

REMAINDER OF 65.002 AC.  
MCKINNEY ECONOMIC  
DEVELOPMENT CORP.  
VOL. 4763 PG. 2421  
L.R.C.C.T.

OWNERS CERTIFICATION  
STATE OF TEXAS §  
COUNTY OF COLLIN §  
CITY OF MCKINNEY §

WHEREAS MCKINNEY ECONOMIC DEVELOPMENT CORPORATION, is the owner of a tract of land situated in the Joab Butler Survey, Abstract No. 68 and the William Hart Survey, Abstract No. 447 in the City of McKinney, Collin County, Texas, being all of Lot 3, Block A of McKinney Bridge Street Town Centre Addition, an addition to the City of McKinney according to the plat thereof recorded in Volume 2008, Page 65 of the Map Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at an "X" cut in concrete found in the south right-of-way line of Gateway Boulevard (a variable width right-of-way) at the northeast corner of Lot 5, Block A of said McKinney Bridge Street Town Centre, same being the beginning of a non-tangent curve to the left having a central angle of 16°16'41", a radius of 1161.50 feet, a chord bearing and distance of South 86°32'42" East, 328.88 feet;

**THENCE** with said south right-of-way line, the following courses and distances:

In a southeasterly direction, with said curve to the left, an arc distance of 329.99 feet to a 5/8" iron rod found at the end of said curve;  
North 85°18'58" East, a distance of 385.40 feet to a 5/8" iron rod found at the northeast corner of Lot 6, Block A of said McKinney Bridge Street Town Centre;

**THENCE** departing the said south right-of-way line and with the southwest line of said Lot 6, South 28°46'20" East, a distance of 256.08 feet to a 5/8" iron rod with "KHA" cap set in the northwest line of Lot 2R, Block A, McKinney Bridge Street Town Centre, an addition to the City of McKinney according to the plat recorded in Volume 2009, Page 435, Map Records of Collin County, Texas at the southeast corner of said Lot 6;

**THENCE** with the said northwest line of Lot 2R, South 62°48'25" West, a distance of 273.00 feet to an "X" cut in concrete found at the northwest corner of said Lot 2R;

**THENCE** with the southwest line of said Lot 2R, South 27°19'48" East, passing at a distance of 360.07 feet the southwest corner of said Lot 2R and the northwest right-of-way line of Spur 399 (a variable width right-of-way) and continuing for a total distance of 369.66 feet to an "X" cut in concrete found in said north right-of-way line;

**THENCE** with said north right-of-way line, the following courses and distances:

South 71°54'19" West, a distance of 269.31 feet to a 5/8" iron rod found for corner;  
South 82°23'53" West, a distance of 79.23 feet to a 5/8" iron rod with "KHA" cap set for corner;  
South 74°17'19" West, a distance of 143.87 feet to a 5/8" iron rod with "KHA" cap set at the beginning of a non-tangent curve to the left having a central angle of 27°23'26", a radius of 30.00 feet, a chord bearing and distance of South 48°03'59" East, 14.21 feet;  
In a southeasterly direction, with said curve to the left, an arc distance of 14.34 feet to a 5/8" iron rod with "KHA" cap set at the end of said curve;  
South 74°17'19" West, a distance of 37.11 feet to an "X" cut in concrete found for the southeast corner of Lot 4, Block A of said McKinney Bridge Street Town Centre recorded in Volume 2008, Page 65;

**THENCE** departing said north right-of-way line and with the east line of said Lot 4, the following courses and distances:

North 7°08'16" East, a distance of 100.03 feet to an "X" cut in concrete found for corner;  
North 73°45'10" West, a distance of 447.99 feet to an "X" cut in concrete found for corner;  
North 17°38'56" East, a distance of 290.00 feet to a 5/8" iron rod with "KHA" cap set for corner;  
North 72°21'04" West, a distance of 34.00 feet to an "X" cut in concrete found for corner;  
North 17°38'56" East, a distance of 155.62 feet passing the northeast corner of Lot 4 and the southeast corner of said Lot 5, continuing for a total distance of 322.52 feet to the **POINT OF BEGINNING** and containing 12.828 acres or 558,777 square feet of land.

Bearing system based on the State Plan Coordinate System per the City of McKinney Monuments.

**OWNER DEDICATION**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT we, MCKINNEY ECONOMIC DEVELOPMENT CORPORATION, do hereby adopt this plat designating the hereinabove described property as **MINOR REPLAT OF MCKINNEY BRIDGE STREET TOWN CENTRE LOTS 3R, 8, 9, AND 10, BLOCK A**, an addition to the City of McKinney, Collin County, Texas and do hereby dedicate to the public use forever, the streets, alleys and public use area 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 its respective systems on said Easements, and the City of McKinney and all public utilities constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems, without the necessity, at anytime, of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of McKinney, Texas.

WITNESS MY HAND at \_\_\_\_\_, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2013.

BY: MCKINNEY ECONOMIC DEVELOPMENT CORPORATION

By: \_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name and Title

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 \_\_\_\_\_, 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 therein expressed.

Given under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 2013.

NOTARY PUBLIC in and for the STATE OF TEXAS

**RECEIVED**  
By Kathy Wright at 9:53 am, Jan 17, 2013

\*Approved and Accepted\*

Planning and Zoning Commission Chairman  
City of McKinney, Texas

Date

MINOR REPLAT  
**MCKINNEY BRIDGE STREET  
TOWN CENTRE**  
LOTS 3R, 8, 9 AND 10, BLOCK A  
BEING A REPLAT OF LOT 3, BLOCK A  
MCKINNEY BRIDGE STREET CENTRE  
LOTS 1-7, BLOCK A  
RECORDED IN VOL. 2008, PAGE 65, M.R.C.C.T.  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

**Kimley-Horn and Associates, Inc.**  
12750 Merit Drive, Suite 1000  
Dallas, Texas 75251  
Tel. No. (972) 770-1300  
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	DAB/SLJ	JAD	JAN 9, 2013	067198002	1 OF 1

U.S. HIGHWAY NO. 75  
(VARIABLE WIDTH R.O.W.)

GATEWAY BOULEVARD  
VARIABLE WIDTH R.O.W.

SPUR 399  
(VARIABLE WIDTH R.O.W.)

**BLOCK A**

LOT 5, BLOCK A  
MCKINNEY BRIDGE STREET  
TOWN CENTRE  
LOTS 1-7, BLOCK A  
VOL. 2008, PG. 65  
M.R.C.C.T.

LOT 6, BLOCK A  
MCKINNEY BRIDGE STREET  
TOWN CENTRE  
LOTS 1-7, BLOCK A  
VOL. 2008, PG. 65  
M.R.C.C.T.

LOT 9  
1.523 ACRES  
(66,337 SQ. FT.)

LOT 8  
1.480 ACRES  
(64,490 SQ. FT.)

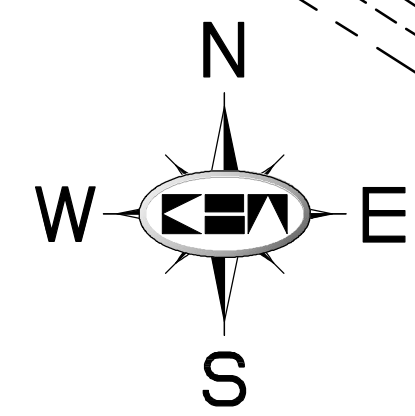
LOT 3R  
6.533 ACRES  
(284,595 SQ. FT.)

LOT 4, BLOCK A  
MCKINNEY BRIDGE STREET  
TOWN CENTRE  
LOTS 1-7, BLOCK A  
VOL. 2008, PG. 65  
M.R.C.C.T.

LOT 2R, BLOCK A  
MCKINNEY BRIDGE STREET  
TOWN CENTRE  
LOT 2R, BLOCK A  
VOL. 2009, PG. 435  
M.R.C.C.T.

LOT 3, BLOCK A  
MCKINNEY BRIDGE STREET  
TOWN CENTRE  
LOTS 1-7, BLOCK A  
VOL. 2008, PG. 65  
M.R.C.C.T.

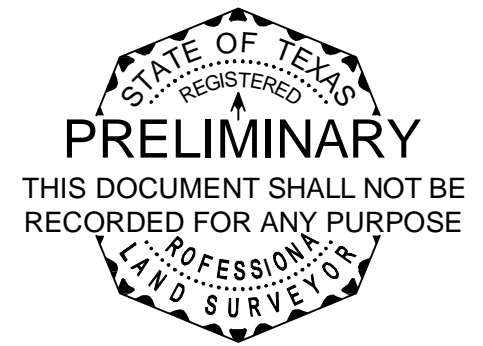
LOT 10  
3.291 ACRES  
(143,355 SQ. FT.)



**SURVEYORS CERTIFICATE**

THAT I, Dana Brown, do hereby certify that I prepared this plat from an actual 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, Texas.

DANA BROWN  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5336  
Kimley-Horn and Associates, Inc.  
12750 Merit Drive, Suite 1000  
Dallas, Texas 75251  
(972) 770-1300



STATE OF TEXAS §  
COUNTY OF DALLAS §

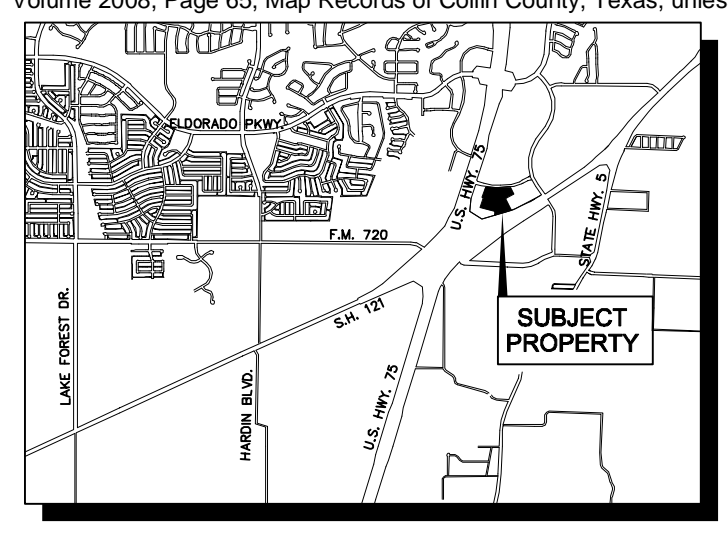
BEFORE ME, the undersigned authority, on this day personally appeared Dana Brown, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the \_\_\_\_\_ day of \_\_\_\_\_, 2013.

NOTARY PUBLIC in and for the STATE OF TEXAS

**NOTES:**

- According to Community Panel No. 480135 0270J, dated June 2, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is not within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures 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.
- 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.
- All easements shown hereon are per the Record Plat of McKinney Bridge Street Town Centre recorded in Volume 2008, Page 65, Map Records of Collin County, Texas, unless otherwise noted with Volume and Page.



LEGEND  
P.O.B. = POINT OF BEGINNING  
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET  
IRF = IRON ROD FOUND  
XF = "X" CUT IN CONCRETE FOUND  
C.M. = CONTROLLING MONUMENT  
M.R.C.C.T. = MAP RECORDS OF COLLIN COUNTY, TEXAS  
L.R.C.C.T. = LAND RECORDS, COLLIN COUNTY, TEXAS  
F.L.A.U.E. = FIRELANE, ACCESS & UTILITY EASEMENT  
ESMT. = EASEMENT  
S.S.E. = SANITARY SEWER EASEMENT  
W.E. = WATER EASEMENT  
U.E. = UTILITY EASEMENT  
D.E. = DRAINAGE EASEMENT

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	30°59'49"	30.00	16.23	S33°08'51"W	16.03
C2	33°02'15"	30.21	17.42	N13°13'53"W	17.18
C3	111°35'10"	27.00	62.58	S17°10'26"E	44.66
C4	25°50'36"	86.00	38.79	N82°10'31"W	38.46
C5	25°08'52"	34.00	14.92	S81°49'39"E	14.80
C6	36°51'42"	30.00	19.30	N23°06'53"W	18.97
C7	45°38'58"	30.03	23.93	S19°23'32"W	23.30
C8	49°22'54"	30.00	25.86	N28°13'21"W	25.06
C9	96°39'59"	30.00	60.61	S63°46'09"E	44.82
C10	31°48'47"	56.50	31.37	S77°50'28"W	30.97
C11	8°38'05"	73.50	11.08	N89°25'49"E	11.07
C12	66°03'45"	30.00	34.59	N16°05'31"E	32.71
C13	3°48'09"	400.00	26.55	S47°13'19"W	26.54
C14	6°20'33"	400.00	44.28	S42°08'57"W	44.26

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C15	4°16'13"	374.00	27.87	S41°06'47"W	27.87
C16	115°40'03"	30.00	60.56	N78°55'05"W	50.79
C17	53°10'17"	138.00	128.07	N65°33'49"E	123.52
C18	180°00'00"	4.00	12.57	S62°17'57"W	8.00
C19	24°42'47"	80.00	34.51	S40°03'27"E	34.24
C20	124°19'09"	3.00	6.51	N09°44'44"E	5.31
C21	103°03'38"	3.00	5.40	S09°53'52"E	4.70
C22	22°40'01"	80.00	31.65	N16°22'03"W	31.44
C23	32°28'05"	56.00	31.73	N11°28'01"W	31.31
C24	35°40'26"	30.00	18.68	S09°51'50"E	18.38
C25	41°30'31"	30.00	21.73	S13°37'01"E	21.26
C26	30°46'21"	50.27	27.00	S43°11'14"E	26.68
C27	13°24'27"	1278.00	299.06	N10°14'08"W	298.37
C28	90°16'57"	60.00	94.54	S40°27'26"W	85.06

LINE TABLE		
NO.	BEARING	LENGTH
L1	N27°47'57"W	13.96
L2	S27°42'03"E	13.96
L3	N27°42'03"W	12.96

ENGINEER:  
Kimley-Horn and Associates, Inc.  
5750 Genesis Court  
Suite 200  
Frisco, Texas 75034  
Tel. No.: (972) 335-3580  
Contact: David Kochalka, P.E.

OWNER:  
McKinney Economic Development Corporation  
231 North Central Expressway, Suite 200  
McKinney, Texas 75070  
Phone 972-562-5430  
Fax 972-562-1222

DWG NAME: KCOLL\_SURVEY067198002\_BRIDGE STREET REPLAT.DWG PLOTTED BY: JONES, STEPHANIE 11/29/13 8:57 AM LAST SAVED: 11/29/13 8:41 AM