

Lot 79, Block B
Metro Industrial
Park No. 2
Vol. 2009, Pg. 233
MRCCCT

Lot 109, Block B
Metro Industrial
Park No. 2
Vol. 2008, Pg. 578
MRCCCT

STATE PLANE
COORDINATES
N: 7,129,404.260
E: 2,546,812.197

Lot 8, Block B
Metro Industrial
Park No. 2
Vol. C, Pg. 679
MRCCCT

Lot 11, Block B
Metro Industrial
Park No. 2
Vol. 2008, Pg. 440
MRCCCT

Lot 12, Block B
Metro Industrial
Park No. 2
Vol. 2008, Pg. 203
MRCCCT

Lot 1, Block 1
Tejas
Testing No. 15
McKinney
Vol. I, Pg. 216
MRCCCT

Lot 1, Block B
Metro Industrial
Park No. 2
Vol. C, Pg. 679
MRCCCT

Lot 2, Block B
Metro Industrial
Park No. 2
Vol. C, Pg. 208
MRCCCT

Lot 3, Block B
Metro Industrial
Park No. 2
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Lot 4, Block B
Metro Industrial
Park No. 2
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Lot 5R, Block B
Metro Industrial
Park No. 2
Vol. M, Pg. 425
MRCCCT

Lot 3, Block A
Metro Industrial
Park No. 2
Vol. I, Pg. 398
MRCCCT

Lot 1R, Block C
Metro Industrial
Park No. 2
Vol. O, Pg. 386
MRCCCT

Lot 3, Block C
Metro Industrial
Park No. 2
Vol. E, Pg. 51
MRCCCT

Lot 4, Block C
Metro Industrial
Park No. 2
Vol. E, Pg. 51
MRCCCT

Lot 1, Block B
Metro Industrial
Park No. 2
Vol. C, Pg. 679
MRCCCT

Lot 2R, Block B
Metro Industrial
Park No. 2
Vol. C, Pg. 208
MRCCCT

Lot 3, Block B
Metro Industrial
Park No. 2
Vol. C, Pg. 679
MRCCCT

Lot 4, Block B
Metro Industrial
Park No. 2
Vol. C, Pg. 679
MRCCCT

Lot 5R, Block B
Metro Industrial
Park No. 2
Vol. M, Pg. 425
MRCCCT

Lot 3, Block A
Metro Industrial
Park No. 2
Vol. I, Pg. 398
MRCCCT

Lot 2, Block A
Metro Industrial
Park No. 2
Vol. I, Pg. 398
MRCCCT

Lot 1, Block A
Metro Industrial
Park No. 2
Vol. I, Pg. 398
MRCCCT

Lot 10, Block A
Metro Industrial
Park No. 2
Vol. I, Pg. 398
MRCCCT

Lot 11, Block A
Metro Industrial
Park No. 2
Vol. I, Pg. 398
MRCCCT

Lot 12, Block A
Metro Industrial
Park No. 2
Vol. I, Pg. 398
MRCCCT

Lot 13, Block A
Metro Industrial
Park No. 2
Vol. I, Pg. 398
MRCCCT

Lot 14, Block A
Metro Industrial
Park No. 2
Vol. I, Pg. 398
MRCCCT

Lot 15, Block A
Metro Industrial
Park No. 2
Vol. I, Pg. 398
MRCCCT

Lot 16, Block A
Metro Industrial
Park No. 2
Vol. I, Pg. 398
MRCCCT

Lot 17, Block A
Metro Industrial
Park No. 2
Vol. I, Pg. 398
MRCCCT

Lot 18, Block A
Metro Industrial
Park No. 2
Vol. I, Pg. 398
MRCCCT

Lot 19, Block A
Metro Industrial
Park No. 2
Vol. I, Pg. 398
MRCCCT

Lot 20, Block A
Metro Industrial
Park No. 2
Vol. I, Pg. 398
MRCCCT

Lot 21, Block A
Metro Industrial
Park No. 2
Vol. I, Pg. 398
MRCCCT

Lot 22, Block A
Metro Industrial
Park No. 2
Vol. I, Pg. 398
MRCCCT

Lot 23, Block A
Metro Industrial
Park No. 2
Vol. I, Pg. 398
MRCCCT

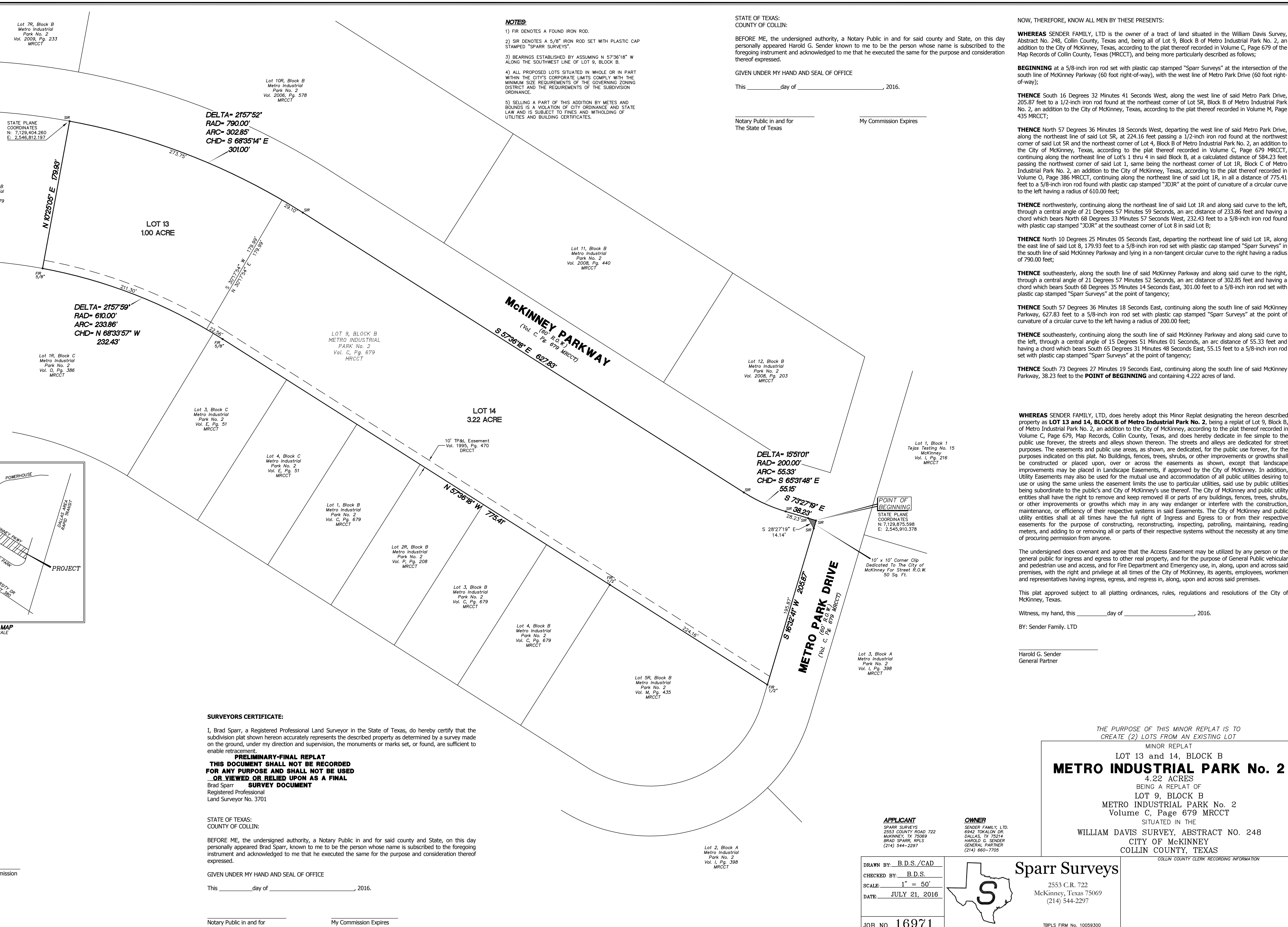
Lot 24, Block A
Metro Industrial
Park No. 2
Vol. I, Pg. 398
MRCCCT

Lot 25, Block A
Metro Industrial
Park No. 2
Vol. I, Pg. 398
MRCCCT

Lot 26, Block A
Metro Industrial
Park No. 2
Vol. I, Pg. 398
MRCCCT

Lot 27, Block A
Metro Industrial
Park No. 2
Vol. I, Pg. 398
MRCCCT

Lot 28, Block A
Metro Industrial
Park No. 2
Vol. I, Pg. 398
MRCCCT



- NOTES:**
- 1) FIR DENOTES A FOUND IRON ROD.
 - 2) SIR DENOTES A 5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "SPARR SURVEYS".
 - 3) BEARINGS ESTABLISHED BY ASSUMING N 57°36'18" W ALONG THE SOUTHWEST LINE OF LOT 9, BLOCK B.
 - 4) 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.
 - 5) SELLING A PART OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHOLDING OF UTILITIES AND BUILDING CERTIFICATES.

STATE OF TEXAS:
COUNTY OF COLLIN:

BEFORE ME, the undersigned authority, a Notary Public in and for said county and State, on this day personally appeared Harold G. Sender 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 consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

This _____ day of _____, 2016.

Notary Public in and for
The State of Texas

My Commission Expires _____

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS SENDER FAMILY, LTD is the owner of a tract of land situated in the William Davis Survey, Abstract No. 248, Collin County, Texas and, being all of Lot 9, Block B of Metro Industrial Park No. 2, an addition to the City of McKinney, Texas, according to the plat thereof recorded in Volume C, Page 679 of the Map Records of Collin County, Texas (MRCCCT), and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod set with plastic cap stamped "Sparr Surveys" at the intersection of the south line of McKinney Parkway (60 foot right-of-way), with the west line of Metro Park Drive (60 foot right-of-way);

THENCE South 16 Degrees 32 Minutes 41 Seconds West, along the west line of said Metro Park Drive, 205.87 feet to a 1/2-inch iron rod found at the northeast corner of Lot 5R, Block B of Metro Industrial Park No. 2, an addition to the City of McKinney, Texas, according to the plat thereof recorded in Volume M, Page 435 MRCCCT;

THENCE North 57 Degrees 36 Minutes 18 Seconds West, departing the west line of said Metro Park Drive, along the northeast line of said Lot 5R, at 224.16 feet passing a 1/2-inch iron rod found at the northwest corner of said Lot 5R and the northeast corner of Lot 4, Block B of Metro Industrial Park No. 2, an addition to the City of McKinney, Texas, according to the plat thereof recorded in Volume C, Page 679 MRCCCT, continuing along the northeast line of Lot's 1 thru 4 in said Block B, at a calculated distance of 584.23 feet passing the northwest corner of said Lot 1, same being the northeast corner of Lot 1R, Block C of Metro Industrial Park No. 2, an addition to the City of McKinney, Texas, according to the plat thereof recorded in Volume O, Page 386 MRCCCT, continuing along the northeast line of said Lot 1R, in all a distance of 775.41 feet to a 5/8-inch iron rod found with plastic cap stamped "JDJR" at the point of curvature of a circular curve to the left having a radius of 610.00 feet;

THENCE northwesterly, continuing along the northeast line of said Lot 1R and along said curve to the left, through a central angle of 21 Degrees 57 Minutes 59 Seconds, an arc distance of 233.86 feet and having a chord which bears North 68 Degrees 33 Minutes 57 Seconds West, 232.43 feet to a 5/8-inch iron rod found with plastic cap stamped "JDJR" at the southeast corner of Lot 8 in said Lot B;

THENCE North 10 Degrees 25 Minutes 05 Seconds East, departing the northeast line of said Lot 1R, along the east line of said Lot 8, 179.93 feet to a 5/8-inch iron rod set with plastic cap stamped "Sparr Surveys" in the south line of said McKinney Parkway and lying in a non-tangent circular curve to the right having a radius of 790.00 feet;

THENCE southeasterly, along the south line of said McKinney Parkway and along said curve to the right, through a central angle of 15 Degrees 51 Minutes 01 Seconds, an arc distance of 302.85 feet and having a chord which bears South 68 Degrees 35 Minutes 14 Seconds East, 301.00 feet to a 5/8-inch iron rod set with plastic cap stamped "Sparr Surveys" at the point of tangency;

THENCE South 57 Degrees 36 Minutes 18 Seconds East, continuing along the south line of said McKinney Parkway, 627.83 feet to a 5/8-inch iron rod set with plastic cap stamped "Sparr Surveys" at the point of curvature of a circular curve to the left having a radius of 200.00 feet;

THENCE southeasterly, continuing along the south line of said McKinney Parkway and along said curve to the left, through a central angle of 15 Degrees 51 Minutes 01 Seconds, an arc distance of 55.33 feet and having a chord which bears South 65 Degrees 31 Minutes 48 Seconds East, 55.15 feet to a 5/8-inch iron rod set with plastic cap stamped "Sparr Surveys" at the point of tangency;

THENCE South 73 Degrees 27 Minutes 19 Seconds East, continuing along the south line of said McKinney Parkway, 38.23 feet to the **POINT OF BEGINNING** and containing 4.222 acres of land.

WHEREAS SENDER FAMILY, LTD, does hereby adopt this Minor Replat designating the hereon described property as **LOT 13 and 14, BLOCK B of Metro Industrial Park No. 2**, being a replat of Lot 9, Block B, of Metro Industrial Park No. 2, an addition to the City of McKinney, Texas, according to the plat thereof recorded in Volume C, Page 679, Map Records, 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 or placed upon, over or across the easements as shown, except that landscape improvements may be placed in Landscape Easements, if approved by the City of McKinney. In addition, Utility 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 all or parts of any buildings, fences, trees, shrubs, or other 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 the full right of Ingress and Egress to or from their respective easements 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 of procuring permission from anyone.

The undersigned does covenant and agree that the Access Easement may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of General Public vehicular and pedestrian use and access, and for Fire Department and Emergency use, in, along, upon and across said premises, with the right and privilege at all times of the City of McKinney, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said premises.

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

Witness, my hand, this _____ day of _____, 2016.

BY: SENDER FAMILY, LTD

Harold G. Sender
General Partner

THE PURPOSE OF THIS MINOR REPLAT IS TO
CREATE (2) LOTS FROM AN EXISTING LOT

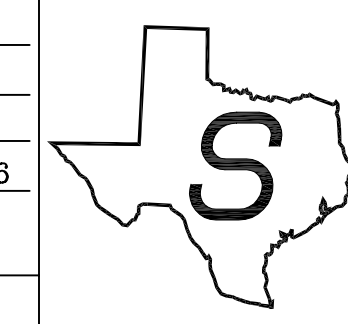
MINOR REPLAT
LOT 13 and 14, BLOCK B
METRO INDUSTRIAL PARK No. 2
4.22 ACRES
BEING A REPLAT OF
LOT 9, BLOCK B
METRO INDUSTRIAL PARK No. 2
Volume C, Page 679 MRCCCT
SITUATED IN THE
WILLIAM DAVIS SURVEY, ABSTRACT NO. 248
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS

COLLIN COUNTY CLERK RECORDING INFORMATION

APPLICANT
SPARR SURVEYS
2553 COUNTY ROAD 722
MCKINNEY, TX 75069
BRAD SPARR, 8915
(214) 544-2297

OWNER
SENDER FAMILY, LTD.
6942 TOKALON DR.
DALLAS, TX 75214
HAROLD G. SENDER
GENERAL PARTNER
(214) 660-7705

DRAWN BY: B.D.S./CAD
CHECKED BY: B.D.S.
SCALE: 1" = 50'
DATE: JULY 21, 2016
JOB NO. 16971



Sparr Surveys
2553 C.R. 722
McKinney, Texas 75069
(214) 544-2297

TBPLS FIRM No. 10059300

APPROVED AND ACCEPTED

Chairman, Planning & Zoning Commission
City of McKinney, Texas

Date _____

SURVEYORS CERTIFICATE:

I, Brad Sparr, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the subdivision plat shown hereon accurately represents the described property as determined by a survey made on the ground, under my direction and supervision, the monuments or marks set, or found, are sufficient to enable retracement.

PRELIMINARY-FINAL REPLAT
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Brad Sparr
Registered Professional
Land Surveyor No. 3701

STATE OF TEXAS:
COUNTY OF COLLIN:

BEFORE ME, the undersigned authority, a Notary Public in and for said county and State, on this day personally appeared Brad Sparr, 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 consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

This _____ day of _____, 2016.

Notary Public in and for _____ My Commission Expires _____

