

VICINITY MAP  
NOT TO SCALE  
McKINNEY, TEXAS

**BANNISTER ENGINEERING**  
1696 Country Club Drive | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax  
TBPLS REGISTRATION NO. 10193823

**LEGEND**

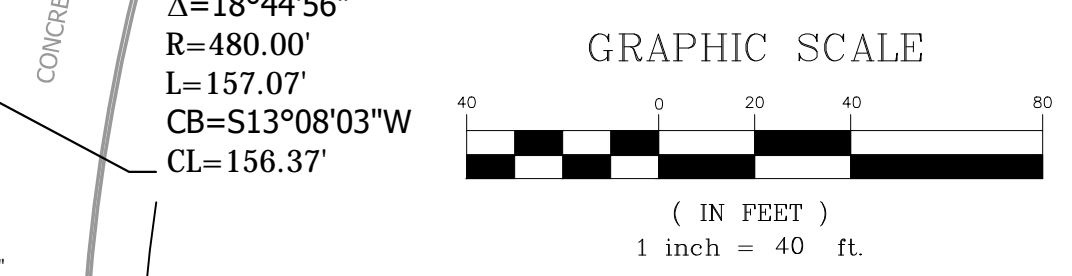
N	NORTH
S	SOUTH
E	EAST
W	WEST
°	DEGREES
'	MINUTES/FEET
"	SECONDS/INCHES
D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS, COLLIN COUNTY, TEXAS
IRS	5/8" IRON ROD WITH CAP STAMPED "RPLS 4838" SET
○	5/8" IRON ROD WITH CAP STAMPED "RPLS 4838" SET
•	DIMENSION POINT, NOTHING FOUND OR SET

**GENERAL NOTES:**

- All coordinates and bearings shown herein are Texas State Plane Coordinate System, NAD83 (CORS), Texas North Central Zone (4202). All distances shown herein are surface distances.
- According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM), Community Panel No. 48085C0255 J, dated June 2, 2009. The property appears to lie within Zone "X" and the entire property lies within a "Areas determined to be outside the 0.2% annual chance floodplain" zone as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency.
- The above referenced "FIRM" map is for use in administering the "NFIP"; it does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surface or subsurface conditions existing on or near the subject property which are not studied or addressed as a part of the "NFIP".
- 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.

**OWNER/DEVELOPER:**  
McKINNEY HEALTHCARE INVESTMENTS, LLC  
2813 MAYHILL RD  
DENTON TX 76205  
CONTACT: BEN PATTON  
214-206-5575

**ENGINEER / SURVEYOR:**  
BANNISTER ENGINEERING, LLC  
1696 COUNTRY CLUB DRIVE  
MANSFIELD, TEXAS 76063  
CONTACT: T. JASON BANNISTER, P.E.  
817-842-2094  
Jason@bannister-engineering.com



**PRELIMINARY - FINAL PLAT FOR REVIEW PURPOSES ONLY**  
**PRELIMINARY / FINAL PLAT**  
**TWENTY RULE ADDITION**  
**LOTS 1 AND 2, BLOCK A**  
in the

Meriday Ashlock Survey, Abstract No. 20 and  
Thomas Searcy Survey, Abstract No. 817  
7.368 acres in the  
City of McKinney, Collin County, Texas  
Date Prepared: February 2014  
Revised: March 2014  
**SHEET 1 OF 2**

**RECEIVED**  
By Planning Department at 8:33 am, Mar 11, 2014

This plat filed in Instrument No. \_\_\_\_\_ Date: \_\_\_\_\_



OWNER'S CERTIFICATE

STATE OF TEXAS §  
COUNTY OF COLLIN §

Whereas, McKinney Healthcare Investments, LLC is the sole owner of that certain tract or parcel of land in the Meriday Ashlock Survey, Abstract Number 20 and Thomas H. Searcy Survey, Abstract Number 817, Collin County, Texas; and being all that certain tract of land described in a Special Warranty Deed to McKinney Healthcare Investments, LLC, as recorded in Instrument No. 2014030600208950, Deed Records, Collin County, Texas (D.R.C.C.T.), and being all that certain tract of land described in a Special Warranty Deed to McKinney Healthcare Investments, LLC (hereinafter collectively referred to as McKinney Healthcare tract), as recorded in Instrument No. \_\_\_\_\_, D.R.C.C.T.; said Twenty Rule tract being more particularly described, by metes and bounds, as follows:

BEGINNING at a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the Northwest corner of said McKinney Healthcare tract, same being the existing South right-of-way line of U.S. Highway No. 380 (variable width right-of-way);

THENCE with the common line between said Twenty Rule tract and the existing South right-of-way line of said U.S. Highway No. 380 for the following 5 courses:

1. South 83 degrees 02 minutes 19 seconds East, a distance of 207.39 feet to a five-eighths inch iron rod with plastic cap found;
2. South 10 degrees 02 minutes 08 seconds West, a distance of 77.05 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set;
3. North 89 degrees 28 minutes 58 seconds East, a distance of 270.93 feet to a one-half inch iron rod found;
4. North 88 degrees 30 minutes 19 seconds East, a distance of 293.93 feet to a five-eighths inch iron rod with plastic cap stamped "H & Z" found;
5. South 83 degrees 03 minutes 55 seconds East, a distance of 40.00 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the Northeast corner of said McKinney Healthcare tract, same being the intersection of the existing South right-of-way line of said U.S. Highway No. 380 with the existing West right-of-way line of Forest Ridge Lane (50' right-of-way), as recorded in Cabinet P, Page 760, Plat Records, Collin County, Texas (P.R.C.C.T.);

THENCE with the common line between said McKinney Healthcare tract and the existing West right-of-way line of said Forest Ridge Lane for the following 3 courses:

1. South 06 degrees 59 minutes 18 seconds East West, a distance of 98.39 feet to a five-eighths inch iron rod with plastic cap stamped "H & Z" found for the beginning of a curve to the right, whose long chord bears South 14 degrees 44 minutes 55 seconds West, a distance of 113.42 feet;
2. Southerly with said curve to the right having a radius of 420.00 feet, through a central angle of 15 degrees 31 minutes 12 seconds, for an arc distance of 113.77 feet to a five-eighths inch iron rod with plastic cap stamped "H & Z" found for the beginning of a curve to the left, whose long chord bears South 13 degrees 08 minutes 03 seconds West, a distance of 156.37 feet;
3. South with said curve to the right having a radius of 480.00 feet, through a central angle of 18 degrees 44 minutes 56 seconds, for an arc distance of 157.07 feet to a five-eighths inch iron rod with plastic cap stamped "H & Z" found for the Southeast corner of said McKinney Healthcare tract, same being the Northeast corner of that certain tract of land described as Ridgecrest, Phase I (hereinafter referred to as Ridgecrest, Phase I), an addition to the City of McKinney, Collin County, Texas, according to the plat recorded in Cabinet P, Page 760, P.R.C.C.T.;

THENCE with the common line between said McKinney Healthcare tract and said Ridgecrest, Phase I for the following 5 courses:

1. North 86 degrees 14 minutes 24 seconds West, a distance of 252.79 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set;
2. North 86 degrees 14 minutes 21 seconds West, a distance of 57.52 feet to a five-eighths inch iron rod with plastic cap stamped "H & Z" found;
3. North 89 degrees 45 minutes 43 seconds West, a distance of 50.65 feet to a five-eighths inch iron rod with plastic cap stamped "H & Z" found;
4. South 45 degrees 14 minutes 17 seconds West, a distance of 27.14 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set;
5. North 89 degrees 50 minutes 21 seconds West, a distance of 383.97 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for an Easterly corner of that certain tract of land described a deed to the State of Texas (hereinafter referred to as State of Texas tract), as recorded in Volume 313, Page 295, D.R.C.C.T.;

THENCE North 45 degrees 14 minutes 47 seconds West with the common line between said McKinney Healthcare tract and said State of Texas tract, a distance of 150.57 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set;

THENCE North 23 degrees 22 minutes 53 seconds East continue with the common line between said McKinney Healthcare tract and said State of Texas tract, a distance of 377.84 feet to the PLACE OF BEGINNING, and containing a calculated area of 7.368 acres (320,937 square feet) of land.

STATE OF TEXAS §  
COUNTY OF COLLIN §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, McKinney Healthcare Investments, LLC is the owner of the above described property and does hereby adopt this plat designating the herein above described property as TWENTY RULE ADDITION, 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 buildings, fences, shrubs, trees and 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 platting ordinances, rules, regulations and resolutions of the City of McKinney.

WITNESS MY HAND at McKinney, Texas, this \_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Benn Patton  
McKinney Healthcare Investments, LLC

STATE OF TEXAS §  
COUNTY OF COLLIN §

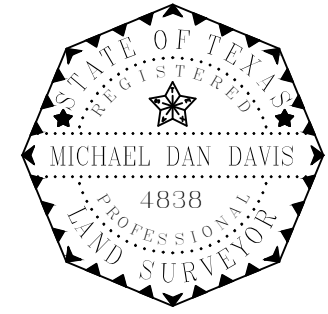
BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Ben Patton, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same is his act and deed in the capacity therein stated and for the purposes therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE on this, the \_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
NOTARY PUBLIC in and for the State of Texas

SURVEYOR'S CERTIFICATION:

THAT I, Michael Dan Davis, Registered Professional Land Surveyor Number 4838, State of Texas, 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 Platting Rules and Regulations of the City of McKinney, Collin County, Texas



PRELIMINARY NOT TO BE  
RECORDED FOR ANY PURPOSE

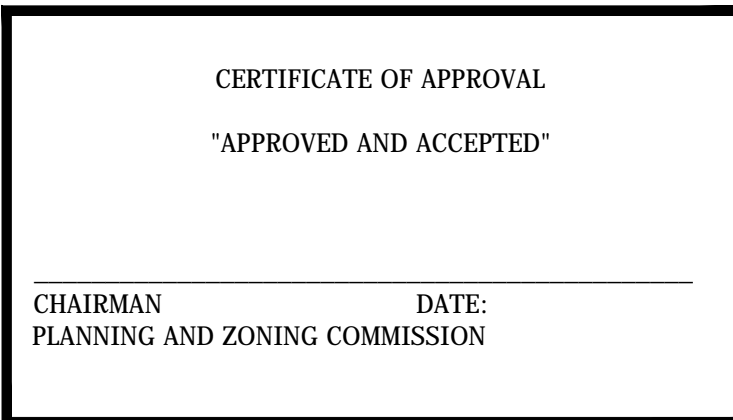
Michael Dan Davis DATE:  
Registered Professional Land Surveyor No. 4838  
BANNISTER ENGINEERING, LLC  
T.B.P.L.S. REGISTRATION NO. 10193823

STATE OF TEXAS §  
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Michael Dan Davis, 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, in the capacity therein stated.

WITNESS MY HAND AND SEAL OF OFFICE on this, the \_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
NOTARY PUBLIC in and for the State of Texas



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