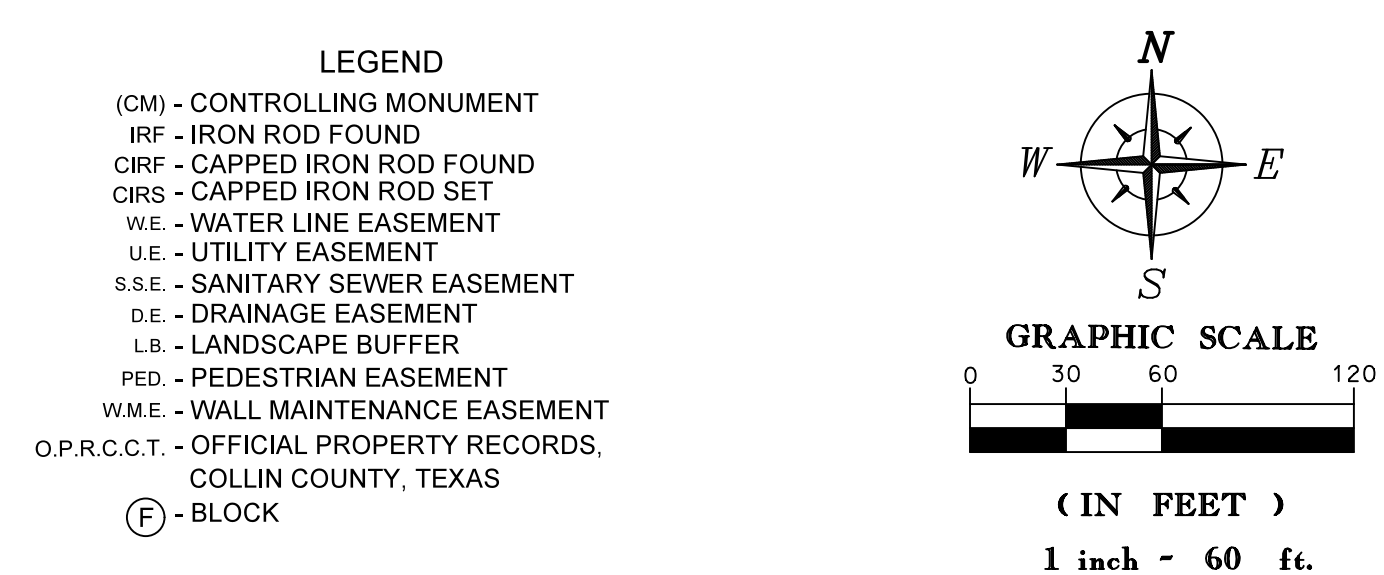
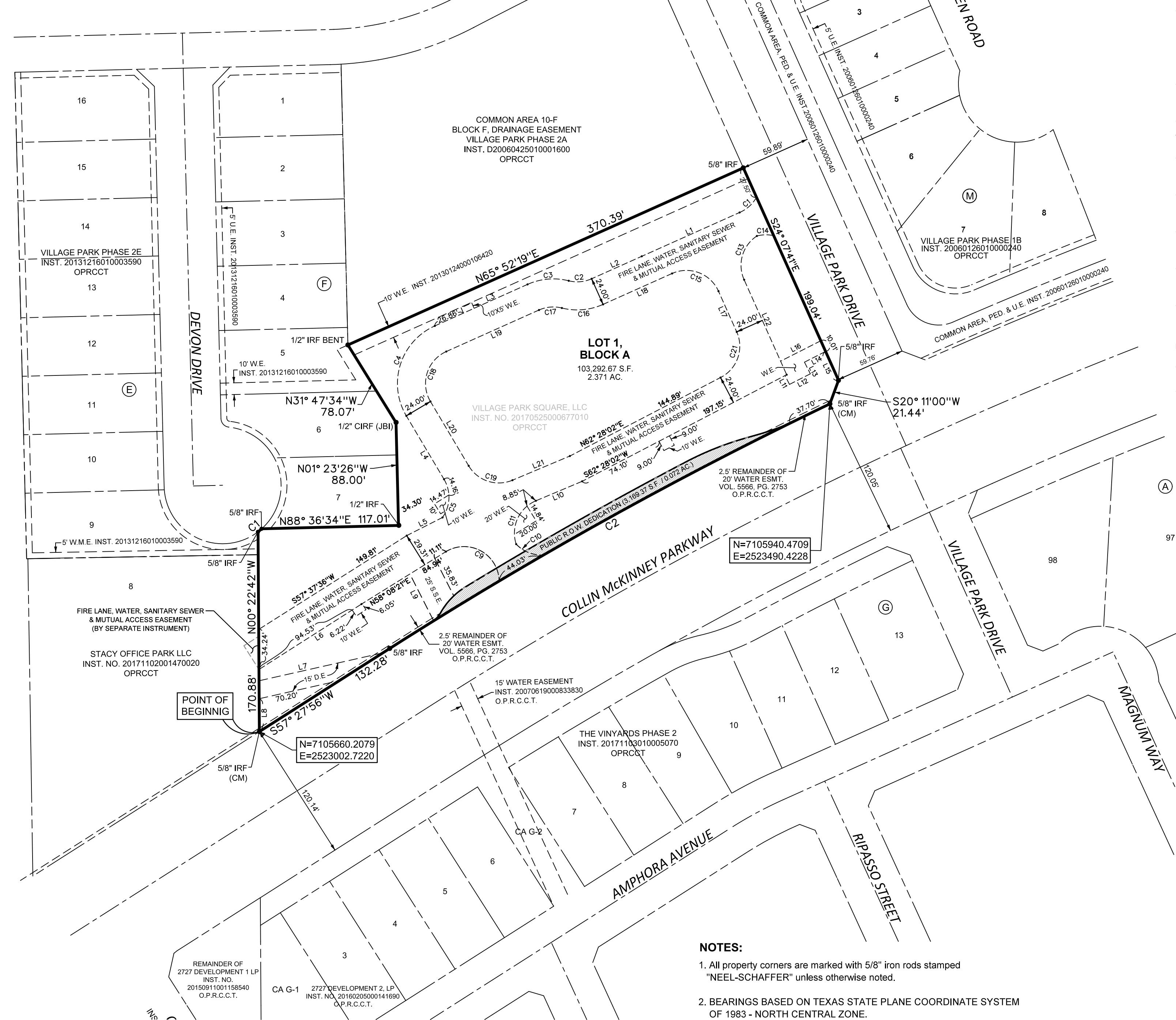
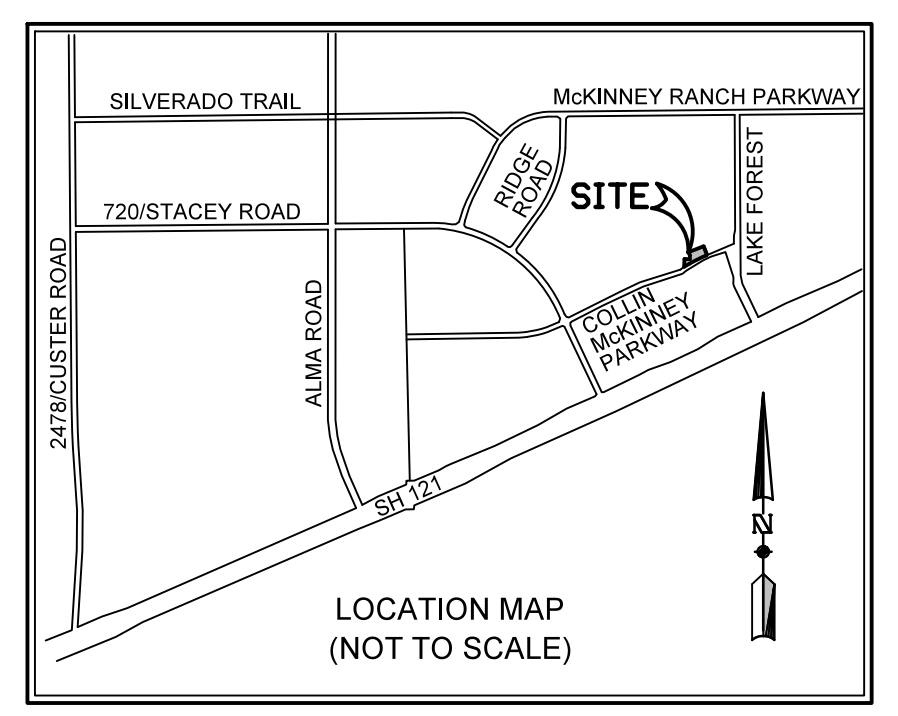
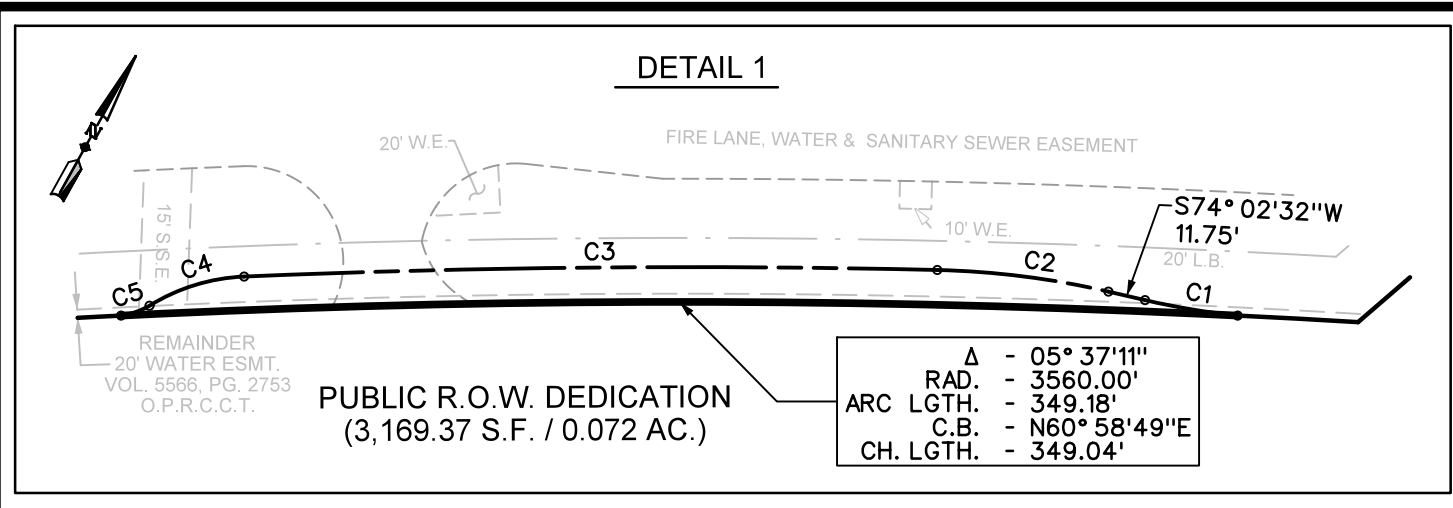


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NOTES:

- All property corners are marked with 5/8" iron rods stamped "NEEL-SCHAFFER" unless otherwise noted.
- BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 - NORTH CENTRAL ZONE.
- The Surveyor, as required by State Law, is responsible for the surveying information only and bears no responsibility for the accuracy of the engineering data on this plat.
- 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.
- All easements shown hereon are BY THIS PLAT unless otherwise noted by recording number.

Flood Statement

THIS PROPERTY LOCATED IN ZONE "X" (areas determined to be located outside the 500-year floodplain) According to Flood Insurance Rate Map No. 48085C0270, Dated June 2, 2009. This Flood Statement shall not create liability on the surveyor.

OWNER/ DEVELOPER
 VILLAGE PARK SQUARE, LLC
 4433 PUNJAB WAY, Ste. 301
 FRISCO, TEXAS 75033
 PHONE: 469-252-1252
 CONTACT: SRI CHALUVADI

NEEL-SCHAFFER
Solutions you can build upon
 NEEL-SCHAFFER, INC
 2501 Avenue J, Suite 120, Arlington, Texas 76006
 CONTACT: Philip B. Wolters, RPLS No. 5894
 PHONE: 817-548-0696
 EMAIL: phil.wolters@neel-schaffer.com
 TBPLS FIRM REGISTRATION NO. 10021800

OWNERS CERTIFICATE
 STATE OF TEXAS
 COUNTY OF COLLIN

Whereas the Village Park Square, LLC is the sole owner of 2.371 acres situated in the Oliver Hedgecoxe, Abstract No. 392, Collin County, Texas, conveyed by deed recorded under Instrument No. D20170525000677010, Official Public Records, Collin County, Texas (OPRCCT), and being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2" capped iron rod in the north line of Collin McKinney Parkway, for the southwest corner of said Village Park Square, LLC tract, same being the southeast corner of a called 0.951 acre tract of land, conveyed by deed to Stacy Office Park LLC, recorded under Instrument No. 20171102001470020 (OPRCCT);

THENCE North 00°22'42" West, along the common line of said Village Park Square, LLC tract and Stacy Office Park LLC tract, passing at a distance of 151.31 feet a found 5/8" iron rod for the southeast corner of Lot 9, Block E, Village Park Phase 2E, recorded under Instrument No. 201312160003590, (OPRCCT), and continuing for a total distance of 170.88 feet to a found 5/8" iron rod on the south line of Devon Drive for corner, and being the beginning of a curve to the left, having a radius of 50.00 feet, a central angle of 04 degrees 38 minutes 03 seconds, and a chords which bears North 50 degrees 23 minutes 27 seconds East with a distance of 4.04 feet;

THENCE along said south line, an arc distance of 4.04 feet to a found 5/8" iron rod for corner, for the southwest corner of Lot 7, Block F, of said Village Park Phase 2E;

THENCE North 88°36'34" East, along the south line of said Lot 7, a distance of 117.01 feet to a found 1/2" iron rod for corner, for the southeast corner of same;

THENCE North 01°23'26" West, along the east line of said Block F, a distance of 88.00 feet to a found 1/2" iron rod capped "JBI" for an angle point corner;

THENCE North 31°47'34" West, continuing along said east line, a distance of 78.07 feet to a found 1/2" iron rod for corner, for the southwest corner of Common Area 10-F, Block F, of Village Park Phase 2A, recorded under Instrument No. 200604250100001600 (OPRCCT);

THENCE North 65°52'19" East, along the south line of said Common Area 10-F, a distance of 370.39 feet to a found 5/8" iron rod for corner in the southwest line of Village Park Drive, same being the southeast corner of said Common Area 10-F;

THENCE South 24°07'41" East, along said southwest line, a distance of 199.04 feet to found 5/8" iron rod for corner, being the north end of corner clip;

THENCE South 20°11'00" West, continuing along said southwest line, a distance of 21.44 feet to a found 5/8" iron rod for corner in the north line of said Collin McKinney Parkway, for the south end of said corner clip, and being the beginning of a curve to the left having a radius of 3560.00 feet, a central angle of 06 degrees 55 minutes 52 seconds, and a chord which bears South 60 degrees 55 minutes 53 seconds West with a distance of 430.39 feet;

THENCE along said north line, an arc distance of 430.65 feet to a found 5/8" iron rod for end of said curve to the left;

THENCE South 57°27'56" West, continuing along said north line, a distance of 132.28 feet to the Point of Beginning, and containing 103,292.67 square feet, or 2.371 acres of land.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That We, Village Park Square, LLC, do hereby adopt this plat designating the herein before described property as Lot 1, Block A, Village Park Square, an addition to the City of McKinney, Collin County, Texas, and do hereby dedicate to the public use forever, all streets, alleys and public areas shown hereon, the easements, as shown, for mutual 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 part of any buildings, fences, shrubs, trees, or other improvements or growths, in which 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 and patrolling, maintaining and adding to or removing all parts of it's 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.

Sri Chaluvadi (Owner: Village Park Square, LLC) (date)

STATE OF TEXAS
 COUNTY OF COLLIN

Before me, the undersigned authority, a notary to the public of the State of Texas, 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 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

I, Philip B. Wolters, of Neel-Schaffer Inc., a Registered Professional Land Surveyor of the State of Texas, do hereby certify that the plat shown hereon accurately represents the property determined by an actual on the ground survey, and that the corner monuments shown thereon were found or properly placed under my personal supervision in accordance with the platting rules and regulations of the State of Texas and the City of McKinney.

PRELIMINARY- FOR REVIEW ONLY

Philip B. Wolters, RPLS No. 5894 DATE

STATE OF TEXAS
 COUNTY OF COLLIN

Before me, the undersigned authority, a notary to the public of the State of Texas, on this day personally appeared, Philip B. Wolters, 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 THE _____ DAY OF _____, 2018

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

BOUNDARY CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	50.00'	04° 38' 03"	4.04'	N50° 23' 27" E	4.04'
C2	3560.00'	06° 55' 52"	430.65'	S60° 55' 53" W	430.39'

EASEMENT CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	30.00'	37° 53' 47"	19.84'	S47° 56' 45" W	4.04'
C2	30.00'	38° 12' 47"	20.01'	S84° 58' 39" W	19.64'
C3	54.00'	38° 12' 47"	36.02'	S84° 58' 39" W	35.35'
C4	54.00'	96° 35' 03"	91.03'	S16° 14' 16" W	82.98'
C5	30.00'	66° 00' 58"	34.57'	S02° 17' 42" W	32.69'
C9	30.00'	120° 11' 48"	62.94'	S61° 05' 15" E	52.01'
C10	30.00'	49° 37' 21"	25.98'	N68° 23' 19" W	25.18'
C11	30.00'	85° 26' 58"	44.74'	N24° 26' 20" E	40.71'
C13	30.00'	80° 53' 23"	42.35'	N16° 18' 57" E	38.92'
C14	30.00'	27° 45' 42"	14.53'	N88° 51' 43" E	14.39'
C15	30.00'	90° 00' 00"	47.12'	N69° 07' 45" W	42.43'
C16	54.00'	38° 12' 48"	36.02'	S84° 58' 39" W	35.35'
C17	30.00'	38° 12' 48"	20.00'	S84° 58' 39" W	19.64'
C18	30.00'	96° 35' 02"	50.57'	S17° 34' 44" W	44.79'
C19	30.00'	82° 07' 26"	43.00'	S71° 46' 30" E	39.41'
C21	30.00'	87° 20' 44"	45.74'	N19° 32' 30" E	41.43'

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S65° 52' 05" W	91.67'	L12	S63° 06' 43" W	20.00'
L2	S65° 52' 15" W	46.96'	L13	S26° 53' 17" E	11.16'
L3	S65° 52' 15" W	86.84'	L14	S63° 06' 43" W	20.26'
L4	S30° 42' 47" E	63.12'	L15	S24° 07' 41" E	27.05'
L5	S63° 06' 43" W	34.30'	L16	N63° 06' 43" E	38.54'
L6	N57° 27' 52" E	103.95'	L17	N24° 07' 45" W	37.12'
L7	N77° 17' 36" E	108.52'	L18	S65° 52' 15" W	64.66'
L8	N00° 22' 42" W	28.14'	L19	S65° 52' 15" W	86.84'
L9	S26° 53' 17" E	44.91'	L20	S30° 42' 47" E	63.95'
L10	S67° 09' 47" W	42.94'	L21	N67° 09' 47" E	53.57'
L11	N26° 53' 17" W	8.45'	L22	S24° 07' 45" E	89.04'

PUBLIC R.O.W. DEDICATION CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	236.00'	07° 07' 55"	29.38'	S70° 28' 35" W	29.36'
C2	264.00'	11° 43' 26"	54.02'	S68° 10' 49" W	53.93'
C3	3300.59'	03° 45' 44"	216.72'	S60° 26' 15" W	216.69'
C4	61.00'	29° 23' 53"	31.30'	S43° 51' 26" W	30.96'
C5	24.66'	21° 58' 28"	9.46'	S41° 47' 43" W	9.40'

PRELIMINARY-FINAL PLAT

OF
 LOT 1, BLOCK A
 VILLAGE PARK SQUARE

AN ADDITION TO THE CITY OF MCKINNEY,
 COLLIN COUNTY, TEXAS
 BEING ALL OF 2.371 ACRES
 SITUATED IN THE OLIVER HEDGECOXE SURVEY, ABSTRACT 392
 AS RECORDED IN INSTRUMENT No. 20170525000677010
 OFFICIAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS (O.P.R.C.C.T.)
 AUGUST 2018