

- LEGEND**
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 - P.O.B. = POINT OF BEGINNING
 - VOL. = VOLUME
 - PG. = PAGE
 - SQ. FT. = SQUARE FEET
 - INST. NO. = INSTRUMENT NUMBER
 - C.M. = CONTROLLING MONUMENT
 - XF = "X" IN CONCRETE FOUND
 - IRF = IRON ROD FOUND
 - IRFC = IRON ROD WITH CAP FOUND
 - IRSC = 5/8" IRON ROD WITH CAP STAMPED "KHA" SET

FLOOD STATEMENT:

According to Community Panel No. 48085C0260K, dated June 7, 2017 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.

NOTES:

Bearing system of this survey is based on a line oriented between City of McKinney monuments 28 and 40 found in the field, whose positions are published on the Texas Coordinate System of 1983 (2011), North Central Zone (4202), North American Datum of 1983.

The grid coordinates shown hereon are based on the Texas Coordinate System of 1983 (2011), North Central Zone 4202, no scale and no projection.

All corners are 5/8" iron rods with cap stamped "KHA" set unless otherwise noted.

Preliminary-Final Plat for review purposes only.

**PRELIMINARY FINAL PLAT
TCR MCKINNEY PITTS ADDITION
LOTS 1-93, BLOCK 1 AND
5 COMMON AREAS**

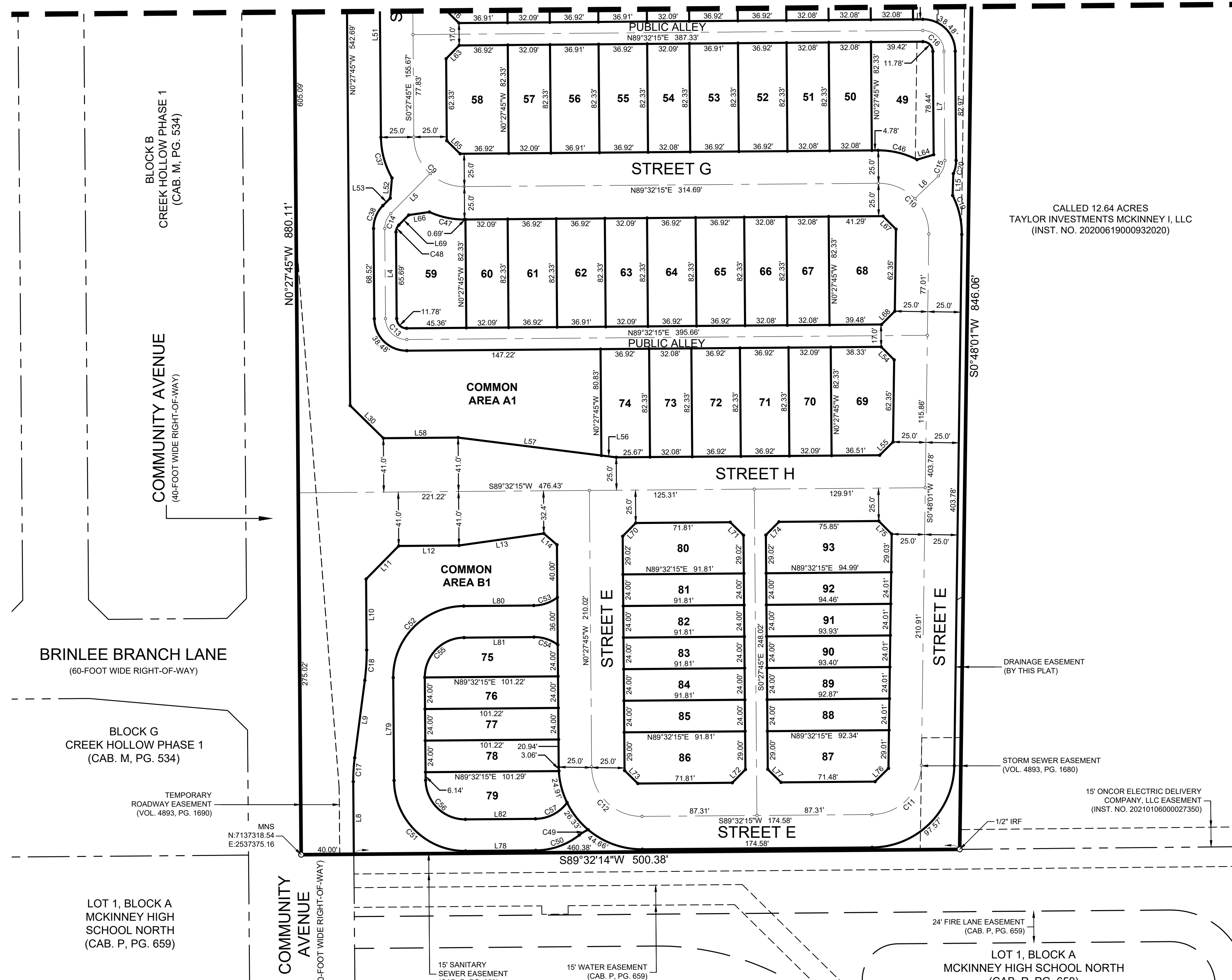
BEING 28.2482 ACRES SITUATED IN THE
THOMAS J. McDONALD SURVEY, ABSTRACT NO. 576
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034 FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	JBH	MCB	6/9/2021	064145054	1 OF 2

MATCH LINE (SEE SHEET 1)



CALLED 12.64 ACRES TAYLOR INVESTMENTS MCKINNEY I, LLC (INST. NO. 2020061900032020)

OWNERS CERTIFICATION STATE OF TEXAS COUNTY OF COLLIN CITY OF MCKINNEY

WHEREAS, WILMETH 337 VENTURE, LTD., is the owner of a tract of land situated in the Thomas J. McDonald Survey, Abstract No. 576, City of McKinney, Collin County, Texas...

BEGINNING at a 5/8-inch iron rod with cap stamped "KHA" set at the intersection of the east right-of-way line of Community Avenue...

THENCE South 89°38'35" East, along the said south right-of-way line of James Pitts Drive, a distance of 444.65 feet to a 1/2-inch iron rod found for corner;

THENCE along southwest right-of-way line of said James Pitts Drive, the following three (3) calls:

- South 55°42'46" East, a distance of 353.30 feet to a 60D nail found for corner;
South 39°56'54" East, a distance of 213.00 feet to a 60D nail found for corner;
South 13°57'11" East, a distance of 461.86 feet to a 1/2-inch iron rod found for the westernmost northwest corner of the said 28.248 acre tract;

THENCE departing the said southwest right-of-way line of James Pitts Drive, North 89°36'37" West, along the south line of a distance of 739.88 feet to a 1/2-inch iron rod found for an inner ell corner of said 28.248 acre tract;

THENCE North 0°48'01" West, along the east line of the said 28.248 acre tract, a distance of 846.06 feet to a 1/2-inch iron rod found for the southeast corner of the said 28.248 acre tract...

THENCE South 89°32'14" West, along the said north line of Lot 1, passing at a distance of 460.38 feet the northeast corner of said Lot 1, and being a point in the said east right-of-way line of Community Avenue...

THENCE continuing along the said east right-of-way line of Community Avenue, the following four (4) calls:

- North 0°27'45" West, a distance of 880.11 feet to an "X" cut in concrete found at the beginning of a tangent curve to the right having a central angle of 23°45'00", a radius of 700.00 feet...
In a northeasterly direction, with said curve to the right, an arc distance of 290.16 feet to an "X" cut in concrete set for corner;
North 23°17'15" East, a distance of 420.01 feet to an "X" cut in concrete set at the beginning of a tangent curve to the right having a central angle of 3°30'55", a radius of 1980.00 feet...
In a northeasterly direction with said curve to the right, an arc distance of 121.48 feet to the POINT OF BEGINNING and containing 28.2482 acres or 1,230,494 square feet of land, more or less.

OWNER DEDICATION NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, I, WILMETH 337 VENTURE, LTD., do hereby adopt this Preliminary Final Plat designating the hereinabove described property as TCR MCKINNEY PITTS ADDITION, LOT 1, BLOCK A, an addition to the City of McKinney, Collin County, Texas...

This plat is made subject to the following Reservation: For Grantor and Grantor's Heirs, Successors, and Assigns Forever; A Reservation of all oil, gas, and other minerals in and under that may be produced from the property.

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 _____, 2021.

WILMETH 337 VENTURE, LTD.

By: Name: Title:

STATE OF _____ COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared _____, 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 _____, 2021.

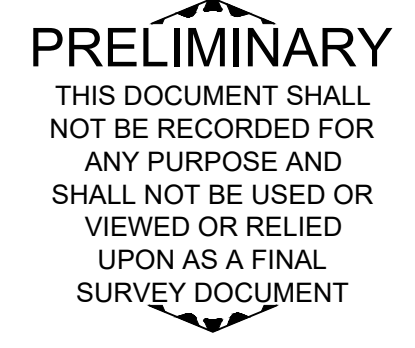
Notary Public in and for the State of _____

SURVEYORS CERTIFICATE

THAT I, Michael Cleo Billingsley, 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.

Dated this the ___ day of _____, 2021.

Michael Cleo Billingsley Registered Professional Land Surveyor No. 6558 Kimley-Horn and Associates, Inc. 801 Cherry Street, Unit 11, Suite 1300 Fort Worth, Texas 76102 Ph. 817-770-6511 michael.billingsley@kimley-horn.com

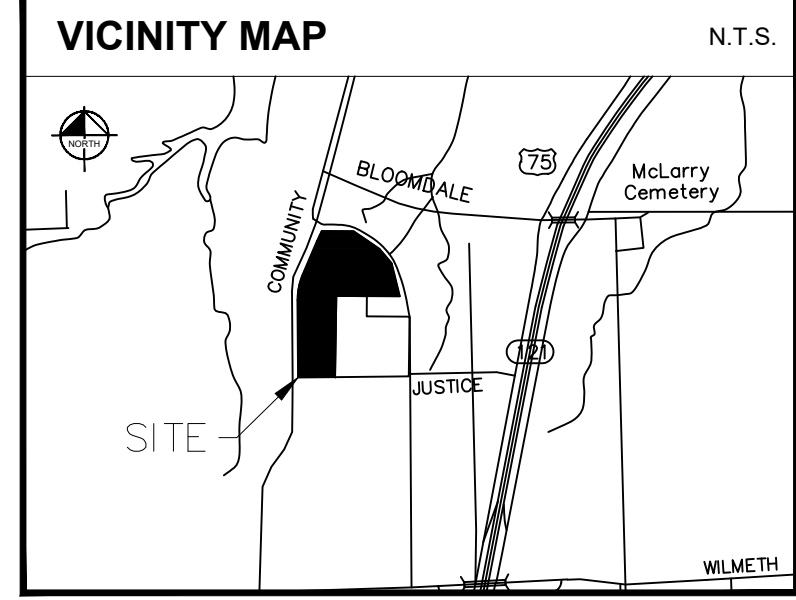
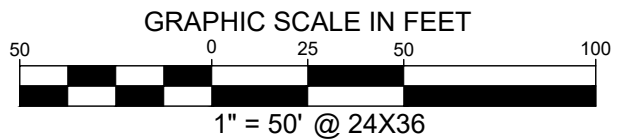
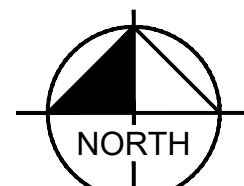


STATE OF TEXAS COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared Michael Cleo Billingsley, 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 _____, 2021.

Notary Public in and for the State of Texas



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Preliminary-Final Plat for review purposes only.

APPROVED AND ACCEPTED

PLANNING AND ZONING COMMISSION CHAIRMAN CITY OF MCKINNEY, TEXAS

DATE

PRELIMINARY FINAL PLAT TCR MCKINNEY PITTS ADDITION LOTS 1-93, BLOCK 1 AND 5 COMMON AREAS BEING 28.2482 ACRES SITUATED IN THE THOMAS J. MCDONALD SURVEY, ABSTRACT NO. 576 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS



Table with 6 columns: Scale, Drawn by, Checked by, Date, Project No., Sheet No. Values: Scale 1"=50', Drawn by JBH, Checked by MCB, Date 6/9/2021, Project No. 064145054, Sheet No. 2 OF 2

CURVE TABLE with columns: NO., DELTA, RADIUS, LENGTH, CHORD BEARING, CHORD. Rows C1 to C25.

CURVE TABLE with columns: NO., DELTA, RADIUS, LENGTH, CHORD BEARING, CHORD. Rows C26 to C50.

LINE TABLE with columns: NO., BEARING, LENGTH. Rows L1 to L10.

LINE TABLE with columns: NO., BEARING, LENGTH. Rows L11 to L20.

LINE TABLE with columns: NO., BEARING, LENGTH. Rows L21 to L30.

LINE TABLE with columns: NO., BEARING, LENGTH. Rows L31 to L40.

LINE TABLE with columns: NO., BEARING, LENGTH. Rows L41 to L50.

LINE TABLE with columns: NO., BEARING, LENGTH. Rows L51 to L60.

LINE TABLE with columns: NO., BEARING, LENGTH. Rows L61 to L70.

CURVE TABLE with columns: NO., DELTA, RADIUS, LENGTH, CHORD BEARING, CHORD. Rows C51 to C60.

LINE TABLE with columns: NO., BEARING, LENGTH. Rows L11 to L20.

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