

PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY

CERTIFICATE OF APPROVAL

"Approved and Accepted"

Planning and Zoning Chairman _____ Date _____
City of McKinney, Texas

LEGEND

I.R.F. = Iron Rod Found
P.O.B. = Point of Beginning
P.O.C. = Point of Commencing
(C.M.) = Controlling Monument
C.I.R.F. = Capped Iron Rod Found
C.I.R.S. = 1/2" Iron Rod with yellow plastic cap stamped "RPLS 5686" set
M.R.C.C.T. = Map Records, Collin County, Texas
D.R.C.C.T. = Deed Records, Collin County, Texas
O.P.R.C.C.T. = Official Public Records, Collin County, Texas

OWNER'S DEDICATION:

**STATE OF TEXAS §
COUNTY OF COLLIN §**

Being a 2.991 acre tract of land, situated in the John McGarrah Survey, Abstract No. 572, in the City of McKinney, Collin County, Texas, and being all of that called 1.049 acre tract of land, described by deed to the City of McKinney, Collin County, Texas, as recorded under Document No. 2016012500087300, of the Official Public Records, Collin County, Texas (O.P.R.C.C.T.), and also all of that called 1.451 acre tract of land, described by deed to the City of McKinney, as recorded under Document No. 2016012500087320, O.P.R.C.C.T., and also being all of that called 0.491 acre tract of land described by deed to the City of McKinney, as recorded under Document No. 2016012500087330, O.P.R.C.C.T., same also being a part of that called 27.931 acre tract described by deed to South 720, L.P., as recorded in Volume 4653, Page 2146, of the Deed Records, Collin County, Texas (D.R.C.C.T.), and also being a part of that tract of land described by deed to Brinkmann Ranches of Collin County, L.P., as recorded in Volume 6067, Page 1320, D.R.C.C.T., said tract being more particularly described as follows:

COMMENCING at a 1/2" iron rod with a plastic cap found for the southeasterly corner of a right-of-way dedication for Lake Forest Drive, shown in Exhibit B (0.2425 Acres), as described by deed recorded under Document No. 20100427000412530, of the Official Public Records, Collin County, Texas (O.P.R.C.C.T.), same also being the northeasterly corner of Exhibit A (0.4459 Acres), of said right-of-way document, said corner being in the easterly monumented line of Lake Forest Drive, said corner also being in the common line between said 27.931 acre tract and that called 52.177 acre tract, as described by deed to South 720, L.P., as recorded in Volume 4665, Page 1247, D.R.C.C.T.;

THENCE North 00°00'02" West, over and across said 27.931 acre tract, same being along the easterly monumented line of Lake Forest Drive, a distance of 33.51' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" found (herein after referred to as a capped iron rod found) for the **POINT OF BEGINNING** of the herein described property;

THENCE North 00°00'02" West, continuing along the easterly monumented line of Lake Forest Drive, same being over and across said 27.931 acre tract, passing a 1/2" iron rod with a plastic cap found for the northeasterly corner of said 0.2425 acre tract, same being the southeasterly corner of Exhibit G (0.6279 Acres), of said right-of-way document, said corner also being in the common line between said 27.931 acre and Brinkmann Ranches of Collin County, L.P. tracts, at a distance of 266.44', and continuing along the easterly monumented line of Lake Forest Drive, same being over and across said Brinkmann Ranches of Collin County, L.P. tract, a total distance of 410.00' to a capped iron rod found for the northeasterly corner of the herein described property;

THENCE North 89°59'58" East, over and across said Brinkmann Ranches of Collin County, L.P. tract, a distance of 350.00' to a capped iron rod for the northeasterly corner of the herein described property;

THENCE South 00°00'02" East, continuing over and across said Brinkmann Ranches of Collin County, L.P. tract, passing a point for corner in the common line between said Brinkmann Ranches of Collin County, L.P. and 27.931 acre tracts over a distance of 135.92' and continuing over and across said 27.931 acre tract, a total distance of 410.00' to a capped iron rod found;

THENCE North 90°00'00" West, continuing over and across said 27.931 acre tract, a distance of 330.00' to a capped iron rod found;

THENCE South 44°59'59" West, continuing over and across said 27.931 acre tract, a distance of 28.28' to the **POINT OF BEGINNING** and containing 2.991 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, The City of McKinney, is the sole owner of the above described property and does hereby adopt this Preliminary/Final Plat designating the hereinabove described property as **McKINNEY FIRE STATION NUMBER 9 ADDITION, LOT 1, BLOCK A** and an addition to the City of McKinney, Collin County, Texas and does hereby dedicate to the public use forever, the 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 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 shall have the right to construct, reconstruct, inspect, patrol, maintain and add to or remove all or parts of it's respective systems without the necessity of, at anytime, procuring the permission of anyone. This plat is approved subject to all plotting ordinances, rules, regulations and resolutions of the City of McKinney.

WITNESS MY HAND AND SEAL OF OFFICE on this, the _____ day of _____, 2016.

CITY OF MCKINNEY
City Manager _____

**STATE OF TEXAS §
COUNTY OF COLLIN §**

BEFORE ME, the undersigned, a Notary Public in and for 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 the same is his act and deed in the capacity therein stated and for the purposes therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE on this, the _____ day of _____, 2016.

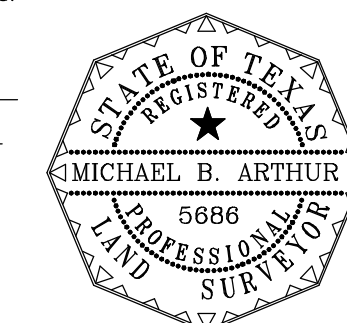
NOTARY PUBLIC in and for the State of Texas.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, MICHAEL B. ARTHUR, do hereby certify that I prepared this plat from an actual on-the-ground survey of the above described property; and that the corner monuments shown hereon were found or were properly placed under my personal supervision in accordance with the Plotting Rules and Regulations of the City of McKinney, Collin County, Texas.

Michael B. Arthur
Registered Professional Land Surveyor
Texas Registration No. 5686



**STATE OF TEXAS §
COUNTY OF COLLIN §**

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared MICHAEL B. ARTHUR, 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.

WITNESS MY HAND AND SEAL OF OFFICE on this, the _____ day of _____, 2016.

NOTARY PUBLIC in and for the State of Texas

**PRELIMINARY/FINAL PLAT
McKINNEY FIRE STATION
NUMBER 9 ADDITION
LOT 1, BLOCK A**

130,300 Sq. Ft. / 2.991 Acres

in the
John McGarrah Survey ~ Abstract No. 572
City of McKinney, Collin County, Texas

Date: March, 2016 Scale: 1" = 50'

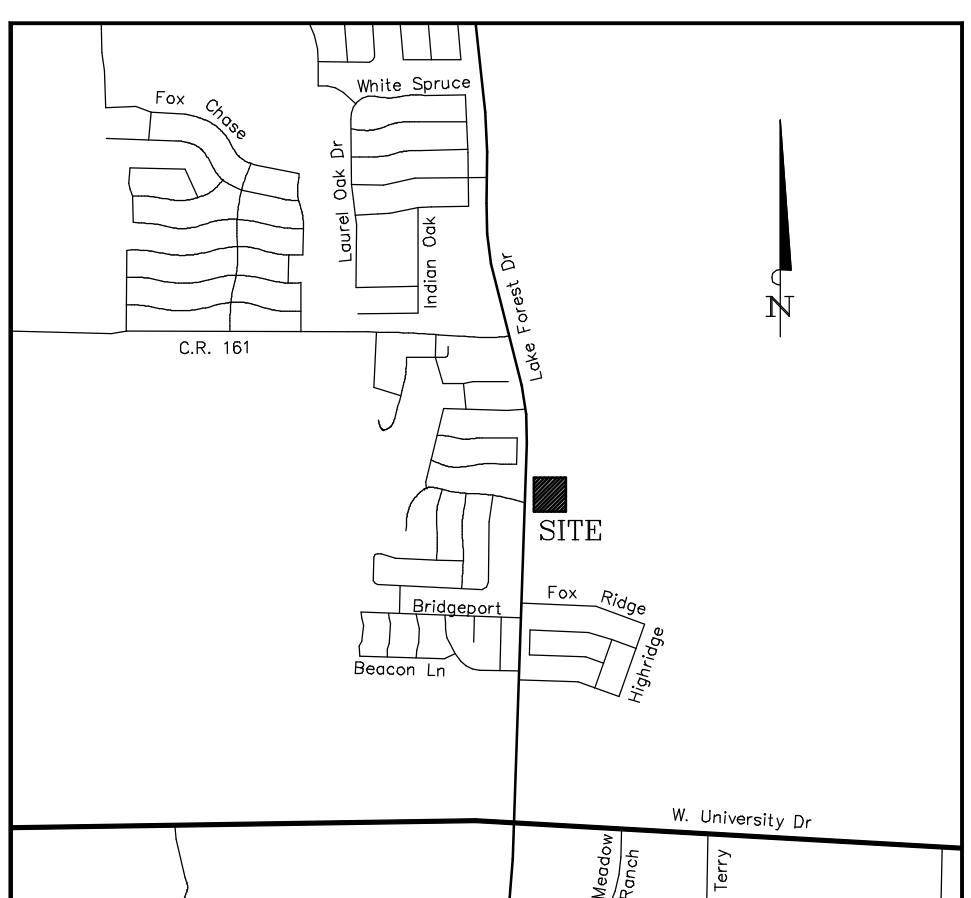
Easement Curve Data					
Curve No.	Radius	Arc Length	Delta	Chrd. Brng.	Chrd. Dist.
C1	30.00'	17.44'	33°18'31"	S73°20'32"W	17.20'
C2	30.00'	17.50'	33°25'33"	S73°17'19"E	17.25'
C3	10.00'	15.71'	90°00'12"	N45°00'06"W	14.14'
C4	5.00'	7.85'	90°00'00"	N45°00'00"W	7.07'
C5	15.00'	23.57'	90°00'57"	S44°59'31"W	21.22'
C6	15.00'	23.56'	90°00'00"	N45°00'00"W	21.21'
C7	20.00'	19.37'	55°29'38"	N27°44'49"E	18.62'
C8	50.00'	39.27'	44°59'58"	N22°29'59"E	38.27'
C9	17.00'	36.94'	124°30'33"	S62°15'06"E	30.09'
C10	30.00'	23.56'	44°59'58"	S22°29'59"W	22.96'
C11	30.00'	19.31'	36°52'12"	S18°26'06"E	18.97'
C12	30.00'	19.31'	36°52'12"	N18°26'06"E	18.97'

Owner:
City of McKinney
P.O. Box 517
McKinney, Texas 75070
Contact: Sandy Hart

Engineer:
Cross Engineering Consultants, Inc.
131 S. Tennessee Street
McKinney, Texas 75069
(972) 562-4409
Contact: Jonathan D. Hake

Surveyor:
North Texas Surveying, LLC
1515 South McDonald St., Suite 110
McKinney, Texas 75069
(469) 424-2074
www.northtexassurveying.com
Firm Registration No. 10074200
Contact: Chad Holcomb

RECEIVED
By Planning Department at 3:31 pm, Mar 28, 2016



Vicinity Map (not to scale)

