



LOT 1, BLOCK A  
FIRST CHRISTIAN CHURCH  
OF MCKINNEY  
CAB. N, PG. 968  
P.R.C.C.T.

PAULA ROAD  
(50' R.O.W.)

MILTON A. RADKE &  
BERTHA S. RADKE  
VOL. 5388, PG. 6948  
D.R.C.C.T.

LOT 28  
FINCH WEST ADDITION  
CAB. H, PG. 981  
P.R.C.C.T.

LOT 1  
FINCH WEST ADDITION  
CAB. H, PG. 981  
P.R.C.C.T.

BROOK LANE  
(50' R.O.W.)

HUNT STREET  
(75' R.O.W.)

POINT OF BEGINNING  
X FOUND IN CONCRETE  
Texas State Plane Coordinates  
NAD-83 North Central Zone  
N 712,318.75  
E 2,539,421.46

OWNER'S CERTIFICATE

STATE OF TEXAS )  
COUNTY OF COLLIN )

WHEREAS MCKINNEYDENTIST.COM PROPERTY MANAGEMENT, LLC is the owner of that certain 1.163 acre tract of land situated in the City of McKinney, in the W.D. Thompson Survey, Abstract No. 891 of Collin County, Texas, and being all of Lot 2, Block A of VIRGINIA CENTER ADDITION, an addition to the City of McKinney according to the Record Plat thereof recorded in Cabinet 2008, Page 627 of the Map & Plat Records of Collin County, Texas (MPCCT) and being more particularly described by metes & bounds as follows:

BEGINNING at an "X" found in concrete on the South Right-of-way line of Hunt Street (50' wide R.O.W.) for the Northeast corner of said Lot 2, Block A of said Virginia Center Addition and same being the Northwest corner of Lot 1, Block A of the Groom Addition, an addition to the City of McKinney according to the plat thereof recorded in Cabinet 1, Page 729, MPCCT;

THENCE: South 00 deg. 56 min. 37 sec. West, along the common line of said Lot 2 and said Groom Addition, a distance of 116.06 feet to a 1/2 inch iron rod, topped with a red plastic cap stamped "RPLS 4701", set for the Southeast corner of said Lot 2 and same being the Northeast corner of Lot 1R, Block A of said Virginia Center Addition;

THENCE: North 88 deg. 09 min. 53 sec. West, along the common line of said Lot 2 and Lot 1R, a distance of 175.21 feet to point on a manhole cover for the Northwest corner of said Lot 1R and same being the Northeast corner of Lot 3, Block A of said addition;

THENCE: North 81 deg. 56 min. 43 sec. West, along the common line of said Lot 2 and Lot 3, a distance of 32.71 feet to an "X" found in concrete, for corner;

THENCE: North 88 deg. 09 min. 53 sec. West, continuing along the common line of said Lot 2 and Lot 3, a distance of 229.53 feet to an "X" found in concrete on the East Right-of-way line of Wilson Creek Boulevard (60' wide R.O.W.) for the Southwest corner of said Lot 2 and same being the Northwest corner of said Lot 3, Block A;

THENCE: North 01 deg. 24 min. 56 sec. East, along the common line of said Lot 2 and said Wilson Creek Boulevard, a distance of 102.04 feet to a 1/2 inch iron rod, topped with a red plastic cap stamped "RPLS 4701", set for corner;

THENCE: North 46 deg. 56 min. 22 sec. East, a distance of 21.02 feet to a 1/2 inch iron rod, topped with a red plastic cap stamped "RPLS 4701", set for corner on the South line of the aforementioned Hunt Street;

THENCE: South 87 deg. 32 min. 12 sec. East, along the common line of said Lot 2 and said Hunt Street, a distance of 336.88 feet to a 1/2 inch iron rod found for corner;

THENCE: South 87 deg. 42 min. 15 sec. East, continuing along the common line of said Lot 2 and said Hunt Street, a distance of 84.45 feet to a point to the POINT OF BEGINNING and containing 50,645 square feet or 1.163 acres of land.

DEDICATION

STATE OF TEXAS )  
COUNTY OF COLLIN )

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, MCKINNEYDENTIST.COM PROPERTY MANAGEMENT CO., LTD., do hereby adopt this plat designating the hereon described property as MINOR REPLAT OF LOT 2R AND LOT 4, BLOCK A OF VIRGINIA CENTER ADDITION, being a Re-Plat of Lot 2, Block A of Virginia Center Addition, an addition to the City of McKinney, Collin County, Texas, and do hereby dedicate to the public use forever, the streets and easements shown hereon for the purpose as indicated. The Firelane, Mutual Access and Utility Easement being hereby dedicated for the 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 shall, at all times, have the full right of ingress and egress to or from and upon said 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 IN COLLIN COUNTY, TEXAS, this the \_\_\_\_\_ day of \_\_\_\_\_, 2011.

Marvin Berlin

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 Marvin Berlin, known to me to be the persons whose names is subscribed to the foregoing instrument and acknowledged to me that they executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2011.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

That I, Lawrence H. Ringley, do hereby certify that I have prepared this plat and the field notes shown hereon from an on ground survey of that land, and this plat is a true, correct and accurate representation of the physical evidence found at the time of the survey; that the corner monuments shown hereon were found and/or placed under my personal supervision. This plat was prepared in accordance with the platting rules and regulations of the City of McKinney, Texas.

DATED this the \_\_\_\_\_ day of \_\_\_\_\_, 2011.

Lawrence H. Ringley  
State of Texas, No. 4701

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 Lawrence H. Ringley, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND IN COLLIN COUNTY, TEXAS, this the \_\_\_\_\_ day of \_\_\_\_\_, 2011.

Notary Public, State of Texas

MINOR REPLAT

VIRGINIA CENTER ADDITION  
LOT 2R AND LOT 4, BLOCK A

being a Replat of  
Lot 2, Block A  
of

VIRGINIA CENTER ADDITION  
W. D. THOMPSON SURVEY  
ABSTRACT 891  
City of McKinney  
Collin County, Texas

OWNERS REPRESENTATIVE/SURVEYOR



Drawn by	Date	Scale	Job	Title	Sheet
Mark Hood	08/09/11	1"=40'	11115	11115-RP.DWG	1 of 1

PURPOSE STATEMENT  
The purpose of this Replat is to subdivide Lot 2, Block A, into two separate lots.

GENERAL NOTES

- The area (acres) shown hereon is based on the mathematical closure of the courses and distances reflected on this Survey. It does not include the tolerances that may be present due to positional accuracy of the boundary monuments in place.
- Reference Bearing: The bearings shown hereon are referenced to S 87°32'12" E along the North line of Lot 2, Block A of Virginia Center Addition according to the plat thereof recorded in Cabinet 2008, Page 627 of the Map & Plat Records of Collin County, Texas.
- All lots situated in whole or in part within the city's corporate limits comply with the minimum size requirements as required by the governing zoning district.
- This Surveyor has reviewed Flood Insurance Rate Map No. 48085C0260J (effective date June 2, 2009) published by the Federal Emergency Management Administration for Collin County, Texas and based upon said scaled map and graphic plotting, such review indicates that no part of the subject parcel lies within the 100 Year Flood Plain.

DETENTION POND MAINTENANCE NOTE:

The owners and all subsequent owners of Lots 1R, 2R, 3 and 4 of Block A, of this plat shall be solely responsible for the perpetual maintenance of the storm water detention system. The owners shall further hold the City of McKinney harmless from any damages to persons, to the owner's lot or any affected lot arising from such maintenance responsibility. The City shall not be responsible for the maintenance of the referenced system, although it retains the right to enter upon the easement for public purposes.

Approved & Accepted

Planning & Zoning Commission Chairperson  
City of McKinney, Texas

Date

OWNER

MCKINNEYDENTIST.COM  
PROPERTY MANAGEMENT CO., LTD.  
1716 W. Virginia Street  
McKinney, TX 75069  
(972) 547-6453

VICINITY MAP

