

PROSPER INDEPENDENT SCHOOL DISTRICT
CC #20160822001097420

SANITARY SEWER AND DRAINAGE EASEMENT
CC #20150127000088650

NATURAL GAS DISTRIBUTION SYSTEM EASEMENT AND RIGHT-OF-WAY (EXHIBIT "A" 10-FOOT GAS LINE EASEMENT)
CC #20091019001281620

REMAINDER OF VOWAN FAMILY, L.P.
VOLUME 4822, PAGE 1576

11.0' (AT THIS POINT) RIGHT-OF-WAY DEDICATION
0.172 ACRES (7,501 SQ. FT.)

SANITARY SEWER EASEMENT
CC #20150127000088650

POINT OF BEGINNING
N 45°17'00" W 56.93'

CITY OF FRISCO
CC #20150227000213060

ROCKHILL PARKWAY
(VARIABLE WIDTH RIGHT-OF-WAY)

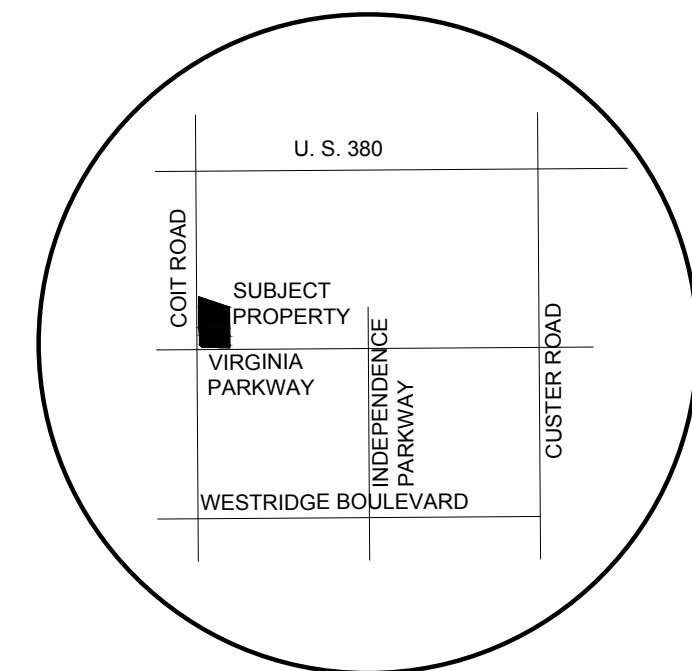
VIRGINIA PARKWAY
(VARIABLE WIDTH RIGHT-OF-WAY)

D. R. HORTON-TEXAS, LTD. (PLANNING AREA 11A)
VOLUME 6051, PAGE 44

ABBREVIATION LEGEND
CIRF IRON ROD FOUND WITH A PLASTIC CAP (SIZE & COLOR NOTED)
YCIRF 1/2" IRON ROD FOUND WITH A YELLOW PLASTIC CAP STAMPED "PETSCH & ASSOC., INC."
CIRS IRON ROD w/ RED PLASTIC CAP STAMPED "W.A.I." SET
CM CONTROLLING MONUMENT
CC # COUNTY CLERK'S INSTRUMENT NUMBER
SQ. FT. SQUARE FEET
NO. NUMBER
F.A.W.S.&D.E. FIRELANE, ACCESS, WATER, SEWER, & DRAINAGE EASEMENT

FLOOD NOTE
According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48085C 0255 J, dated June 2, 2009, this property is within Flood Zone X.
Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

This flood statement does not imply that the property and/or the structure 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.



VICINITY MAP
NOT TO SCALE

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	132°04'48"	30.02'	69.21'	54.87'	N66°46'59"W
C2	42°48'19"	54.23'	40.51'	39.58'	N68°34'46"E
C3	89°55'25"	30.00'	47.08'	42.40'	N45°41'07"W
C4	58°22'06"	30.00'	30.56'	29.26'	N29°22'18"W
C5	65°11'53"	20.00'	22.76'	21.55'	S88°50'43"W
C6	8°46'53"	30.00'	4.60'	4.59'	S51°51'20"W
C7	18°15'09"	30.00'	9.56'	9.52'	S81°24'33"E
C8	90°06'27"	30.00'	47.18'	42.47'	N44°31'06"E
C9	71°16'24"	30.00'	37.32'	34.96'	N36°10'19"W
C10	63°55'46"	20.00'	22.31'	21.17'	S76°13'35"W
C11	4°57'21"	30.00'	2.59'	2.59'	S41°47'01"W
C12	22°22'44"	30.00'	11.72'	11.64'	S79°20'45"E
C13	90°00'00"	30.00'	47.12'	42.43'	N44°27'53"E
C14	90°00'00"	30.00'	47.12'	42.43'	N44°27'53"E
C15	90°00'00"	30.00'	47.12'	42.43'	N45°32'07"W
C16	90°00'00"	54.00'	84.82'	76.37'	N45°32'07"W
C17	90°00'03"	30.00'	47.12'	42.43'	S45°32'09"E
C18	13°07'20"	187.00'	42.83'	42.73'	N83°58'30"W
C19	103°08'08"	30.00'	54.01'	47.01'	N51°02'12"E
C20	90°00'00"	30.00'	47.12'	42.43'	S45°32'07"E
C21	89°59'27"	20.00'	31.41'	28.28'	N45°32'24"W
C22	90°00'00"	20.00'	31.42'	28.28'	N44°27'53"E
C23	90°01'05"	30.00'	47.13'	42.43'	S44°21'37"W
C24	89°53'08"	30.00'	47.06'	42.38'	S45°35'31"E
C25	59°26'18"	30.00'	31.12'	29.74'	N59°44'44"E
C26	59°58'25"	30.00'	31.40'	29.99'	S60°00'47"W

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C27	62°27'37"	6.00'	6.54'	6.22'	S60°54'55"W
C28	61°00'29"	52.86'	56.29'	53.67'	N59°51'36"E
C29	60°35'26"	30.00'	31.73'	30.27'	S59°10'10"W
C30	59°00'33"	20.00'	20.60'	19.70'	S00°37'50"E
C31	17°04'54"	30.13'	8.98'	8.95'	S38°40'33"E
C32	16°02'01"	34.73'	9.72'	9.69'	N08°27'49"E
C33	88°36'21"	30.00'	46.39'	41.91'	N43°46'03"E
C34	40°59'25"	54.00'	38.63'	37.81'	S67°34'31"W
C35	49°10'46"	32.16'	27.61'	26.77'	N72°34'26"E
C36	88°43'48"	30.12'	46.65'	42.13'	S45°19'20"E
C37	90°04'35"	30.00'	47.16'	42.45'	S44°18'53"W
C38	11°22'23"	140.00'	27.79'	27.74'	N83°39'59"E
C39	87°49'06"	30.00'	45.98'	41.61'	N58°06'40"W
C40	90°06'42"	30.00'	47.18'	42.47'	S45°35'28"E
C41	97°57'10"	30.62'	52.35'	46.20'	N36°22'42"E
C42	9°22'36"	108.26'	17.72'	17.70'	S08°27'54"E
C43	89°53'21"	30.00'	47.07'	42.39'	N45°35'30"W
C44	89°59'57"	30.00'	47.12'	42.43'	S44°27'51"W
C45	90°06'42"	30.00'	47.18'	42.47'	S44°24'32"W
C46	90°00'00"	30.00'	47.12'	42.43'	N45°32'07"W
C47	90°00'00"	30.00'	47.12'	42.43'	N44°27'53"E
C48	2°25'08"	202.03'	8.53'	8.53'	S87°37'53"W
C49	10°07'49"	109.57'	19.37'	19.35'	S81°35'07"W
C50	102°49'58"	30.00'	53.84'	46.90'	S52°03'48"E
C51	13°34'14"	86.50'	20.49'	20.44'	N07°28'34"W

LINE TABLE

LINE #	BEARING	DISTANCE
L1	S89°21'11"W	21.04'
L2	N00°24'08"W	40.75'
L3	N89°27'53"E	1.08'
L4	N89°27'53"E	1.40'
L5	N00°32'39"W	37.59'
L6	N89°27'50"E	32.96'
L7	N89°27'50"E	75.00'
L8	N89°27'53"E	24.00'

LINE TABLE

LINE #	BEARING	DISTANCE
L9	N00°44'35"W	9.06'
L10	S89°55'16"E	42.06'
L11	N00°32'07"W	11.87'
L12	N05°45'59"E	24.42'
L13	N89°27'53"E	48.23'
L14	N89°31'00"E	25.13'
L15	N04°27'40"W	25.97'

CONVEYANCE PLAT: NOT FOR DEVELOPMENT

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.

CONVEYANCE PLAT
PARCEL 1502 ADDITION

LOTS 1R, 2R, 3, & 4, BLOCK A
BEING A REPLAT OF LOT 1, BLOCK A, PARCEL 1502 ADDITION, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, RECORDED IN COUNTY CLERK'S INSTRUMENT NO. 20170724000967170 (CABINET 2017, SLIDE 537), OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS 10.576 ACRES OUT OF THE WILLIAM MCCARTY SURVEY, ABSTRACT NO. 575 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

OWNER/DEVELOPER:
Coit-Virginia Partners LLC
511 John Carpenter Freeway,
Suite 550
Irving, Texas 75062-8156
(214) 696-0606

SURVEYOR:
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive
Suite 325
Dallas, Texas 75230
(972) 490-7090

Winkelmann & Associates, Inc.
SURVEYORS
6750 HILLCREST PLAZA, SUITE 325
DALLAS, TEXAS 75230
TELEPHONE: (972) 490-7090
FAX: (972) 490-7099
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NO.	DATE	REVISION	APPROV.

WILLIAM MCCARTY SURVEY, ABSTRACT NO. 575
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS
COIT-VIRGINIA PARTNERS LLC
511 JOHN CARPENTER FREEWAY, SUITE 550
IRVING, TEXAS 75062-8156

CONVEYANCE PLAT
PARCEL 1502 ADDITION
LOTS 1R, 2R, 3, & 4, BLOCK A

Date: 07.30.18
Scale: 1" = 60'
File: 64503-CPLT
Project No.: 64503

SHEET
1
2

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, Coit-Virginia Partners LLC, is the sole owner of a 10.576 acre tract of land situated in the WILLIAM MCCARTY SURVEY, ABSTRACT NO. 575, in the City of McKinney, Collin County, Texas, and being all of Lot 1, Block A, Parcel 1502 Addition, an addition to the City of McKinney, Collin County, Texas, according to the Conveyance Plat thereof recorded in County Clerk's Instrument No. 20170712010003320 (Cabinet 2017, Slide 537), Official Public Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with a yellow plastic cap stamped "Petsche & Assoc., Inc." found for corner at the North end of a corner clip at the intersection of the North right-of-way of Virginia Parkway, a variable width right-of-way as dedicated by Virginia Parkway, Phase 5B, an addition to the City of McKinney, Collin County, Texas, according to the Record Plat thereof recorded in County Clerk's Instrument No. 20160311010001060 (Cabinet 2016, Page 178), Official Public Records, Collin County, Texas, with the East right-of-way of Coit Road, a variable width right-of-way as dedicated by Coit Road, Phase 2, an addition to the City of McKinney, Collin County, Texas, according to the Record Plat thereof recorded in County Clerk's Instrument No. 20160311010001070 (Cabinet 2016, Page 180), Official Public Records, Collin County, Texas, said point also being the Northerly Southwest corner of said Lot 1 and the Southeast corner of said Coit Road, Phase 2;

THENCE along the East right-of-way of said Coit Road and the West line of said Lot 1, the following courses and distances:

North 00 deg 38 min 49 sec West, a distance of 160.89 feet to a 1/2-inch iron rod with a yellow plastic cap found for corner;

North 04 deg 27 min 40 sec West, a distance of 150.33 feet to a 1/2-inch iron rod with a yellow plastic cap found for corner;

North 00 deg 38 min 49 sec West, a distance of 564.64 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for corner on the East right-of-way of said Coit Road, said point being the Northwest corner of said Lot 1 and the Northerly Southwest corner of Lot 2, Block A, of said Parcel 1502 Addition;

THENCE South 71 deg 35 min 50 sec East, departing the East right-of-way of said Coit Road, along the North line of said Lot 1, a distance of 594.67 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for the Northeast corner of said Lot 1;

THENCE South 00 deg 32 min 10 sec East, along the East line of said Lot 1 and the Southerly West line of said Lot 2, a distance of 738.43 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for corner on the North right-of-way of said Coit Road, said point being the Southeast corner of said Lot 1 and the Southerly Southwest corner of said Lot 2;

THENCE along the South lines of said Lot 1 and the North right-of-way of said Coit Road, the following courses and distances:

North 89 deg 55 min 10 sec West, a distance of 199.97 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "Petsche & Assoc., Inc." found for corner;

North 86 deg 06 min 20 sec West, a distance of 150.33 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "Petsche & Assoc., Inc." found for corner;

North 89 deg 55 min 10 sec West, a distance of 160.88 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "Petsche & Assoc., Inc." found for corner at the South end of said corner clip;

THENCE North 45 deg 17 min 00 sec West, along said corner clip, a distance of 56.93 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 460,686 square feet or 10.576 acres of land, more or less. Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 16th day of December, 2015, utilizing a G.P.S. measurement (NAD 83, grid) from the GeoShack VRS network.

OWNERS DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS

THAT Coit-Virginia Partners LLC, acting herein by and through its duly authorized officers, does hereby adopt this Conveyance Plat designating the hereinabove described property as PARCEL 1502 ADDITION, an addition to the City of McKinney, Texas, being a replat of Lot 1, Block A, Parcel 1502 Addition recorded in County Clerk's Instrument No. 20170712010003320 (Cabinet 2017, Slide 537), Official Public Records of Collin County, Texas, and does hereby dedicate in fee simple to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed in any Easements. Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of McKinney's use thereof. The City of McKinney and public utility entities shall have the right to remove and keep removed improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements. The City of McKinney and public utility entities shall at all times have full right for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone. This Conveyance Plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of McKinney, Texas.

WITNESS, my hand, this the ____ day of _____, 2018.

OWNER:

BY: Coit-Virginia Partners LLC

By: Pete Flowers

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, a Notary Public in and for The State of Texas, on this day personally appeared Pete Flowers, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2018.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Leonard J. Lueker, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual on the ground 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.

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.

Leonard J. Lueker
Registered Professional Land Surveyor
Texas Registration No. 5714
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 325
Dallas, Texas 75230
Phone: (972) 490-7090

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, a Notary Public in and for The State of Texas, on this day personally appeared Leonard J. Lueker, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2018.

Notary Public, State of Texas

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"Approved and Accepted"

Planning & Zoning Commission Chairman
City of McKinney, Texas

Date

Table with columns: No., DATE, REVISION, APPROV. Includes Winkelmann & Associates, Inc. logo and contact information.

WILLIAM MCCARTY SURVEY, ABSTRACT NO. 575
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS
COIT-VIRGINIA PARTNERS LLC
511 JOHN CARPENTER FREEWAY, SUITE 550
IRVING, TEXAS 75062-8156

CONVEYANCE PLAT
PARCEL 1502 ADDITION
LOTS 1R, 2R, 3, & 4, BLOCK A

CONVEYANCE PLAT
PARCEL 1502 ADDITION
LOTS 1R, 2R, 3, & 4, BLOCK A
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OWNER/DEVELOPER: Coit-Virginia Partners LLC
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(214) 696-0606
SURVEYOR: Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 325
Dallas, Texas 75230
(972) 490-7090

Table with columns: Date, Scale, File, Project No. Includes values: 07.30.18, N/A, 64503-CPLT, 64503.

SHEET
2 of 2