



LEGAL DESCRIPTION

BEING, a tract of land situated in the George Herndon Survey, Abstract No. 390, George Lucas Survey, Abstract No. 540, G.A. Foote Survey, Abstract No. 310 & Oliver Hedgecoxe Survey, Abstract No. 392 in the City of McKinney, Collin County, Texas, being all of a 3.3274 acre tract, as described in Clerks File No. in the Deed Records of Collin County, Texas and being all of a 6.3482 acre tract, as described in Clerks File No. in said Deed Records and being more particularly described as follows:

BEGINNING, at an "X" cut found at the northeast corner of said 3.3274 acre tract and being in the north line of McKinney Ranch Parkway (120' R.O.W.), an addition to the City of McKinney, as described in Vol. 2007, Pg. 631 in said Plat Records;

THENCE, along the north line of said McKinney Ranch Parkway and with the south line of said 3.3274 acre tract, being on a curve to the left, having a radius of 1560.00 feet, a central angle of 40° 37'15";

THENCE, along the south line of said 3.3274 acre tract and the north line of said McKinney Ranch Parkway with said curve to the left, at 295.96 feet, passing a 5/8 inch iron rod found at the southeast corner of said 3.3274 acre tract and being the northeast corner of said 6.3482 acre tract and continuing along said curve to the left for a total distance of 1105.99 feet (Chord Bearing South 59° 14'03"West 1082.97 feet), to a 1/2 inch iron rod found with a red cap stamped "PJB Surveying";

THENCE, South 82° 46'15" West, departing the north line of said McKinney Ranch Parkway and continuing with the south line of said 6.3482 acre tract, for a distance of 21.54 feet, to a 1/2 inch iron rod found with a red cap stamped "PJB Surveying", in the north line Silverado Trail (100' R.O.W.), an addition to the City of McKinney, as described in Vol. 2007, Pg. 631 in said Plat Records;

THENCE, North 53°06'24" West, along the north line of said Silverado Trail and the south line of said 6.3482 acre tract, for a distance of 695.11 feet, to a 1/2 inch iron rod found with a red cap stamped "PJB Surveying", being on a curve to the left, having a radius of 750.00 feet, a central angle of 28°57'23";

- 1. Bearing are referenced to a 59.82 acre tract, as described in Doc. No. 20180907001129440, in the Deed Records of Collin County, Texas.
- 2. $\frac{1}{2}$ " iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
- 3. IRF Iron Rod Found C.M. - Controlling Monument
- 4. 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.
- 5. A conveyance plat is a map of property approved by the city for the purpose of sale or convéyance in its entirety or interests thereon défined. Lots created by a conveyance plat may not have all necessary public utilities available for immediate use. No certificate of occupancy shall be issued nor permanent public utility service provided to any lot(s) created by a conveyance plat until all required public improvements have been constructed and accepted and a record plat is filed for record with the county clerk. Selling a portion of property by metes and bounds, except as shown on an approved, filed and accepted conveyance plat, record plat, minor plat or minor replat is a violation of the city's Code of Ordinances and State Law.

THENCE, continuing along said north and south lines and with said curve to the left at 79.05 feet, passing a 1/2 inch iron rod found with a red cap stamped "PJB Surveying", being the northwest corner of said 6.3482 acre tract same being the southwest corner of said 3.3274 acre tract and continuing for a total arc distance of 379.04 feet (Chord Bearing North 67°35'00" West 375.02 feet), to a 1/2 inch iron rod found with a red cap stamped "PJB Surveying", being the northwest corner of said 3.3274 acre tract; THENCE, North 89° 21'09" East, departing said north line and along the north line of said 3.3274 acre tract, for a distance of 1217.98 feet, to the POINT OF BEGINNING and containing 9.675 acres of land.

__Texas, this the ______day of____, 2022.

ECBATANA, LLC.		
	<u></u>	

STATE OF TEXAS COUNTY OF

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

Before me, the undersigned , a Notary Public in and for said County and State, on this day , 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.

subject to all platting ordinances, rules, regulations, and resolutions of the City of McKinney, Texas.

THAT we ECBATANA, LLC., the undersigned do hereby adopt this conveyance plat designating the herein described property as THE ROW, 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

Given under my hand and seal of office, this day of _____, 2022.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

WITNESS MY HAND AT

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 subdivison Regulations of the City of McKinney, Texas.

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

STATE OF TEXAS COUNTY OF COLLIN

"Approved"

Date

Attest

Date

City of McKinney, Texas

City of McKinney, Texas

Planning and Zoning Commission Secretary

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 , 2022.

NOTARY PUBLIC, STATE OF TEXAS

CONVEYANCE PLAT

THE ROW
LOTS 1 & 2 BLOCK

9.675 ACRES OUT OF THE

GEORGE HERNDON SURVEY, ABSTRACT NO. 390 GRORGE LUCAS SURVEY, ABSTRACT NO. 540 Planning and Zoning Commission Chairman G.A. FOOTE SURVEY, ÁBSTRACT NO. 310 OLIVER HEDGECOXE SURVEY, ABSTRACT NO. 392

> CITY OF McKINNEY COLLIN COUNTY, TEXAS

> > **OWNER** ECBATANA, LLC. 4021 BRYN MAWR DRIVE DALLAS, TEXAS 75225

PREPARED BY CORWIN ENGINEERING, INC. TBEPLS# F-5951 200 W. BELMONT, SUITE E ALLEN, TEXAS 75013

972-396-1200 DECEMBER 2022

SCALE: 1"=100"