

OWNERS DEDICATION

STATE OF TEXAS)
COUNTY OF COLLIN)

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT WE, THE CITY OF MCKINNEY, a municipal corporation in the State of Texas, does hereby adopt this Final Plat, designating the hereon described property as COUNTY ROAD 943, an addition to the City of McKinney, Collin County, Texas, and does hereby dedicate to the public and the City of McKinney the Road Right-of-Way shown hereon for mutual use and accommodation of the City of McKinney and all public utilities desiring to use or using same. The City of McKinney does hereby dedicate to the public and Collin County in fee simple forever the Streets shown hereon and dedicates to and for the mutual use and accommodation of Collin County. All and any public utility and the City of McKinney and Collin County shall have the right to remove and keep removed all or parts of any buildings, 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. 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 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 McKinney, Texas, this ____ day of _____, 2023, A.D.

CITY OF MCKINNEY
a municipal corporation in the State of Texas

By: _____

NAME:
TITLE:

STATE OF TEXAS)
COUNTY OF DALLAS)

This Instrument was acknowledged before me on _____ 2023, by _____ as _____ of the City of McKinney, a municipal corporation in the State of Texas on behalf of said City.

NOTARY PUBLIC, STATE OF TEXAS

SURVEYOR'S CERTIFICATE

THAT I, Paul M. Valentine, Registered Professional Land Surveyor, do hereby certify that I prepared this record plat from an actual and accurate survey of the land and that the corner monuments shown hereon were found and/or placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of McKinney, Collin County, Texas.

"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."

Paul M. Valentine
Registered Professional Land Surveyor
State of Texas
Certificate Number 5359

STATE OF TEXAS)
COUNTY OF COLLIN)

BEFORE the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Paul M. Valentine, 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 considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2023, A.D.

NOTARY PUBLIC, STATE OF TEXAS

Approved _____

City Manager
City of McKinney, Texas

Date _____

Attest _____

City Secretary
City of McKinney, Texas

Date _____

OWNERS CERTIFICATE

WHEREAS, THE CITY OF MCKINNEY, a municipal corporation of the State of Texas, is owner of a 2.261 acre tract or parcel of land situated in the W. W. BUTLER SURVEY, ABSTRACT NUMBER 87, in the City of McKinney, Collin County, Texas, same being a portion of the called 230.00 acre tract as described in an Special Warranty Deed CITY OF MCKINNEY, a municipal corporation of the State of Texas, as filed for record in Clerk's File Number 20210729001526720 of the Land Records of Collin County, Texas, being more particularly described by metes and bounds as follows:

BEGIN at a 1/2" capped iron rebar (PETSCHKE & ASSOC., INC.) found for corner at the northeast corner of said CITY OF MCKINNEY tract, said corner also being the northwest corner of the tract of land described in Right-of-Way Warranty Deed to the CITY OF MCKINNEY, as filed for record in Clerk's File Number 2021105002270390 of the Land Records of Collin County, Texas, being the former northwest corner of the land described in Special Warranty Deed with Vendor's Lien to MM JOPLIN 60, as filed for record in Clerk's File Number 20210729001526720 of the Land Record of Collin County, Texas;

THENCE in a southerly direction along the east boundary of said CITY OF MCKINNEY tract, also being the west boundary of said MM JOPLIN 60 tract the following three (3) courses:

- 1.) S 0°42'57" W, at 25.01 pass a 1/2" capped iron rebar (PETSCHKE & ASSOC., INC.) found for corner at the southwest corner of said CITY OF MCKINNEY Right-of-Way tract, also being the northwest corner of the tract of land described in Special Warranty Deed to COLLIN COUNTY, TEXAS, as filed for record in Clerk's File Number 20211216002537740 of the Land Records of Collin County, Texas, at 591.62 feet pass a 1/2" capped iron rebar (RICHEY) found for corner at the southwest corner of said COLLIN COUNTY tract, continuing in all a distance of 1523.14 feet to a 1/2" iron rebar found for corner at an ell corner;
- 2.) N 89°17'03" W, a distance of 29.69 feet to a 1/2" iron rebar found for corner at an ell corner;
- 3.) S 8°36'08" W, a distance of 979.35 feet

to a 1/2" capped iron rebar (RICHEY ENG.) set for corner at the southeast corner of said CITY OF MCKINNEY tract, also being the northeast corner of the land described in Special Warranty Deed to JEN TEX 22, LLC, as filed for record in Clerk's File Number 20200904001497270 of the Land Records of Collin County, Texas;

THENCE S 84°36'42" W, along the south boundary of said CITY OF MCKINNEY tract and the north boundary of said JEN TEX 22 tract, a distance of 92.74 feet to a 1/2" capped iron rebar (RICHEY ENG.) set for corner;

THENCE N 8°36'08" E, a distance of 937.37 feet to a 1/2" capped iron rebar (RICHEY ENG.) set for corner at the point of curvature of a tangent curve having a radius of 1050.00 feet, a central angle of 7°53'11", and a chord of N 4°39'32" a distance of 144.41 feet;

THENCE in a northerly direction, along the arc of said curve to the left, an arc distance of 144.53 feet to a 1/2" capped iron rebar set for corner at the point of tangency of said curve;

THENCE N 0°42'57" E, a distance of 1442.99 feet to a 1/2" capped iron rebar (RICHEY ENG.) set for corner on the north boundary of said CITY OF MCKINNEY tract, also being the centerline of County Road 164, also being the south boundary of the land described in Special Warranty Deed to CITY OF MCKINNEY, as filed for record in Clerk's File Number 20201217002278280 of the Land Records of Collin County, Texas;

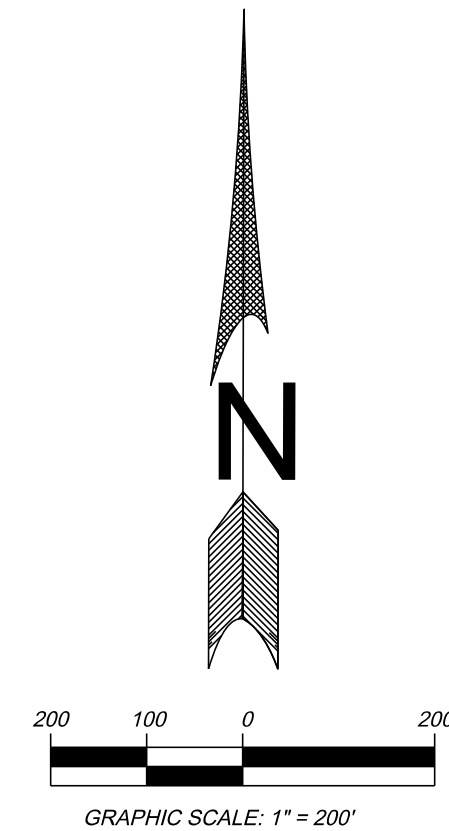
THENCE N 88°59'35" E, along the north boundary of said CITY OF MCKINNEY tract and the centerline of said County Road 164, a distance of 120.05 feet back to the POINT OF BEGINNING and containing 6.261 Acres, (272,747 Square Feet) of land MORE OR LESS.

SURVEYOR NOTES:

- 1.) Subject property lies within Zone "X", as per FEMA Flood Insurance Rate Map (FIRM), 48085C 0260KJ, effective date June 2, 2009, Revised June 7, 2017, published by the National Flood Insurance Program of the Federal Emergency Management Agency (FEMA), Community No. 480130, Collin County.
- 2.) The Assumed Bearing Reference of N 89°59'32" E is based on the North Line Phase being the north line of the 25' Right-of-Way as described in Right-of-Way Warranty Deed to the CITY OF MCKINNEY, as filed for record in Clerk's File Number 2021105002270390 of the Land Records of Collin County, Texas, also being the north line of the land described in Special Warranty Deed to MM JOPLIN 60, LLC, as filed for record in Clerk's File Number 20210517000995860 of the land records of Collin County, Texas.
- 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 the requirements of the subdivision ordinance.
- 4.) All lot corners, points of curvature and tangency and changes in direction are set 1/2" capped iron rebars (RICHEY ENG.); where impractical to set iron rebars, nails in brass disc (RICHEY ENG.) are set in concrete or other hard surface.
- 5.) State Plane Coordinates for selected corners shown hereon are in U. S. feet (North American Datum of 1983, Texas North Central Zone), and were obtained from Global Positioning System observations during March, 2013, using City of McKinney Monuments CM 28 and CM 29 for control, as furnished to Petsche & Associates, Inc., by the City of McKinney Engineering Department on November 30, 2001.

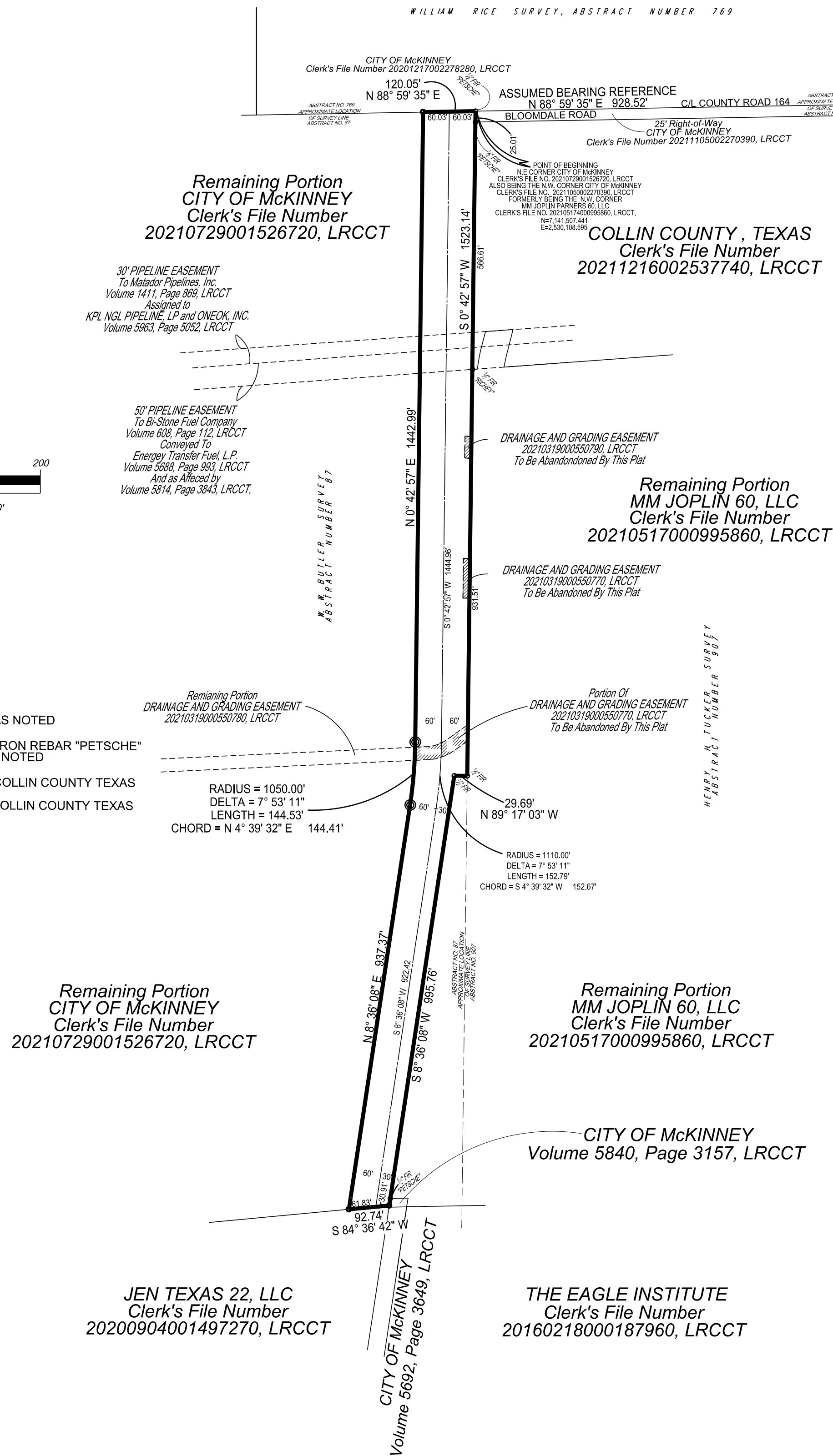
OWNER/DEVELOPER: PREPARED BY:

City of McKinney RICHEY DEVELOPMENT ENGINEERING
222 North Tennessee 6800 Weiskopf Avenue, Suite 150
McKinney, Texas 75069 McKinney, Texas 75070
903-819-3055



Legend

- PARCEL BOUNDARY
- ⊙ FOUND MONUMENT AS NOTED
- FOUND 1/2" CAPPED IRON REBAR "PETSCHKE" OR 1/2" IRON ROD AS NOTED
- LR CCT LAND RECORDS OF COLLIN COUNTY TEXAS
- PR CCT PLAT RECORDS OF COLLIN COUNTY TEXAS
- C/L CENTERLINE



Remaining Portion
CITY OF MCKINNEY
Clerk's File Number
20210729001526720, LRCCT

COLLIN COUNTY, TEXAS
Clerk's File Number
20211216002537740, LRCCT

Remaining Portion
MM JOPLIN 60, LLC
Clerk's File Number
20210517000995860, LRCCT

Remaining Portion
CITY OF MCKINNEY
Clerk's File Number
20210729001526720, LRCCT

Remaining Portion
MM JOPLIN 60, LLC
Clerk's File Number
20210517000995860, LRCCT

CITY OF MCKINNEY
Volume 5840, Page 3157, LRCCT

JEN TEXAS 22, LLC
Clerk's File Number
20200904001497270, LRCCT

THE EAGLE INSTITUTE
Clerk's File Number
20160218000187960, LRCCT

FINAL PLAT
COUNTY ROAD 943
1 ROAD RIGHT-OF-WAY
BEING 6.261 ACRES SITUATED IN THE
W. W. BUTLER SURVEY, ABSTRACT NUMBER 87
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

<p style="font-size: small; margin: 0;">RICHEY DEVELOPMENT ENGINEERING, LLC A CIVIL ENGINEERING & SURVEYING COMPANY</p> <p style="font-size: small; margin: 0;">8800 Weiskopf Avenue Suite 150 McKinney, TX 75070 TEXAS REGISTERED ENGINEERING FIRM F-2237 TEXAS REGISTERED SURVEYING FIRM #10194715</p>	<p style="font-size: small; margin: 0;">PROJECT NUMBER 21-008-1</p> <p style="font-size: small; margin: 0;">DATE JANUARY 2023</p> <p style="font-size: small; margin: 0;">SHEET NO 1 OF 1</p>
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