

NOTES:

- 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.
- Basis of Bearings: Bearings are based on the Deed recorded in 20060314000337340 of the Deed Records of Collin County, Texas.
- FLOOD STATEMENT:** According to Community Panel No. 48085C0270K, dated June 7, 2017 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.

The Owners of Lot 4, Block A 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 owner's 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 retains the right to enter upon the easement for public purposes.

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, FRANK R. OWENS, 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, Collin County, Texas.

Whereas the above described land is the _____ of _____, 2021.

Primarily, this document shall not be used or viewed or relied upon as a final survey document.

Frank R. Owens
Registered Professional Land Surveyor No. 5387
A.J. 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 FRANK R. OWENS, 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 _____ day of _____, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, _____ are the owners of a 22.985 acre tract of land situated in the William Hemphill Survey, Abstract No. 449 and the J. Butler Survey, Abstract No. 68, Collin County, Texas, and being part of a 48.159 acre tract of land conveyed to McKinney Medical Center, L.P., recorded in County Clerk's File No. 20060314000337340 of the Deed Records of Collin County, Texas (DRCT) and being part of a 4.697 acre tract of land conveyed to McKinney Medical Center, L.P., recorded in County Clerk's File No. 20060314000337350 (DRCT), and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the most northerly corner of said 22.985 acre tract of land, and being located at the intersection of the southeasterly right-of-way line of Sam Rayburn Tollway (a variable width right-of-way) with the westerly right-of-way line of State Highway No. 5 (a variable width right-of-way);

THENCE along the westerly right-of-way line of said State Highway No. 5 as follows:

SOUTH 30°15'44" EAST a distance of 154.43 feet to a 1/2 inch iron rod found for an angle point;

SOUTH 07°17'27" WEST a distance of 390.06 feet to a 5/8 inch iron rod found for an angle point;

SOUTH 01°53'41" WEST a distance of 185.81 feet to a 1/2 inch iron rod found for an angle point;

SOUTH 10°21'44" WEST a distance of 560.91 feet to a point for corner located in the north line of a Right of Way dedication per plat recorded in Cabinet 2017, Page 765, (PRCCT);

THENCE along the north line of said Right of Way dedication, **NORTH 79°22'34" WEST** a passing distance of 14.66 feet to the northeast corner of Lot 3R, Block A, McKinney Medical Center per plat recorded in Cabinet 2018, Page 944, (PRCCT) for a total distance of 106.44 feet to a 5/8 inch iron rod found for corner;

THENCE along the common line of said 22.985 acre tract and said Lot 3R as follows:

THENCE SOUTH 67°27'23" WEST a distance of 89.49 feet to a 5/8 inch iron rod found for corner;

THENCE NORTH 79°22'39" WEST a distance of 671.30 feet to a 5/8 inch iron rod found for corner;

THENCE SOUTH 10°37'21" WEST a distance of 32.00 feet to a 5/8 inch iron rod found for corner;

THENCE NORTH 79°22'39" WEST a distance of 42.73 feet to a 5/8 inch iron rod found for corner;

THENCE SOUTH 51°54'55" WEST a distance of 30.33 feet to a 1/2 inch iron rod found for the most westerly northwest corner of said Lot 3R and also being the north corner of Lot 1, Block A of McKinney Medical Office Building per plat recorded in Cabinet P, Page 932, (PRCCT);

THENCE along the common line of said McKinney Medical Office Building, **SOUTH 78°18'02" WEST** a distance of 237.76 feet to a 5/8 inch iron rod found for the southeast corner of Lot 5, Block A of McKinney Medical Center per plat recorded in Cabinet 2015, Page 764, (PRCCT);

THENCE along the common line of said Lot 5, **NORTH 35°38'38" WEST** a distance of 289.59 feet to a 5/8 inch iron rod found for corner in the southeasterly right-of-way line of said Sam Rayburn Tollway and the northwesterly line of said 22.985 acre tract of land;

THENCE along the southeasterly line of said Sam Rayburn Tollway and the northwesterly line of said 22.985 acre tract of land, **NORTH 54°20'26" EAST** a distance of 1722.00 feet to the **POINT OF BEGINNING**;

CONTAINING within these metes and bounds 22.985 acres or 1,001,238 square feet of land more or less.

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT WE, _____ do hereby adopt this plat designating the herein described property as a preliminary/final plat of MCKINNEY MEDICAL ADDITION, Lots 4 & 6, 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 use 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 _____, 2021.

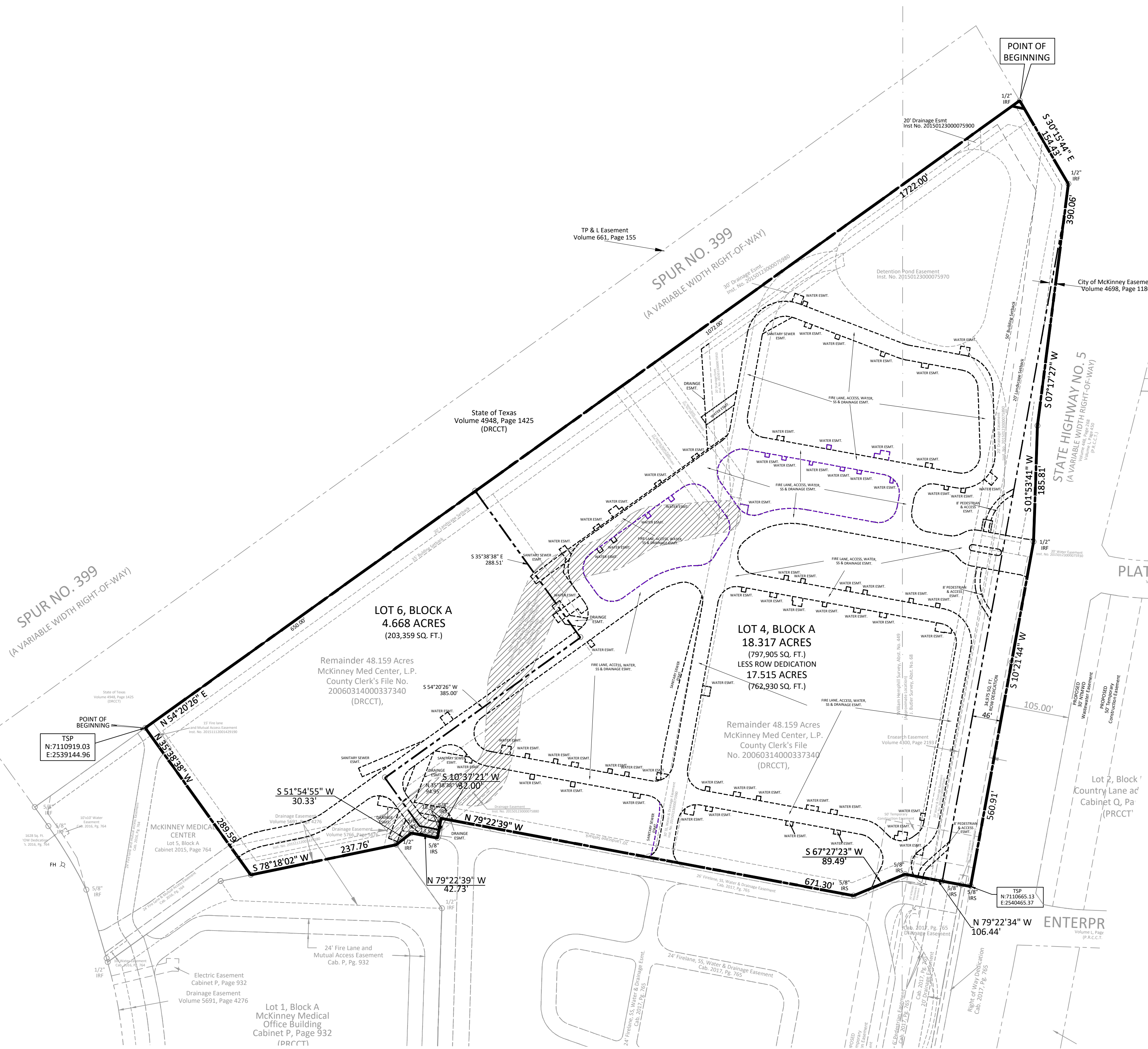
By: _____
Title: _____

COUNTY OF DALLAS §
STATE OF TEXAS §

BEFORE ME, the undersigned authority, on this day personally appeared _____ 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 _____ day of _____, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



A&W Property
Volume 5849, F
(DRCC)

Lot 7, B'
Country Lar
Cabinet P
(PF)

PLATEAU E
Volume 4998, Page 1180
(PRCCT)

Lot 2, Block A
Country Lane A
Cabinet Q, Pa
(PRCCT)

CERTIFICATE OF APPROVAL

Approved and Accepted

Chairperson, Planning & Zoning Commission
City of McKinney, Texas

Date _____

PRELIMINARY-FINAL PLAT
FOR REVIEW PURPOSES ONLY

Case No. 21-_____ PFP

PRELIMINARY/FINAL PLAT
MCKINNEY MEDICAL CENTER
LOTS 4 & 6, BLOCK A &
34,975 SQ. FT. ROW DEDICATION

BEING 22.985 ACRES LOCATED IN THE WILLIAM HEMPHILL SURVEY, ABSTRACT NO. 449 & J. BUTLER SURVEY, ABSTRACT NO. 48 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

OWNERS: LANDPLAN DEVELOPMENT CORP.
5850 GRANITE PARKWAY, SUITE 100
PLANO, TEXAS 75024 214.618.3811

Scale: 1" = 100'	Checked By: F.R. Owens
Date: September 15, 2021	P.C.: Cryer/Spradling
Technician: Spradling/Bedford	File: MCK.MEDICAL.2021.PLATTING
Drawn By: Spradling/Bedford	Job No. 344-033 B
	GF No. ?

301 N. Alamo Rd. * Rockwall, Texas 75087
(972) 722-0225. www.ajbedfordgroup.com

Sheet: 1
of: 2

AJ Bedford Group, Inc.
Registered Professional Land Surveyors

TBPLS REG#10118200