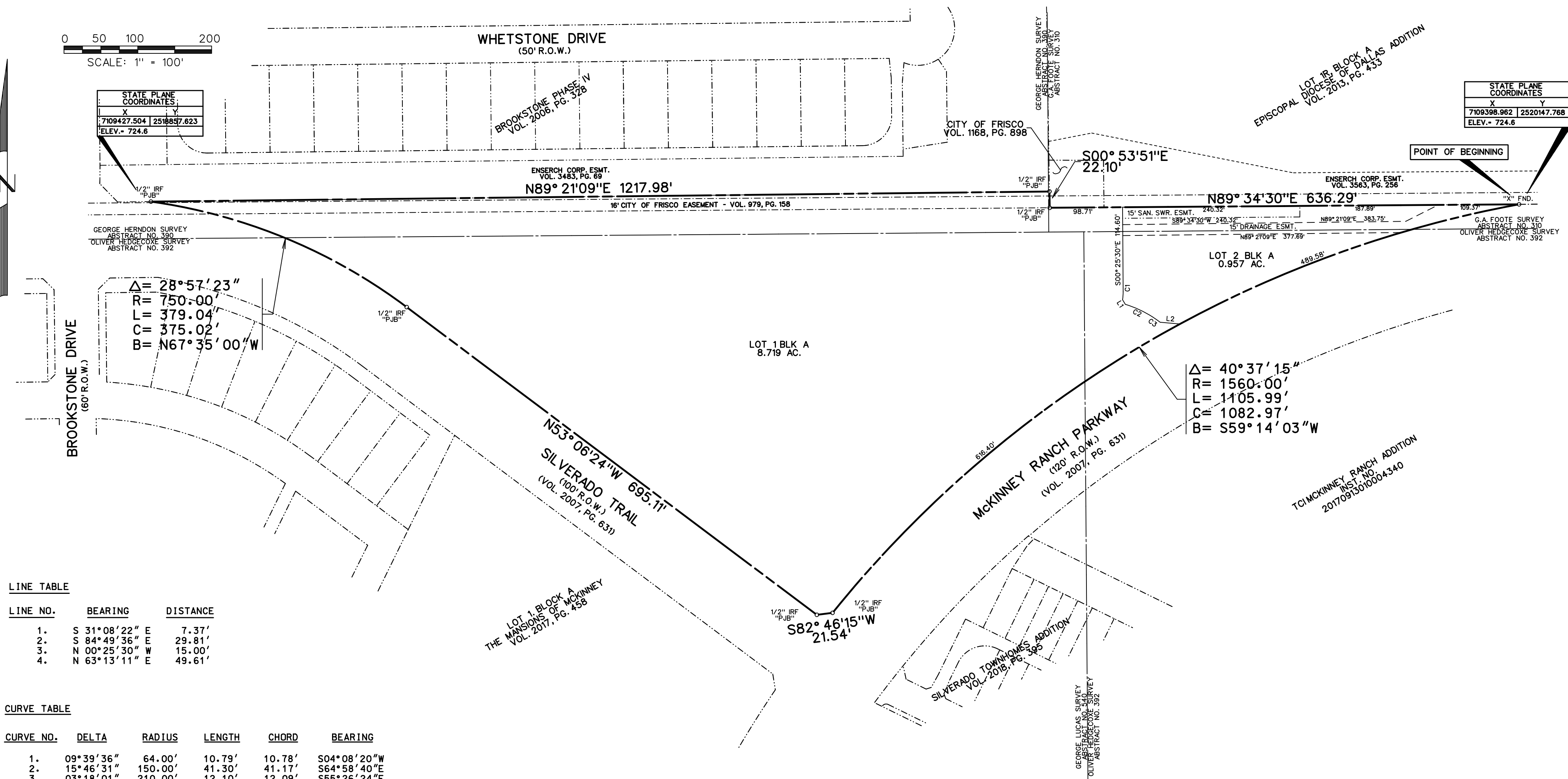


0 50 100 200
SCALE: 1" = 100'

STATE PLANE COORDINATES	
X	709427.504
Y	259857.823
ELEV.	724.6

STATE PLANE COORDINATES	
X	709398.962
Y	252047.768
ELEV.	724.6

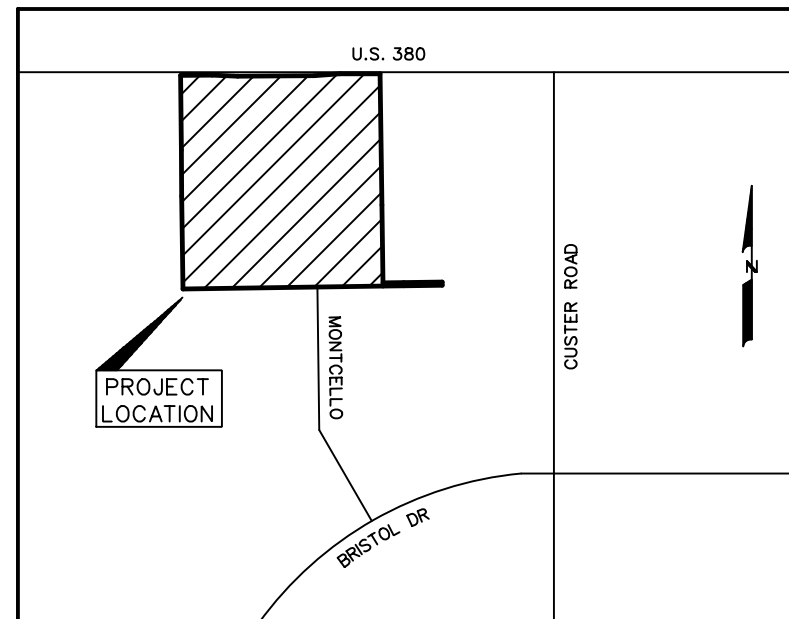


LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	S 31°08'22" E	7.37'
2.	S 84°49'36" E	29.81'
3.	N 00°25'30" W	15.00'
4.	N 63°13'11" E	49.61'

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	09°39'36"	64.00'	10.79'	10.78'	S04°08'20"W
2.	15°46'31"	150.00'	41.30'	41.17'	S64°58'40"E
3.	03°18'01"	210.00'	12.10'	12.09'	S55°26'24"E



LOCATION MAP
N.T.S.

NOTES

- Bearing are referenced to a 59.82 acre tract, as described in Doc. No. 20180907001129440, in the Deed Records of Collin County, Texas.
- 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.
- IRF - Iron Rod Found
C.M. - Controlling Monument
- 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.
- A conveyance plat is a map of property approved by the city for the purpose of sale or conveyance in its entirety or interests thereon defined. 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.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

WITNESS MY HAND AT _____ Texas, this _____ day of _____, 2022.

ECBATANA, LLC.

STATE OF TEXAS
COUNTY OF _____

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 same for the purpose and consideration therein expressed.

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

Notary Public in and for the State of Texas

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

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 _____, 2022.

NOTARY PUBLIC, STATE OF TEXAS

CONVEYANCE PLAT
OF

THE ROW
LOTS 1 & 2 BLOCK A
9.675 ACRES
OUT OF THE

GEORGE HERNDON SURVEY, ABSTRACT NO. 390
GEOGE LUCAS SURVEY, ABSTRACT NO. 540
G.A. FOOTE SURVEY, ABSTRACT NO. 310
OLIVER HEDGE COXE 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

"Approved"

Planning and Zoning Commission Chairman
City of McKinney, Texas

Date

Attest

Planning and Zoning Commission Secretary
City of McKinney, Texas

Date