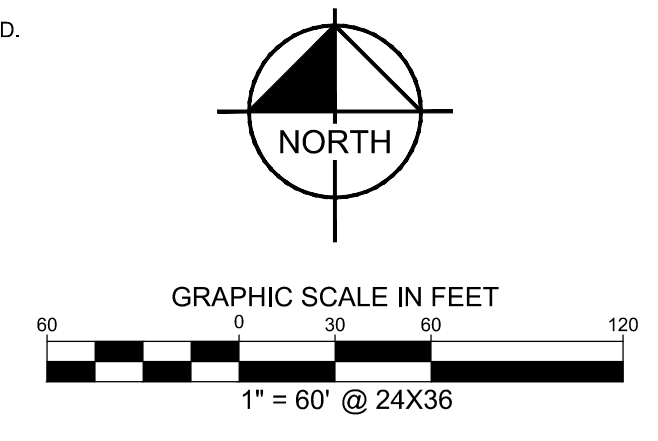
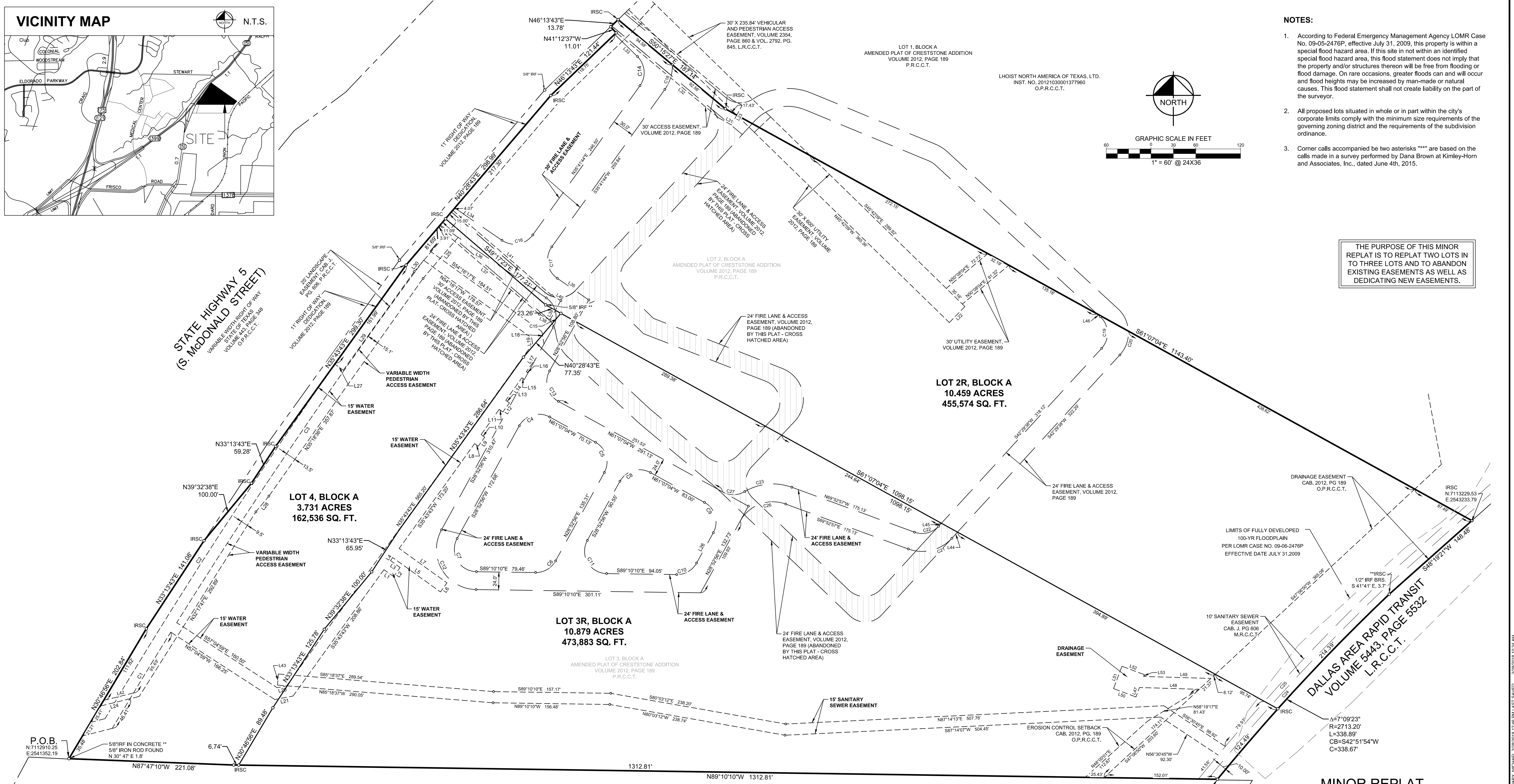


**STATE HIGHWAY 5
(S. McDONALD STREET)**
VARIABLE WIDTH PEDESTRIAN ACCESS EASEMENT
VOLUME 2012, PAGE 189
O.P.R.C.C.T.



- NOTES:**
1. According to Federal Emergency Management Agency LOMR Case No. 09-05-2476P, effective July 31, 2009, this property is 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 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.
 2. 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.
 3. Corner calls accompanied by two asterisks "*" are based on the calls made in a survey performed by Dana Brown at Kimley-Horn and Associates, Inc., dated June 4th, 2015.

THE PURPOSE OF THIS MINOR REPLAT IS TO REPLAT TWO LOTS INTO THREE LOTS AND TO ABANDON EXISTING EASEMENTS AS WELL AS Dedicating NEW EASEMENTS.



**DALLAS AREA RAPID TRANSIT
VOLUME 5443, PAGE 5532
L.R.C.C.T.**

**MINOR REPLAT
CRESTSTONE ADDITION
LOTS 2R, 3R AND 4, BLOCK A**
BEING 25.069 ACRES
SITUATED IN THE JOAB BUTLER
SURVEY, ABSTRACT NO. 68
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
BEING A REPLAT OF LOTS 2 & 3, BLOCK A,
CRESTSTONE ADDITION
RECORDED IN
VOLUME 2012, PAGE 189
PLAT RECORDS, COLLIN COUNTY, TEXAS

CURVE TABLE					CURVE TABLE						
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	1°09'47"	7440.58'	151.02'	S31°17'59"W	151.02'	C15	84°24'51"	30.00'	44.20'	N13°19'29"W	40.31'
C2	4°22'05"	7455.58'	568.37'	S32°57'00"W	568.24'	C16	88°46'22"	30.00'	46.48'	N80°04'55"E	41.97'
C3	4°31'49"	7440.58'	588.32'	S34°15'42"W	588.17'	C17	91°13'38"	30.00'	47.77'	S09°55'05"E	42.88'
C4	90°00'00"	30.00'	47.12'	S73°52'56"W	42.43'	C18	37°31'55"	54.00'	35.37'	N16°55'46"E	34.74'
C5	90°00'00"	30.00'	47.12'	N16°07'04"W	42.43'	C19	89°52'42"	30.00'	47.06'	N02°26'43"W	42.38'
C6	61°56'53"	30.00'	32.44'	N59°51'23"E	30.88'	C20	45°22'19"	44.00'	34.84'	N19°48'28"E	33.94'
C7	118°03'07"	30.00'	61.81'	S30°08'37"E	51.44'	C21	67°37'26"	54.00'	63.73'	N76°18'21"E	60.10'
C8	90°00'00"	30.00'	47.12'	S73°52'56"W	42.43'	C22	67°37'26"	30.00'	35.41'	N76°18'21"E	33.39'
C9	90°00'00"	30.00'	47.12'	N16°07'04"W	42.43'	C23	50°43'34"	74.00'	65.51'	S84°45'16"W	63.40'
C10	61°56'53"	30.00'	32.44'	N59°51'23"E	30.88'	C24	7°19'24"	2723.20'	348.07'	S42°46'53"W	347.83'
C11	118°03'07"	30.00'	61.81'	S30°08'37"E	51.44'	C25	7°29'19"	2733.20'	357.23'	S42°41'56"W	356.98'
C12	118°03'07"	54.00'	111.26'	S30°08'37"E	92.60'	C26	81°14'07"	50.00'	70.89'	S69°30'00"W	65.10'
C13	90°00'00"	30.00'	47.12'	S16°07'04"E	42.43'	C27	59°29'27"	30.00'	31.15'	N89°08'13"E	29.77'
C14	81°16'51"	30.00'	42.56'	N04°56'42"W	39.08'						

LINE TABLE					LINE TABLE					LINE TABLE					LINE TABLE				
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH		
L1	N54°16'17"W	15.89'	L18	S09°16'17"W	16.82'	L35	S55°31'55"E	51.19'	L52	S69°29'04"E	32.00'	L1	N54°16'17"W	15.89'	L18	S09°16'17"W	16.82'		
L2	S35°43'43"W	15.00'	L19	N09°16'17"W	7.93'	L36	S55°31'55"E	172.88'	L53	S20°30'56"W	2.63'	L2	S35°43'43"W	15.00'	L19	N09°16'17"W	7.93'		
L3	S54°16'17"E	15.89'	L20	N79°13'58"E	12.81'	L37	S49°17'23"E	178.71'				L3	S54°16'17"E	15.89'	L20	N79°13'58"E	12.81'		
L4	S35°43'43"W	5.00'	L21	S79°13'58"W	24.81'	L38	S61°07'04"E	16.39'				L4	S35°43'43"W	5.00'	L21	S79°13'58"W	24.81'		
L5	S54°16'17"E	78.96'	L22	N44°17'51"E	30.00'	L39	S28°52'56"W	30.00'				L5	S54°16'17"E	78.96'	L22	N44°17'51"E	30.00'		
L6	N35°43'43"E	15.00'	L23	S28°52'56"W	15.00'	L40	S61°07'04"E	13.28'				L6	N35°43'43"E	15.00'	L23	S28°52'56"W	15.00'		
L7	N54°16'17"W	78.96'	L24	N76°07'16"E	53.77'	L41	S49°17'23"E	175.72'				L7	N54°16'17"W	78.96'	L24	N76°07'16"E	53.77'		
L8	N54°16'17"W	6.00'	L25	N40°28'43"E	72.25'	L42	N76°07'16"E	41.17'				L8	N54°16'17"W	6.00'	L25	N40°28'43"E	72.25'		
L9	S35°43'43"W	15.00'	L26	N28°52'56"E	46.32'	L43	S04°41'23"W	15.00'				L9	S35°43'43"W	15.00'	L26	N28°52'56"E	46.32'		
L10	S54°16'17"E	6.00'	L27	N54°16'17"W	14.00'	L44	S42°29'38"W	11.35'				L10	S54°16'17"E	6.00'	L27	N54°16'17"W	14.00'		
L11	N54°16'17"W	6.00'	L28	N39°32'38"E	27.25'	L45	S42°29'38"W	5.54'				L11	N54°16'17"W	6.00'	L28	N39°32'38"E	27.25'		
L12	S35°43'43"W	15.00'	L29	N35°43'43"E	162.89'	L46	N47°23'05"W	5.74'				L12	S35°43'43"W	15.00'	L29	N35°43'43"E	162.89'		
L13	S54°16'17"E	6.00'	L30	N40°28'43"E	81.05'	L47	N20°30'56"W	13.53'				L13	S54°16'17"E	6.00'	L30	N40°28'43"E	81.05'		
L14	S35°43'43"W	37.26'	L31	S61°07'04"E	18.85'	L48	N88°17'45"W	80.20'				L14	S35°43'43"W	37.26'	L31	S61°07'04"E	18.85'		
L15	S54°16'17"E	3.98'	L32	S50°15'27"E	190.27'	L49	N88°17'45"W	90.31'				L15	S54°16'17"E	3.98'	L32	S50°15'27"E	190.27'		
L16	S54°16'17"E	2.78'	L33	N45°35'07"W	42.85'	L50	N69°29'04"W	32.00'				L16	S54°16'17"E	2.78'	L33	N45°35'07"W	42.85'		
L17	S35°43'43"W	23.19'	L34	S55°31'55"E	76.70'	L51	N20°30'56"E	32.00'				L17	S35°43'43"W	23.19'	L34	S55°31'55"E	76.70'		

LEGEND

P.O.B. POINT OF BEGINNING
 IRF 5/8" IRON ROD FOUND
 IRSC 5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED "KHA" SET
 L.R.C.C.T. LAND RECORDS OF COLLIN COUNTY, TEXAS
 P.R.C.C.T. PLAT RECORDS OF COLLIN COUNTY, TEXAS
 O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS

OWNER: LOT 2R
 TXI OPERATIONS, LP
 1503 Lyndon B. Johnson Fwy, Suite 400
 Dallas, Texas 75234
 Tel. No. (972) 647-6700
 Contact: Larry J. Roberts

OWNER: LOTS 3R AND 4
 ISSAM AL SHMAISANI
 3401 Bethlehem St.
 Fort Worth, Texas 76111
 Tel. No. (817) 759-1919

APPLICANT:
 KIMLEY-HORN AND ASSOC. INC.
 5750 Genesis Court, Suite 200
 Frisco, Texas 75034
 Tel. No. (972) 335-3580
 Fax No. (972) 335-3779
 Contact: Dave Kochalka, PE

SURVEYOR:
 KIMLEY-HORN AND ASSOC. INC.
 5750 Genesis Court, Suite 200
 Frisco, Texas 75034
 Tel. No. (972) 335-3580
 Fax No. (972) 335-3779
 Contact: Michael Marx, RPLS

Kimley»Horn

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 Fax No. (972) 335-3779

FIRM # 10193822
 Tel. No. (972) 335-3580
 Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	MBM	KHA	03/28/2018	064497600	1 OF 2

STATE OF TEXAS §
COUNTY OF COLLIN §

OWNER'S CERTIFICATE

WHEREAS, ISSAM AL SHMAISANI and TXI OPERATIONS, LP, are the owners of a tract of land situated in the Joab Butler Survey, Abstract No. 68, and being all of Lot 2 and Lot 3, Block A of Creststone Addition, an addition to the City of McKinney, according to the plat thereof recorded in Volume 2012, Page 189 of the Plat Records of Collin County, Texas, also being the same tract of land described in Special Warranty Deed to Issam Al Shmaisani, recorded in Instrument No. 20151214001554990, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod found in concrete at the southwest corner of said Lot 3, same being on the northerly line of a called 21.723 acre tract of land described in Special Warranty Deed to Villa View MHC, Ltd. Recorded in Volume 2000, Page 80290 of the Land Records of Collin County, Texas, also being on the easterly right-of-way line of State Highway 5 (S. McDonald Street), a variable width right-of-way;

THENCE departing the northerly line of said 21.723 acre tract, along the westerly line of said Lot 2 and said Lot 3, and along the easterly line of said State Highway 5, the following courses:

- North 30°46'56" East, a distance of 202.84 feet to a 5/8-inch iron rod with a plastic cap stamped "KHA" set for corner;
- North 33°13'43" East, a distance of 141.08 feet to a 5/8-inch iron rod with a plastic cap stamped "KHA" set for corner;
- North 39°32'38" East, a distance of 100.00 feet to a 5/8-inch iron rod with a plastic cap stamped "KHA" set for corner;
- North 33°13'43" East, a distance of 59.28 feet to a 5/8-inch iron rod with a plastic cap stamped "KHA" set for corner;
- North 35°43'43" East, a distance of 299.30 feet to a 5/8-inch iron rod with a plastic cap stamped "KHA" set for corner;
- North 40°28'43" East, a distance of 298.99 feet to a 5/8-inch iron rod with a plastic cap stamped "KHA" set for corner;
- North 46°13'43" East, a distance of 121.44 feet to a 5/8-inch iron rod with a plastic cap stamped "KHA" set for corner;
- North 41°12'37" West, a distance of 11.01 feet to a 5/8-inch iron rod with a plastic cap stamped "KHA" set for corner;
- North 46°13'43" East, a distance of 13.78 feet to a 5/8-inch iron rod with a plastic cap stamped "KHA" set at the most northerly corner of said Lot 2, same being the most westerly corner of Lot 1, Block A of said Amended Plat of Creststone Addition;

THENCE departing the easterly right-of-way line of said State Highway 5, along the northeasterly line of said Lot 2 and along the southwesterly line of said Lot 1, the following courses:

- South 50°15'27" East, a distance of 187.14 feet to a 5/8-inch iron rod with a plastic cap stamped "KHA" set for corner;
- South 61°07'04" East, a distance of 1143.40 feet to a 5/8-inch iron rod with a plastic cap stamped "KHA" set at the most easterly corner of said Lot 2, same being the most southerly corner of said Lot 1, same also being on the westerly line of a tract of land describes om a deed to Dallas Area Rapid Transit recorded in Volume 5443, Page 5532, Land Records, Collin County, Texas;

THENCE departing the southwesterly line of said Lot 1, along the westerly line of said Dallas Area Rapid Transit tract, along the easterly line of said Lot 2 and aforesaid Lot 3, the following courses:

- South 48°19'21" West, a distance of 148.48 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 7°09'23", a radius of 2713.20 feet, a chord bearing and distance of South 42°51'54" West, 338.67 feet;
- In a southwesterly direction, with said curve to the left, an arc distance of 338.89 feet to a 5/8-inch iron rod with a plastic cap stamped "KHA" set at the southerly southwest corner of said Lot 3, same being along the northerly line of aforesaid Villa View MHC, Ltd. tract;
- THENCE** North 89°10'10" West, departing the westerly line of said Dallas Area Rapid Transit tract, along the southerly line of said Lot 3 and along the northerly line of said 21.723 acre tract, a distance of 1319.55 feet to a 5/8-inch iron rod with a plastic cap stamped "KHA" set for corner;

THENCE North 87°47'10" West, continuing along the southerly line of said Lot 3 and along the northerly line of said 21.723 acre tract, a distance of 221.08 feet to the **POINT OF BEGINNING** and containing 25,069 acres (1,091,993 sq. ft.) of land, more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, I, **ISSAM AL SHMAISANI** and **TXI OPERATIONS, LP**, do hereby adoot this Minor Replat designating the hereinabove described property as **CRESTSTONE ADDITION, LOTS 2R, 3R AND 4, BLOCK A**, being a replat of Lots 2 & 3, Block A, Creststone Addition, Recorded in Volume 2012, Page 189, 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 right to remove and keep removed all or parts of any buildings, fences, sheds, 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. The City of McKinney and all public utilities 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 and adding to or removing all or parts of its 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.

WITNESS MY HAND at _____, Texas, this the _____ day of _____, 20__.

By: **Issam Al Shmaisani**

By: _____
Issam Al Shmaisani, Owner of Lots 3R and 4

STATE OF _____ §

COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Issam Al Shmaisani, 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 _____, 20__.

NOTARY PUBLIC in and for the STATE OF TEXAS

By: **TXI OPERATIONS, LP**

By: _____
Larry J. Roberts, Vice President, Owner of Lot 2R

STATE OF TEXAS §

COUNTY OF DALLAS §

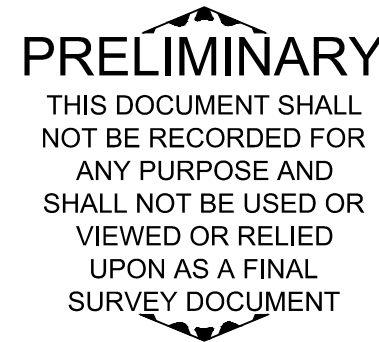
BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Larry J. Roberts, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this the _____ day of _____, 20__.

NOTARY PUBLIC in and for the STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

That I, Michael B. Marx, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of McKinney, Texas.



MICHAEL B. MARX
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5181
5750 GENESIS COURT, SUITE 200
FRISCO, TEXAS 75034
PH. 972-335-3580
michael.marx@kimley-horn.com

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, on this day personally appeared Michael B. Marx, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN under my hand and seal of office on this the _____ day of _____, 20__.

Notary Public in and for The State of Texas

NOTES:

- 1. According to Federal Emergency Management Agency LOMR Case No. 09-05-2476P, effective July 31, 2009, this property is 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 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.
- 2. 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.
- 3. Corner calls accompanied by two asterisks "*" are based on the calls made in a survey performed by Dana Brown at Kimley-Horn and Associates, Inc., dated June 4th, 2015.

THE PURPOSE OF THIS MINOR REPLAT IS TO REPLAT TWO LOTS IN TO THREE LOTS AND TO ABANDON EXISTING EASEMENTS AS WELL AS DEDICATING NEW EASEMENTS.

"Approved and Accepted"

Planning and Zoning Commission Chair
City of McKinney, Texas

Date

MINOR REPLAT
CRESTSTONE ADDITION
LOTS 2R, 3R AND 4, BLOCK A
BEING 25.069 ACRES
SITUATED IN THE JOAB BUTLER
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Kimley»Horn

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Contact: Michael Marx, RPLS

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MBM	KHA	03/28/2018	064497600	2 OF 2

OWNER: LOT 2R
TXI OPERATIONS, LP
1503 Lyndon B. Johnson Fwy, Suite 400
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Contact: Larry J. Roberts

OWNER: LOT 3R AND 4
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