 20' Water Line Esmt Volume 4498, Page 2806 25' Water Line & Sanitary Sewer Easement (OPRCCT) _15' Sanitary CC#20090911001136850 10'x10' Water Sewer N 85°42'30" E N 01°07'57" W **______** 40.04 44.36' 26' Firelane, Access, Water & Sanitary Sewer Easement 26' Fire, Access, Water, Sanitary Sewer CC#20090911001136840 & Drainage Easement <u>-</u>_____ (OPRCCT) Δ= 0°25'29" 25' Water Line & Sanitary Sewer Easement 2.5' Sidewalk Esmt — R = 11399.19' 10'x18' Water Cabinet 2010, Page 192 A = 84.48'(OPRCCT) Δ= 0°25'29" CB = N 04°30'15" W R = 11388.19' Lot 1, Block A Lot 1, Block A CB = S 04°30'15" E SWC Custer/Rolater Cabinet 2010, Page 192 1.777 Acres (OPRCCT) 20' Water Line Easement Clerk File No. 05-0165763 Volume 6053, Page 268 77,398 Sq. Ft. Lot 1, Block A Collin McKinney Commercial Addition Cabinet 2014, Page 473 (OPRCCT) Called 1.837 Acres 10' Sidewalk Esmt Bank of the Ozarks Cabinet 2010, Page 192 Clerk File #20061122001661940 (OPRCCT) (OPRCCT) COSERV Electric Esmt 15' Water Line Esmt Cabinet 2008, Page 445 Cabinet 2010, Page 88 24' Fire, Access, Water & Sanitary Sewer 10' Water overhead power lines are covered by the following easements: Volume 467, Page 289 Volume 467, Page 290 265.43' Volume 468, Page 249 S 85°17'01" W 30' Fire Lane, Access & Utility Esmt Cabinet 2010, Page 88 & Cabinet 2010, Page 192 (OPRCCT) State Plane Coord: Lot 3, Block A N:7,101,046.00 Lot 2, Block A Collin McKinney Commercial Addition E:2,509,270.63 ¬ 15' DRAINAGE EASEMENT SWC Custer/Rolater Cabinet 2014, Page 473 CC#20090911001136830 GA LAND DEVELOPMENT, LP Cabinet 2010, Page 88 (OPRCCT) (TRACT 2 CALLED 24.421 ACRES) (OPRCCT) DOC. NO. 20140304000199220

STATE OF TEXAS	§
COUNTY OF COLLIN	§

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, BANK OF THE OZARKS does hereby adopt this plat designating the hereon described property as a preliminary-final plat of BANK OF THE OZARKS, LOT 1, BLOCK A, an addition to the City of McKinney, Collin County, Texas and do hereby dedicate to the public use forever, their streets, alleys and public use areas 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. 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 constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems, without the necessity, at anytime, 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 McKinney, Texas, this day of, 2015.
Bank of the Ozarks
By:
Name: Melvin Edwards
Title:

BEFORE ME, the undersigned authority, on this day personally appeared Melvin Edwards of Bank of the Ozarks, 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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYORS CERTIFICATE

COUNTY OF COLLIN

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

City of McKinney, Collin County, Texas.

THAT I, AUSTIN J. BEDFORD, 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

Witness my hand at Rockwall, Texas, this the _____ day of _____, 2015.

Austin J. Bedford Registered Professional Land Surveyor No. 4132 AJ Bedford Group, Inc 301 N. Alamo Road Rockwall, Texas 75087

COUNTY OF ROCKWALL § STATE OF TEXAS

BEFORE ME, the undersigned authority, on this day personally appeared AUSTIN J. BEDFORD, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____ day of __

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

LINE	BEARING	DISTANCE		
L1	S 88°46'40" W	83.69'		
L2	S 85°17'01" W	90.70'		
L3	S 04°42'59" E	201.77'		
L4	S 85°15'42" W	24.00'		
L5	N 04°42'59" W	203.78'		
L6	N 85°17'01" E	91.49'		
L7	N 85°03'12" E	33.79'		
L8	S 01°07'57" E	26.22'		
L9	N 85°17'01" E	19.94'		
L10	N 04°22'46" W	10.00'		
L11	N 85°17'01" E	31.39'		
L12	S 04°42'59" E	10.01'		
L13	S 85°18'04" W	31.45'		
L14	N 85°42'30" E	11.48'		
L15	S 04°35'45" E	187.58'		
L16	S 01°27'46" W	72.19'		
L17	S 85°17'01" W	3.62'		
L18	S 04°42'59" E	67.00'		
L19	N 85°17'09" E	40.00'		
L20	S 04°42'59" E	24.00'		
L21	S 85°17'09" W	40.00'		

C8 20.00' 90°00'08" 31.42'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	30.00'	90°00'00"	47.12'	S 40°17'01" W	42.43'
C2	54.00'	90°00'00"	84.82'	N 40°17'01" E	76.37'
C3	30.00'	81°30'53"	42.68'	N 44°31'35" E	39.17'
C4	20.00'	30°47'44"	10.75'	N 11°37'44" W	10.62'
C5	30.30'	19°13'39"	10.17'	S 08°22'56" W	10.12'
C6	30.00'	83°00'56"	43.47'	S 42°44'21" E	39.76'
C7	20.00'	89°59'52"	31.42'	S 49°42'55" E	28.28'

S 40°17'05" W 28.28'

OWNER'S DEDICATION STATE OF TEXAS COUNTY OF COLLIN

WHEREAS BANK OF THE OZARKS is the owner of a 1.837 acre tract of land situated in the Elias Alexander Survey Abstract No. 18, Collin County, Texas and being all of a called 1.837 acre tract of land described in a deed to Bank of the Ozarks recorded in Instrument No. 20061122001661940 of the Official Public Records of Collin County, Texas (OPRCCT) and being more particularly described as follows:

BEGINNING at 5/8 inch iron rod set in the south line of Collin McKinney Parkway a variable width right of way and being the northwest corner of Lot 1, Block A of Collin McKinney Commercial Addition an addition to the City of McKinney according to the plat recorded in Cabinet 2014, Page 473, Official Public Records Collin County, Texas and the northeast corner of said 1.837 acre tract;

THENCE along the common line of said 1.837 acre tract and said Lot 1, SOUTH 01°07'57" EAST a distance of 294.70 feet to a 5/8 inch iron rod set for corner at the southeast corner of said 1.837 acre tract and the northeast corner of Lot 3 of said Block A;

THENCE along the common line of said 1.837 acre tract and Lot 3, SOUTH 85°17'01" WEST a distance of 265.43 feet to a 5/8 inch iron rod set for corner in the east line of Custer Road (FM-2478) a variable width right of way;

THENCE along the east line of said Custer Road (FM-2478), NORTH 04°42'59" WEST a distance of 174.96 feet to a 5/8 inch iron rod set for corner and being the beginning of a curve to the right having a radius of 11399.19 feet and a chord bearing of NORTH 04°30'15" WEST;

THENCE continuing along said east line and along said curve through a central angle of 00°25'29" for an arc length of 84.48 feet to a 5/8 inch iron rod set for corner at the most westerly north west corner of said 1.837 acre tract;

THENCE along the north line of said 1.837 acre tract, NORTH 85°42'30" EAST a distance of 40.04 feet to a 5/8 inch iron rod set for corner at an interior ell corner of said 1.837 acre tract;

THENCE along the west line of said 1.837 acre tract, NORTH 01°07'57" WEST a distance of 44.36 feet to a 5/8 inch iron rod set for corner in the south line of said Collin McKinney Parkway;

THENCE along the south line of said Collin McKinney Parkway, NORTH 88°52'03" EAST a distance of 154.21 feet to a 5/8 inch iron rod set for corner;

THENCE continuing along said south line, NORTH 85°03'12" EAST a distance of 86.82 feet to the POINT OF BEGINNING;

CONTAINING 1.837 acres or 80,001 square feet of land more or less.

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 requirements of the subdivision ordinance.

City Plan No. 15-224PF

PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY

PRELIMINARY-FINAL PLAT BANK OF THE OZARKS LOT 1, BLOCK A

1.837 ACRES OUT OF THE ELIAS ALEXANDER SURVEY ABSTRACT NO. 18 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

Owner: Bank of the Ozarks P.O. Box 8811 Little Rock, Arkansas 72231

Engineer: Cross Engineering Consultants, Inc. 131 S. Tennessee Street McKinney, Texas 75069 (972) 562-4409

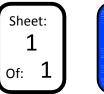
Date: August 19, 2015

Orawn By: Spradling/Elam

Technician: Spradling/Elam

Checked By: A.J. Bedford P.C.: Cryer/Spradling File: Ozark Plat 2015-08-19 Job. No. 159-110

301 N. Alamo Rd. * Rockwall, Texas 75087 72) 722-0225 - www.ajbedfordgroup.com - ajb@ajbedfordgroup.cor





TBPLS REG#10118200

RECEIVED By Planning Department at 12:48 pm, Sep 15, 2015