

FIRE LANE LINE TABLE

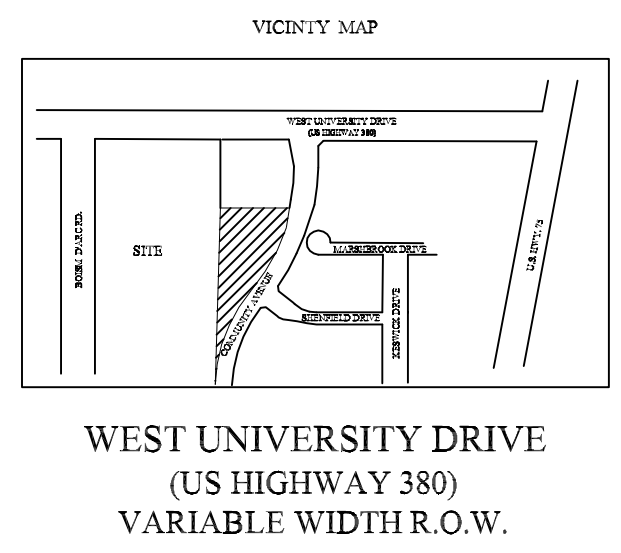
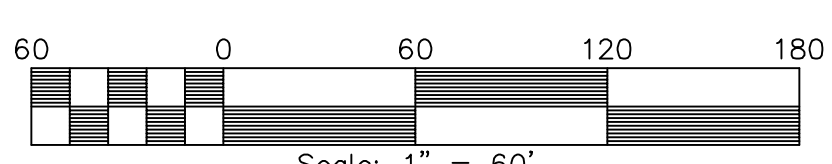
NUMBER	DIRECTION	DISTANCE
L1	S 88°45'43" E	19.01
L2	S 00°26'01" W	22.93
L3	S 19°03'07" W	28.24
L4	S 22°51'58" W	102.10
L5	S 32°17'01" W	82.55
L6	S 16°48'57" W	35.76
L7	S 36°56'08" W	89.65
L8	N 36°56'08" E	91.05
L9	N 16°37'27" E	35.18
L10	N 32°17'01" E	82.26
L11	S 90°00'00" W	64.15
L12	N 00°00'00" W	20.00
L13	N 90°00'00" E	112.51
L14	N 55°21'50" E	9.18
L15	N 90°00'00" E	105.34
L16	S 90°00'00" W	99.00

FIRE LANE CURVE TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C3	24°48'41"	N 51°08'24" W	30.00	12.99	12.89
C4	72°31'19"	N 24°36'20" W	54.00	83.07	83.65
C5	66°45'48"	N 38°08'48" E	54.00	62.92	59.42
C6	39°30'03"	N 52°23'38" E	30.00	20.69	20.29
C7	20°18'40"	N 26°46'47" E	35.00	12.41	12.34
C8	15°39'34"	N 24°27'14" E	54.00	14.76	14.71
C9	121°12'14"	N 29°23'53" W	30.00	63.46	52.27
C10	90°00'00"	N 45°00'00" W	54.00	84.82	76.37
C11	90°00'02"	N 45°00'00" E	54.00	84.82	76.37
C12	89°56'45"	S 45°21'55" W	30.00	47.10	42.41
C13	18°32'13"	S 09°47'01" W	54.00	17.47	17.39
C14	15°28'04"	S 24°32'59" W	30.00	8.10	8.07
C15	20°07'10"	S 26°52'33" W	59.00	20.72	20.61
C16	39°26'23"	S 52°37'47" W	54.00	37.19	36.46
C17	156°06'30"	S 06°31'33" E	30.00	81.74	58.70
C18	95°25'21"	S 42°17'19" E	30.00	49.96	44.39
C19	15°31'02"	N 13°10'52" E	50.00	13.54	13.50
C20	70°56'53"	S 54°31'34" W	30.00	37.15	34.82
C21	90°00'00"	N 45°00'00" W	30.00	47.12	42.43
C22	90°00'00"	N 45°00'00" E	30.00	47.12	42.43

PROPERTY LINE CURVE TABLE

NUMBER	C1	C2
DELTA ANGLE	21°15'27"	38°17'13"
RADIUS	810.00'	640.00'
ARC LENGTH	300.52'	427.67'
CHORD DIRECTION	S 29°20'09" W	S 20°47'16" W
CHORD LENGTH	298.80'	419.76'



SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

THAT I, LARRY PROBECK, a Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that I have prepared this plat from an actual and accurate 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, the appropriate standards of the current Texas.

Larry A. Probeck, R.P.L.S.
Texas Registered Professional
Land Surveyor No. 5187

Probeck Land Surveyors
T.B.P.L.S. Firm No. 10042600

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a notary public, on this day personally appeared LARRY A. PROBECK, 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 considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

WITNESS MY HAND THIS _____ DAY OF _____, 2017.

GENERAL NOTES:

BASIS OF BEARINGS: Bearings are based on the west line of Lot 2, Block A, of PK McKinney Addition, an addition to the City of McKinney, Collin County, Texas, recorded in Volume 2008 at Page 563 of the O.P.R.C.C.T. with the east line of Complex 1 Addition, an addition to the City of McKinney, Collin County, Texas, recorded in Cabinet O at Page 491, O.P.R.C.C.T., being North 02° 32' 29" East.

The purpose of this minor plat is to subdivide one lot into two lots for development.

All proposed lots situated in whole or in part within the city's corporate limits comply with the minimum size requirement of the governing zoning district and requirements of the subdivision ordinance.

LEGEND

- C.M. CONTROLLING MONUMENT
- ⊙ MONUMENT
- ⊙ IRON REBAR FOUND
- ⊙ 5/8" IRON REBAR SET "PROBECK 5187"

COMPLEX 1 SOUTH ADDITION
CAB. F, PG. 446
M.P.R.C.C.T.

CITY OF MCKINNEY

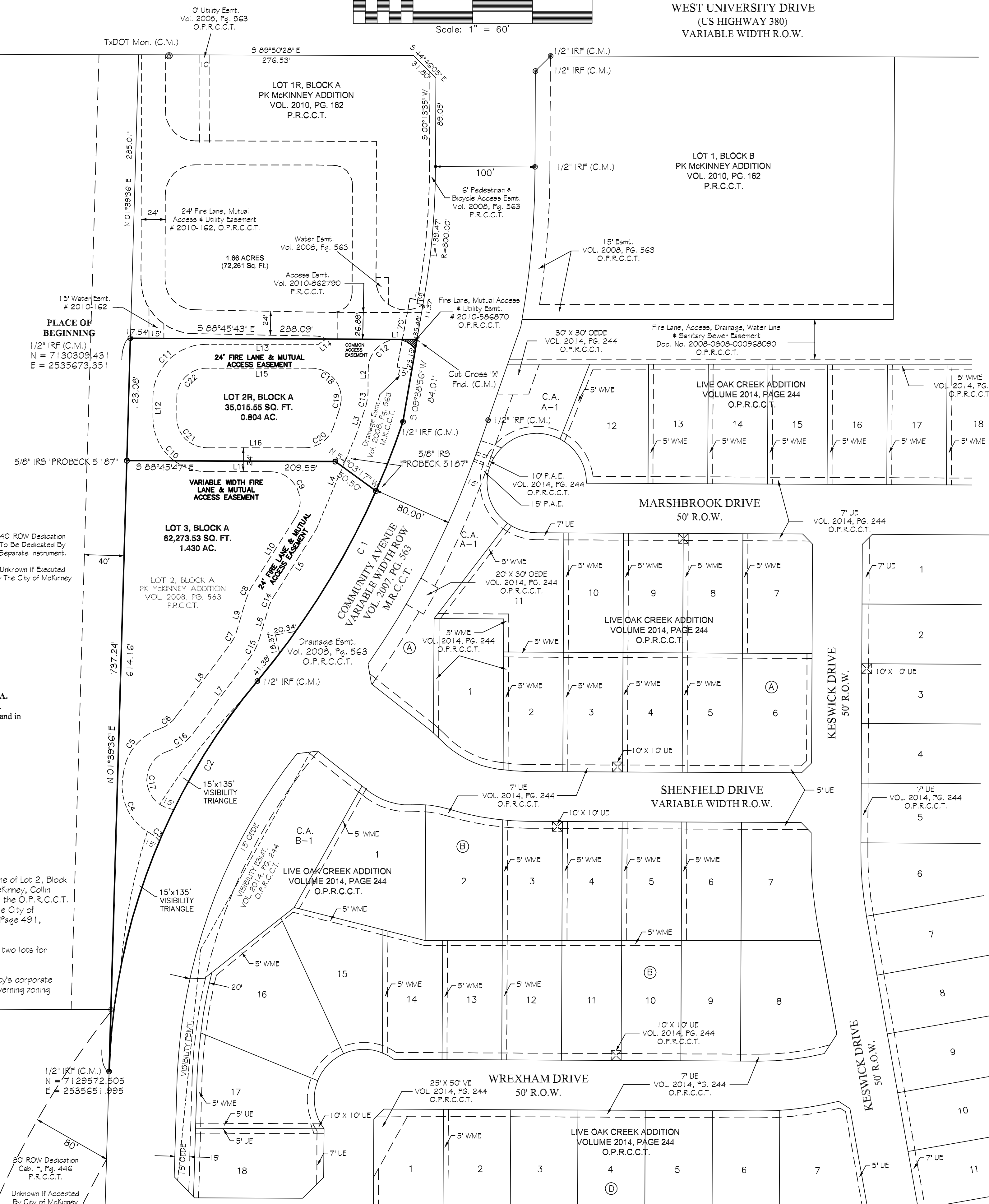
COMPLEX 1 ADDITION
CAB. O, PG. 491
M.P.R.C.C.T.

40' ROW Dedication
To Be Dedicated By
Separate Instrument.

Unknown If Executed
By The City of McKinney

1/2" IRF (C.M.)
N = 7129572.505
E = 2535651.995

Unknown If Accepted
By City of McKinney



OWNER'S CERTIFICATE

WHEREAS BM CAPITAL INVESTMENT GROUP, LLC, a Texas limited liability company, is the owner of that certain called 2.234 acre lot, tract or parcel of land lying and being situated in the City of McKinney, Collin County, Texas, in the Jacob Dunbaugh Survey, Abstract No. 257, same being also Lot 2, Block A of PK McKinney Addition, Lots 1 & 2 an addition to the City of McKinney, Collin County, Texas, as recorded in the map or plat recorded in Book 2008 at Page 563, of the Official Public Records of Collin County, Texas, (O.P.R.C.C.T.), as described in a Special Warranty Deed from Wells Fargo Bank, National Association, a national banking association, to BM Capital Investment Group, LLC, a Texas limited liability company as recorded under Collin County Clerk's Document No. 20161003001329340, O.P.R.C.C.T., being more particularly described as follows:

BEGINNING at a 1/2" Iron Rebar found for the northwest corner of Lot 2, Block A, of said PK McKinney Addition, same being the southeast corner of Lot 1R, Block A, of the Amending Plat of PK McKinney Addition, an addition to the City of McKinney, Collin County, Texas, recorded in Volume 2010 at Page 162 of the O.P.R.C.C.T., same being in the east line of Complex 1 Addition, an addition to the City of McKinney, Collin County Texas, recorded in Cabinet O at Page 491 of the O.P.R.C.C.T.;

THENCE South 88° 45' 43" East, continuing with the south line of Lot 1R, Block A and the north line of Lot 2, Block A, a distance of 288.09 feet to a Cut Cross ("X") found for corner in the west line of Community Avenue, a variable width public right-of-way at this point;

THENCE South 09° 38' 56" West, departing the south line of Lot 1R, Block A and the north line of Lot 2, Block A, continuing with the west line of Community Avenue, a distance of 84.01 feet to a 1/2" Iron Rebar found for corner and the beginning of a curve concave to the right from which point the radius bears North 71° 17' 34" West, 810.00 feet, having a chord bearing and distance of South 29° 20' 09" West, 298.80 feet;

THENCE continuing with the west line of Community Avenue and said curve concave to the right through a central angle of 21° 15' 27", an arc distance of 300.52 feet to a 1/2" Iron Rebar found for corner and the beginning of a curve concave to the left, from which point the radius bears South 50° 04' 08" East, 640.00 feet, having a chord bearing and distance of South 20° 47' 16" West, 419.76 feet;

THENCE continuing with the west line of Community Avenue and said curve concave to the left through a central angle of 38° 17' 13", an arc distance of 427.67 feet to a 1/2" Iron Rebar found for corner in the west line of said Lot 2, Block A, same being in the east line of said Complex 1 Addition;

THENCE North 01° 39' 36" East, departing the west line of Community Avenue, continuing with the west line of Lot 2, Block A, and the east line of said Complex 1 Addition, a distance of 737.24 feet to the **PLACE OF BEGINNING** containing 97,289.09 square feet or 2.234 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That BM CAPITAL INVESTMENT GROUP, LLC, a Texas limited liability company, acting by and through its duly authorized agent, MOHAMMED YOUNUS, does hereby adopt this minor replat, designating the herein described property as **LOT 2R AND LOT 3, BLOCK A, PK MCKINNEY ADDITION**, being a replat of Lot 2, Block A, of the PK McKinney Addition, according to the plat recorded in Cabinet 2008 at Page 563, of the Plat Records of Collin County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, 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. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of McKinney.

WITNESS, my hand at McKinney, Texas, this the _____ day of _____, 2017.

By: _____

Mohammed Younus, Registered Agent
BM Capital Investment Group, LLC

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a notary public, on this day personally appeared MOHAMMED YOUNUS, 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 considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2017.

NOTARY PUBLIC MY COMMISSION EXPIRES _____

WITNESS MY HAND THIS _____ DAY OF _____, 2017.

"APPROVED AND ACCEPTED"

PLANNING AND ZONING COMMISSION CHAIRMAN
CITY OF MCKINNEY

DATE

OWNER:
BM CAPITAL INVESTMENT GROUP, LLC
3705 HACKBERRY LANE
RICHARDSON, TEXAS 75082-2450

SURVEYOR:
PROBECK LAND SURVEYORS
PO BOX 550695
DALLAS, TEXAS 75355-0695
OFFICE (214) 549-5349
TBPLS FIRM 10042600

DATE: June 10, 2017
SCALE: 1" = 60'
JOB NO. 2016137

MINOR REPLAT
PK MCKINNEY ADDITION
LOT 2R & LOT 3, BLOCK A
BEING A REPLAT OF LOT 2, BLOCK A
OF THE PK MCKINNEY ADDITION
AN ADDITION TO THE CITY OF MCKINNEY ACCORDING TO THE
PLAT RECORDED IN CABINET 2008, PAGE 563, PLAT RECORDS OF
COLLIN COUNTY, TEXAS
2.234 ACRES OUT OF THE
JACOB DUNBAUGH SURVEY, ABSTRACT 257
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS

