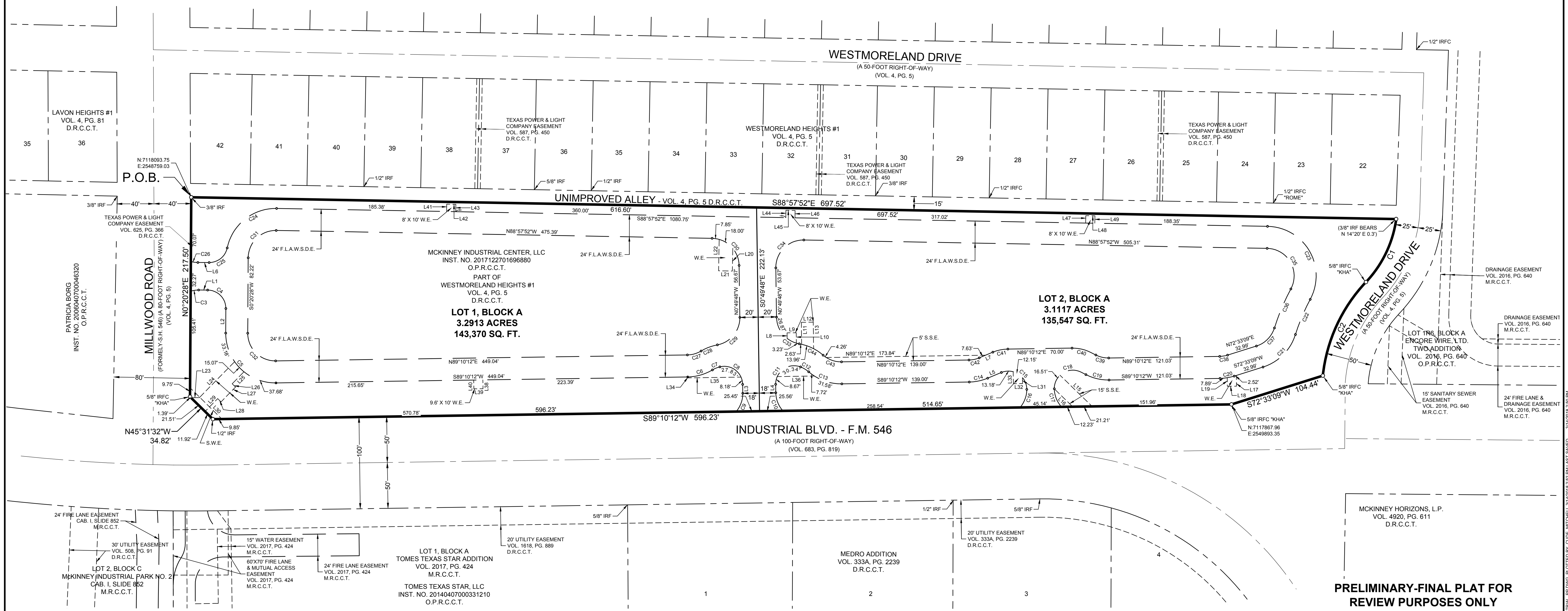
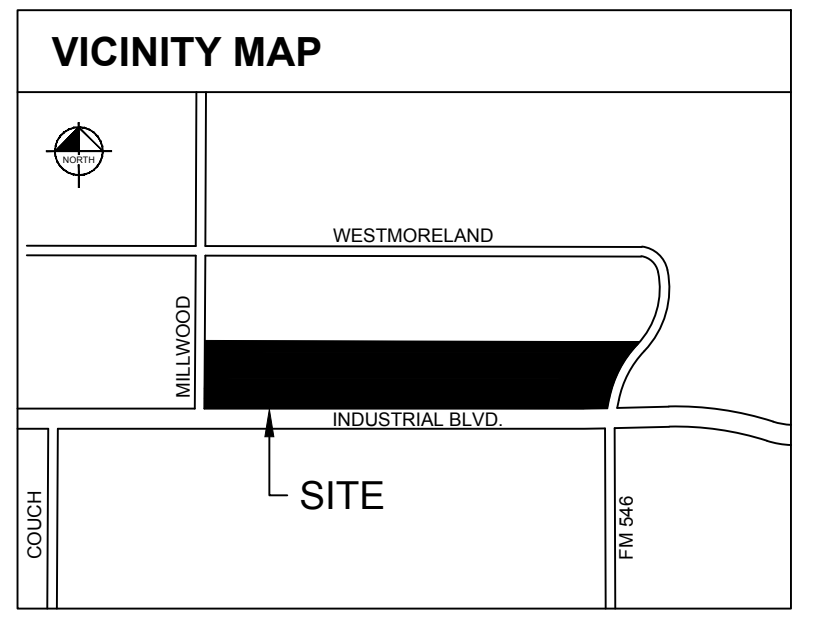
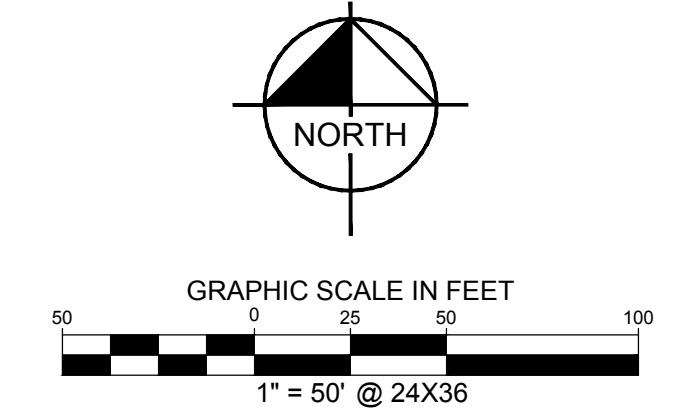


LEGEND
 Δ = CENTRAL ANGLE
 P.O.C. = POINT OF COMMENCING
 P.O.B. = POINT OF BEGINNING
 A.E. = ACCESS EASEMENT
 F.L.A.W.S.D.E. = FIRE LANE, ACCESS, WATER, SANITARY SEWER & DRAINAGE EASEMENT
 W.E. = WATER EASEMENT
 S.W.E. = SIDEWALK EASEMENT
 S.S.E. = SANITARY SEWER EASEMENT
 IRFC = IRON ROD FOUND
 IRF = IRON ROD FOUND
 M.R.C.C.T. = MAP RECORDS, COLLIN COUNTY, TEXAS
 D.R.C.C.T. = DEED RECORDS OF COLLIN COUNTY, TEXAS
 O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS



NOTES:
 1. According to Community Panel No. 48085C0290J, dated June 2, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is not within 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 flood statement shall not create liability on the part of the surveyor.
 2. Bearing system of this survey is based on a line oriented between City of McKinney monuments 44 and 43 found in the field, whose positions are published on the Texas Coordinate System of 1983, North Central Zone (4202) North American Datum of 1983.
 3. 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.
 4. The grid coordinates shown are based upon the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983 on grid coordinate values, no scale and no projection.

LINE TABLE				LINE TABLE				LINE TABLE				CURVE TABLE					CURVE TABLE					CURVE TABLE							
NO.	BEARING	LENGTH		NO.	BEARING	LENGTH		NO.	BEARING	LENGTH		NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
L1	N89°39'32"W	9.84'	L18	N89°10'12"E	10.00'	L34	S00°49'48"E	1.03'	C1	35°29'24"	125.00'	77.43'	S25°36'51"W	76.20'	C16	40°57'14"	30.00'	21.44'	N20°28'43"E	20.99'	C31	90°41'40"	30.00'	47.49'	S45°41'18"W	42.68'			
L2	N00°20'28"E	26.78'	L19	S00°49'48"E	9.31'	L35	N89°10'08"E	58.12'	C2	37°14'00"	175.95'	114.34'	S24°44'30"W	112.34'	C17	41°23'38"	30.00'	21.67'	S21°34'00"E	21.21'	C32	91°10'16"	30.00'	47.74'	S45°14'40"E	42.86'			
L3	N00°49'48"E	9.74'	L20	S01°00'25"W	24.81'	L36	N89°10'08"E	40.51'	C3	16°46'07"	30.00'	8.78'	S81°57'24"W	8.75'	C18	117°47'43"	20.00'	41.12'	S58°01'40"W	34.25'	C33	79°13'21"	30.00'	41.48'	S40°26'29"E	38.25'			
L4	S00°49'48"E	9.16'	L21	N88°59'35"W	15.00'	L37	S00°49'48"E	9.60'	C4	90°00'00"	20.00'	31.42'	N44°39'32"W	28.28'	C19	27°45'20"	54.00'	26.16'	S76°57'08"E	25.90'	C34	91°51'56"	30.00'	48.10'	S45°06'10"W	43.11'			
L5	S67°17'58"W	16.16'	L22	N01°00'25"E	34.25'	L38	S89°10'12"W	10.00'	C5	91°10'16"	54.00'	85.93'	S45°14'40"E	77.14'	C20	16°37'03"	54.00'	15.66'	N80°51'40"E	15.61'	C35	117°19'57"	30.00'	61.44'	N30°17'54"W	51.25'			
L6	S89°39'32"E	12.29'	L23	N89°28'28"E	9.21'	L40	N00°49'48"W	9.60'	C6	30°02'15"	54.00'	28.31'	N74°09'04"E	27.99'	C21	55°17'22"	54.00'	52.11'	N44°54'28"E	50.11'	C36	11°06'18"	238.45'	46.22'	S22°48'56"W	46.14'			
L7	N67°17'58"E	16.16'	L24	N44°28'28"E	54.82'	L41	N01°02'08"E	8.00'	C7	16°52'20"	30.00'	8.83'	S67°34'07"W	8.80'	C22	11°06'18"	214.45'	41.56'	S22°48'56"W	41.50'	C37	55°17'22"	30.00'	28.95'	N44°54'28"E	27.84'			
L8	S00°49'48"E	6.10'	L25	N44°28'28"E	18.35'	L42	S88°57'52"E	10.00'	C8	103°09'55"	20.00'	36.01'	N52°24'46"W	31.34'	C23	117°19'57"	54.00'	110.58'	N30°17'54"W	92.25'	C38	16°37'03"	30.00'	8.70'	N80°51'40"E	8.67'			
L9	S89°10'12"E	10.00'	L26	S45°31'32"E	5.10'	L43	S01°02'08"W	8.00'	C9	41°15'09"	30.00'	21.60'	N19°47'46"E	21.14'	C24	79°20'43"	54.00'	74.78'	S51°21'46"W	68.95'	C39	27°45'20"	30.00'	14.53'	S76°57'08"E	14.39'			
L10	N00°49'48"W	11.37'	L27	N44°28'28"E	22.62'	L44	N01°02'08"E	8.00'	C10	41°34'41"	30.00'	21.77'	S21°37'09"E	21.30'	C25	78°39'03"	20.00'	27.45'	N51°00'56"E	25.35'	C40	27°45'20"	44.00'	21.31'	N76°57'08"W	21.11'			
L11	N00°49'48"W	23.97'	L28	S45°31'32"E	5.10'	L45	S88°57'52"E	10.00'	C11	111°45'42"	20.00'	39.01'	S55°03'03"W	33.11'	C26	14°46'40"	30.00'	7.74'	S82°16'13"E	7.72'	C41	21°52'13"	44.00'	16.80'	S78°14'05"W	16.69'			
L12	N89°10'12"E	13.00'	L29	N44°28'28"E	19.67'	L46	S01°02'08"W	8.00'	C12	19°56'14"	30.00'	10.44'	N59°05'59"W	10.39'	C27	30°02'15"	30.00'	15.73'	N74°09'04"E	15.55'	C42	21°52'13"	30.00'	11.45'	N78°14'05"E	11.38'			
L13	S00°49'48"E	28.96'	L30	S45°31'32"E	48.54'	L47	N01°02'08"E	8.06'	C13	41°41'56"	54.00'	39.30'	S69°58'50"E	38.44'	C28	20°15'05"	54.00'	19.09'	S69°15'29"W	18.99'	C43	41°41'56"	30.00'	21.83'	S69°58'50"E	21.35'			
L14	N45°49'48"W	48.84'	L31	S00°49'48"E	6.52'	L48	S88°57'52"E	10.00'	C14	21°52'13"	54.00'	20.61'	N78°14'05"E	20.49'	C29	80°12'50"	30.00'	42.00'	N39°16'37"E	38.65'	C44	30°55'18"	54.00'	29.14'	N64°35'31"W	28.79'			
L15	N45°49'48"W	27.92'	L32	S89°10'12"W	10.00'	L49	S01°02'08"W	8.06'	C15	112°42'08"	20.00'	39.34'	N56°20'58"W	33.30'	C30	88°08'04"	30.00'	46.15'	N44°53'50"W	41.73'									
L17	N00°49'48"W	11.71'	L33	N00°49'48"W	13.09'																								

OWNER:
 MCKINNEY INDUSTRIAL CENTER, LLC
 800 CENTRAL PARKWAY EAST
 PLANO, TX, 75074
 CONTACT: TONY HAGGARD
 PHONE: 972-422-4515
 ENGINEER:
 KIMLEY-HORN
 13455 NOEL ROAD
 TWO GALLERIA OFFICE TOWER, SUITE 700
 DALLAS, TX, 75240
 CONTACT: JENNIFER MOORE, PE
 PHONE: 972-770-1300

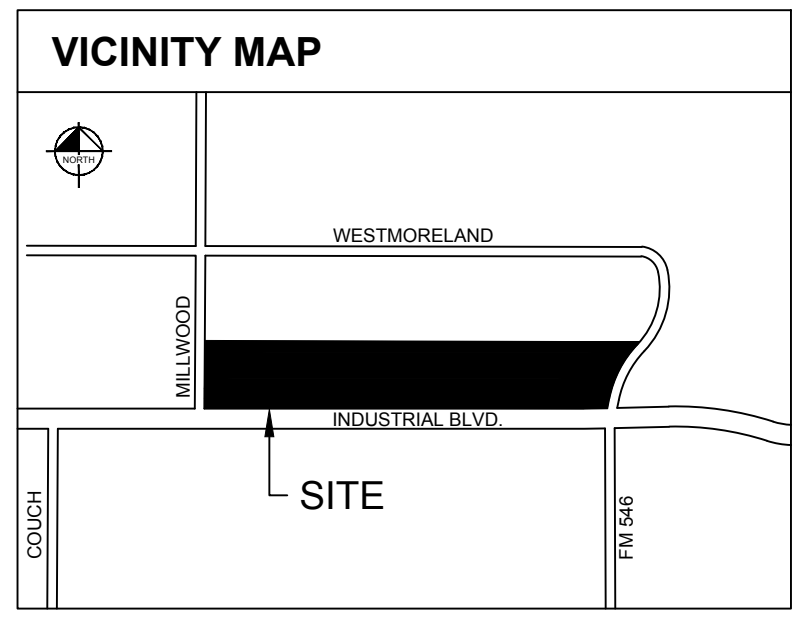
PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY

PRELIMINARY-FINAL PLAT
MCKINNEY
INDUSTRIAL CENTER ADDITION
LOTS 1 & 2, BLOCK A
 6.4031 ACRES OUT OF THE
 WILLIAM. S. RICHARDSON SURVEY,
 ABSTRACT NO. 747
 CITY OF MCKINNEY,
 COLLIN COUNTY, TEXAS

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3520

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	DWP/MTC	JAD	FEB. 2018	064424207	1 OF 2

DWG NAME: K:\D\1_SURVEY\064424207\MCKINNEY INDUSTRIAL_HAGGARD\DWG\064424207\MCKINNEY INDUSTRIAL_PFDWG_PLOTTED BY: CUDLE MITCHELL 3/14/2018 2:52 PM LUST SAVED 3/14/2018 2:52 PM



OWNERS CERTIFICATION
STATE OF TEXAS §
COUNTY OF COLLIN §
CITY OF MCKINNEY §

WHEREAS MCKINNEY INDUSTRIAL CENTER, LLC, is the owner of a tract of land situated in the William. S. Richardson Survey, Abstract No. 747, City of McKinney, Collin County, Texas and being all of a tract of land described in Special Warranty Deed with Vendors Lien, to McKinney Industrial Center, LLC, recorded in Instrument No. 20171227001696880, Official Public Records, Collin County, Texas, and being part of Westmoreland Heights # 1, an addition to the City of McKinney, Texas, according to the plat thereof recorded in Volume 4, Page 5, Deed Records, Collin County, Texas; and being more particularly described as follows:

BEGINNING at a 3/8-inch iron rod found at the intersection of the east right-of-way line of Millwood Road (formerly FM 546 - an 80-foot right-of-way) and the south right-of-way line of a 15-foot alley shown on said Westmoreland Heights #1;

THENCE with said south right-of-way line of the 15-foot Alley, South 88°57'52" East, a distance of 1314.12 feet to a point for corner at the intersection of said south right-of-way line of the 15-foot alley and the west right-of-way line of Westmoreland Drive (an 50-foot right-of-way), from which a 3/8-inch iron rod found bears North 14°20' East, 0.3', and being at the beginning of a non-tangent curve to the right having a central angle of 35°29'24", a radius of 125.00 feet, a chord bearing and distance of South 25°36'51" West, 76.20 feet;

THENCE with said west right-of-way line of Westmoreland Drive, the following courses and distances:

In a southwesterly direction, with said curve to the right, an arc distance of 77.43 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the beginning of a reverse curve to the left having a central angle of 37°14'00", a radius of 175.95 feet, a chord bearing and distance of South 24°44'30" West, 112.34 feet;

In a southwesterly direction, with said curve to the left, an arc distance of 114.34 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the intersection of said west right-of-way line of Westmoreland Drive and the north right-of-way line of Industrial Boulevard (a 100-foot right-of-way);

THENCE with said north right-of-way line of Industrial Boulevard, the following courses and distances:

South 72°33'09" West, a distance of 104.44 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

South 89°10'12" West, a distance of 1110.88 feet to a 1/2-inch iron rod found at the southeast corner of a right-of-way corner clip at the intersection of said north right-of-way line of Industrial Boulevard and said east right-of-way line of Millwood Road;

THENCE with said right-of-way corner clip, North 45°31'32" West, a distance of 34.82 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

THENCE with said east right-of-way line of Millwood Drive, North 0°20'28" East, a distance of 217.50 feet to the **POINT OF BEGINNING** and containing 6.4031 acres or 278,918 square feet of land.

NOTES:

- According to Community Panel No. 48085C0290J, dated June 2, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is not within 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 flood statement shall not create liability on the part of the surveyor.
- Bearing system of this survey is based on a line oriented between City of McKinney monuments 44 and 43 found in the field, whose positions are published on the Texas Coordinate System of 1983, North Central Zone (4202) North American Datum of 1983.
- 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.

OWNER DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, I, **MCKINNEY INDUSTRIAL CENTER, LLC.**, do hereby adopt this plat designating the hereinabove described property as **MCKINNEY INDUSTRIAL CENTER ADDITION, LOTS 1 & 2, BLOCK A**, and do hereby dedicate to the public use forever, the streets, alleys and public use area 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 it's 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 it's 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 _____, Texas, this the _____ day of _____, 2018.

BY: MCKINNEY INDUSTRIAL CENTER, LLC

By: _____
 Toby Haggard, President

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Toby Haggard, 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 purpose and consideration therein expressed.

Given under my hand and seal of office this the _____ day of _____, 2018.

 Notary Public, State of _____

 Printed Name

WITNESS MY HAND at _____, Texas, this the _____ day of _____, 2018.

SURVEYORS CERTIFICATE

THAT I, J. Andy Dobbs, 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 City of McKinney, Texas.

 J. Andy Dobbs
 Registered Professional Land Surveyor No. 6196
 Kimley-Horn and Associates, Inc.
 13455 Noel Road, Two Galleria Office Tower, Suite 700
 Dallas, Texas 75240
 (972) 770-1300
 andy.dobbs@kimley-horn.com

PRELIMINARY
 THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared J. Andy Dobbs, 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 of _____, 2018.

 NOTARY PUBLIC in and for the STATE OF TEXAS

 Printed Name

OWNER:
 MCKINNEY INDUSTRIAL CENTER, LLC
 800 CENTRAL PARKWAY EAST
 PLANO, TX, 75074
 CONTACT: TOBY HAGGARD
 PHONE: 972-422-4515

ENGINEER:
 KIMLEY-HORN
 13455 NOEL ROAD
 TWO GALLERIA OFFICE TOWER, SUITE 700
 DALLAS, TX 75240
 CONTACT: JENNIFER MOORE, PE
 PHONE: 972-770-1300

PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY

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LOTS 1 & 2, BLOCK A
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
NA	DWP/MTC	JAD	FEB 2018	064424207	2 OF 2

D:\G\NAME\FCD\ SURVEY\064424207\MCKINNEY INDUSTRIAL_HAGGARD\DWG\064424207\MCKINNEY INDUSTRIAL_PDPING PLOTTED BY: CUDLE MITCHELL 3/14/2018 2:52 PM\LAST SAVED 3/14/2018 2:50 PM