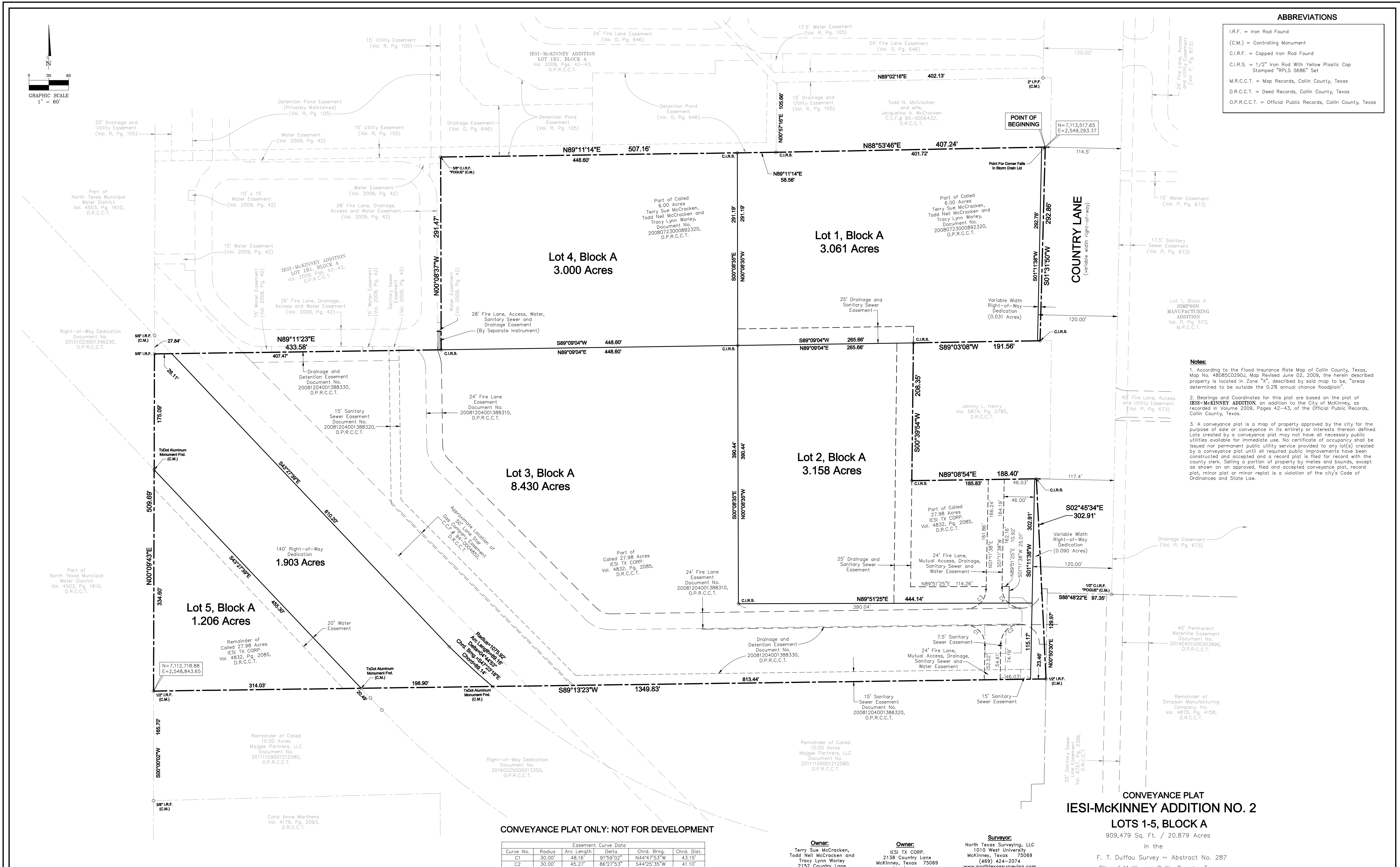
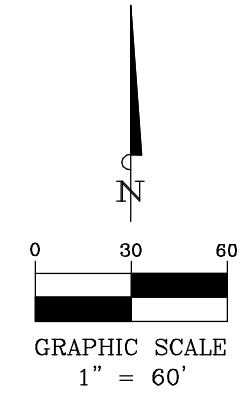


**ABBREVIATIONS**

- I.R.F. = Iron Rod Found
- (C.M.) = Controlling Monument
- C.I.R.F. = Capped Iron Rod Found
- C.I.R.S. = 1/2" Iron Rod With Yellow Plastic Cap Stamped "RPLS 5686" Set
- M.R.C.C.T. = Map Records, Collin County, Texas
- D.R.C.C.T. = Deed Records, Collin County, Texas
- O.P.R.C.C.T. = Official Public Records, Collin County, Texas



**Notes:**

1. According to the Flood Insurance Rate Map of Collin County, Texas, Map No. 48085C0290J, Map Revised June 02, 2009, the herein described property is located in Zone "X", described by said map to be, "areas determined to be outside the 0.2% annual chance floodplain".
2. Bearings and Coordinates for this plat are based on the plot of IESI-McKINNEY ADDITION, an addition to the City of McKinney, as recorded in Volume 2009, Pages 42-43, of the Official Public Records, Collin County, Texas.
3. A conveyance plat is a map of property approved by the city for the purpose of sale or conveyance in its entirety or interests thereon defined. Lots created by a conveyance plat may not have all necessary public utilities available for immediate use. No certificate of occupancy shall be issued nor permanent public utility service provided to any lot(s) created by a conveyance plat until all required public improvements have been constructed and accepted and a record plat is filed for record with the county clerk. Selling a portion of property by metes and bounds, except as shown on an approved, filed and accepted conveyance plat, record plat, minor plat or minor replat is a violation of the city's Code of Ordinances and State Law.

**CONVEYANCE PLAT  
IESI-McKINNEY ADDITION NO. 2  
LOTS 1-5, BLOCK A**  
909,479 Sq. Ft. / 20.879 Acres  
in the  
F. T. Duffau Survey ~ Abstract No. 287  
City of McKinney, Collin County, Texas

**CONVEYANCE PLAT ONLY: NOT FOR DEVELOPMENT**

Curve No.	Radius	Arc Length	Delta	Chrd. Brng.	Chrd. Dist.
C1	30.00'	48.16'	91°59'02"	N44°47'53"W	43.15'
C2	30.00'	45.27'	86°27'53"	S44°25'35"W	41.10'
C3	30.00'	46.09'	88°00'58"	N45°12'07"E	41.69'
C4	30.00'	48.16'	91°59'02"	S44°47'53"E	43.15'

**Owner:**  
Terry Sue McCracken,  
Todd Neil McCracken and  
Tracy Lynn Worley  
2152 Country Lane  
McKinney, Texas 75069

**Owner:**  
IESI TX CORP.  
1010 West University  
McKinney, Texas 75069  
(469) 424-2074

**Surveyor:**  
North Texas Surveying, LLC  
1010 West University  
McKinney, Texas 75069  
(469) 424-2074  
www.northtexassurveying.com  
Firm Registration No. 10074200  
Contact: Chad Holcomb

DATE: 12/26/2016    SCALE: 1" = 60'    DRAWN BY: C.S.H.    CHK'D BY: M.B.A.    JOB NO.: 2016-0185 - Conveyance Plat

**RECEIVED**  
By Planning Department at 12:12 pm, Jul 24, 2017

Date: December, 2016    Scale: 1" = 60'

**OWNER'S DEDICATION:**

STATE OF TEXAS §  
COUNTY OF COLLIN §

WHEREAS, IESI TX Corp., Terry Sue McCracken, Todd Neil McCracken and Tracy Lynn Worley, are the owners of a 20.879 acre tract of land, situated in the F. T. Duffau Survey, Abstract No. 287, in the City of McKinney, Collin County, Texas, and being a part of that called 27.98 acre tract of land described by deed to IESI TX CORP., as recorded in Volume 4832, Page 2085, of the Deed Records, Collin County, Texas (D.R.C.C.T.) and being all of that called 6.00 acre tract of land, described by deed to Terry Sue McCracken, Todd Neil McCracken and Tracy Lynn Worley, as recorded under Document No. 2008072300892326, of the Official Public Records, Collin County, Texas (O.P.R.C.C.T.), said tract being more particularly described as follows:

BEGINNING at a point for corner in a storm drain lid, being in the westerly monumented line of Country Lane, same being the northeasterly corner of said 6.00 acre tract, said corner also being in the southerly line of that tract of land, described by deed to Todd N. McCracken and wife, Jacqueline A. McCracken, as recorded under County Clerk's File No. 95-0056432, D.R.C.C.T.;

THENCE South 01°31'50" West, along the easterly line of said 6.00 acre tract, same being the westerly monumented line of Country Lane, a distance of 292.86' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" set (herein after referred to as a capped iron rod set), said corner being in the northerly line of a tract of land, described by deed to Johnny L. Henry, as recorded in Volume 5874, Page 2785, D.R.C.C.T.;

THENCE South 89°03'08" West, along the northerly line of said Henry tract, a distance of 191.56' to a capped iron rod set for the northwesterly corner of said Henry tract, same being an "ell" corner of said 27.98 acre tract;

THENCE South 00°39'54" West, along the westerly line of said Henry tract, a distance of 208.35' to a capped iron rod set for the southwest corner of said Henry tract, same being an "ell" corner of said 27.98 acre tract;

THENCE North 89°08'54" East, along the southerly line of said Henry tract, a distance of 188.40' to a capped iron rod set in the westerly monumented line of said Country Lane;

THENCE South 02°45'34" East, along the most southerly east line of said 27.98 acre tract, same being the westerly monumented line of Country Lane, a distance of 302.91' to a 1/2" iron rod found for the southeasterly corner of said 27.98 acre tract, same being the northeasterly corner of a called 10.00 acre tract of land, described by deed to Majjek Partners, LLC, as recorded under Document No. 20111109001212580, O.P.R.C.C.T.;

THENCE South 89°13'23" West, along the common line between said 27.98 acre and 10.00 acre tracts, a distance of 1349.83' to a 1/2" iron rod found for the southwest corner of said 27.98 acre tract, same being the northwesterly corner of said 10.00 acre tract, said corner also being in the easterly line of a tract of land described by deed to North Texas Municipal Water District, as recorded in Volume 4503, Page 1610, D.R.C.C.T.;

THENCE North 00°09'43" East, a distance of 509.69' to a 5/8" iron rod found for the southwest corner of Lot 1R1, Block A, of IESI-McKINNEY ADDITION, an addition to the City of McKinney, as recorded in Volume 2008, Pages 42-43, O.P.R.C.C.T.;

THENCE North 89°11'23" East, along the most westerly south line of said Lot 1R1, a distance of 433.58' to a capped iron rod set for an "ell" corner of said Lot 1R1, same being the southwest corner of said 6.00 acre tract;

THENCE 00°08'37" West, along the common line between said 6.00 acre tract and Lot 1R1, a distance of 291.47' to a 1/2" iron rod with a plastic cap stamped "POGUE" found for an "ell" corner of said Lot 1R1, same being the northwesterly corner of said 6.00 acre tract;

THENCE North 89°11'14" East, along the common line between said Lot 1R1 and 6.00 acre tract, a distance of 507.16' to a capped iron rod set for the southwest corner of the aforementioned McCracken tract (C.C.F.# 95-0056432);

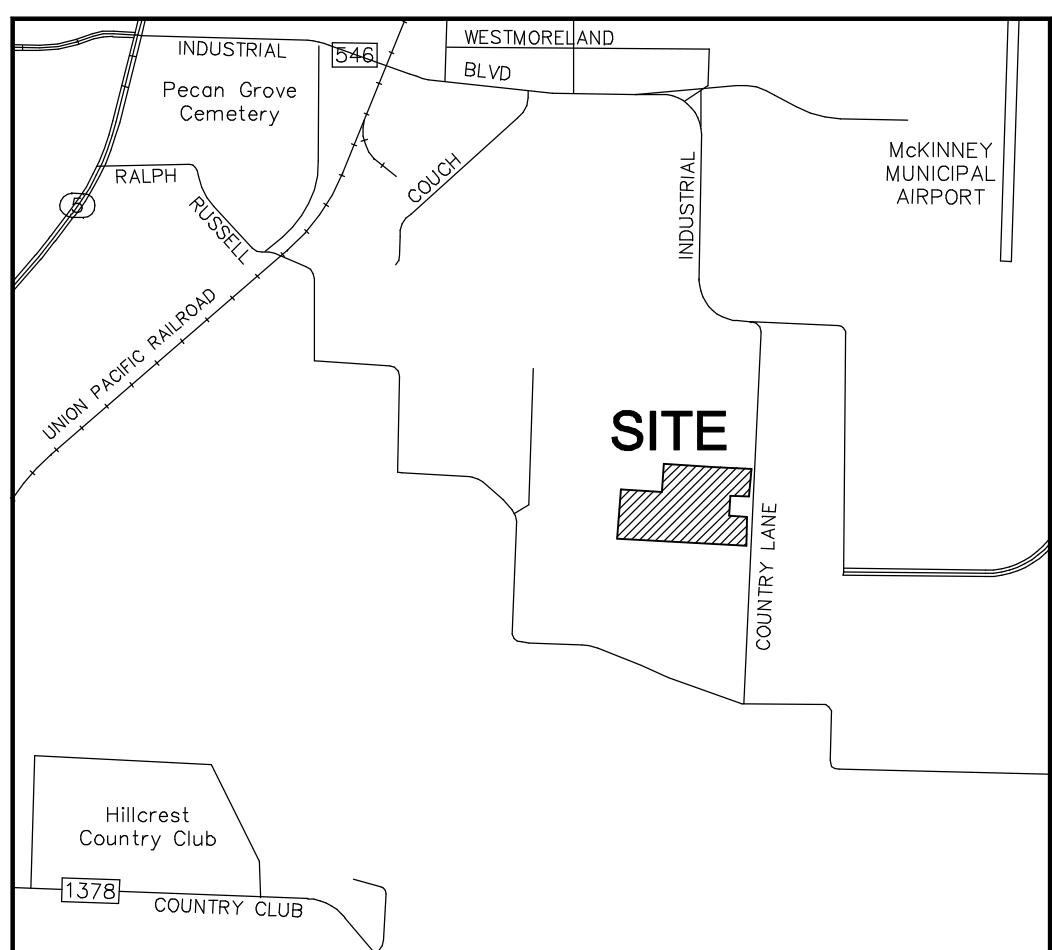
THENCE North 88°53'46" East, along the southerly line of said McCracken tract (95-0056432), a distance of 407.24' to the POINT OF BEGINNING and containing 909,479 square feet or 20.879 acres of land, more or less.

**Notes:**

1. According to the Flood Insurance Rate Map of Collin County, Texas, Map No. 48085C0290J, Map Revised June 02, 2009, the herein described property is located in Zone "X", described by said map to be, "areas determined to be outside the 0.2% annual chance floodplain".

2. Bearings and Coordinates for this plot are based on the plat of **IESI-McKINNEY ADDITION**, an addition to the City of McKinney, as recorded in Volume 2009, Pages 42-43, of the Official Public Records, Collin County, Texas.

3. A conveyance plat is a map of property approved by the city for the purpose of sale or conveyance in its entirety or interests thereon defined. Lots created by a conveyance plat may not have all necessary public utilities available for immediate use. No certificate of occupancy shall be issued nor permanent public utility service provided to any lot(s) created by a conveyance plat until all required public improvements have been constructed and accepted and a record plat is filed for record with the county clerk. Selling a portion of property by metes and bounds, except as shown on an approved, filed and accepted conveyance plat, record plat, minor plat or minor replat is a violation of the city's Code of Ordinances and State Law.



Vicinity Map (not to scale)

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

THAT, IESI TX Corp., Terry Sue McCracken, Todd Neil McCracken and Tracy Lynn Worley, are the owners of the above described property and do hereby adopt this Conveyance Plat designating the hereinabove described property as **IESI-McKINNEY ADDITION NO. 2 - LOTS 1-5, BLOCK A**, and do 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 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 have the right to construct, reconstruct, inspect, patrol, maintain and add to or remove all or parts of its 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 the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

IESI TX CORP.

\_\_\_\_\_  
John Osteen  
District Manager

\_\_\_\_\_  
Todd Neil McCracken - Owner

STATE OF TEXAS §  
COUNTY OF COLLIN § Please revise

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared John Gustafson, 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 \_\_\_\_\_, 2017.

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

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 Todd Neil McCracken, 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 \_\_\_\_\_, 2017.

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

\_\_\_\_\_  
Terry Sue McCracken - Owner

\_\_\_\_\_  
Tracy Lynn Worley - Owner

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 Terry Sue McCracken, 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 \_\_\_\_\_, 2017.

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

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 Tracy Lynn Worley, 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 \_\_\_\_\_, 2017.

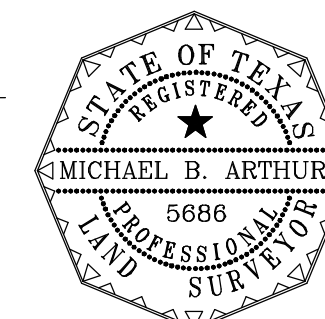
\_\_\_\_\_  
NOTARY PUBLIC in and for the State of Texas.

**SURVEYOR'S CERTIFICATE**

**KNOW ALL MEN BY THESE PRESENTS:**

THAT I, MICHAEL B. ARTHUR, 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.

\_\_\_\_\_  
Michael B. Arthur  
Registered Professional Land Surveyor  
Texas Registration No. 5686



Date: \_\_\_\_\_

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 MICHAEL B. ARTHUR, 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.

WITNESS MY HAND AND SEAL OF OFFICE on this, the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

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

**CERTIFICATE OF APPROVAL**

"Approved and Accepted"

\_\_\_\_\_  
Planning and Zoning Commission Chairman  
City of McKinney, Texas

\_\_\_\_\_  
Date

**CONVEYANCE PLAT  
IESI-McKINNEY ADDITION NO. 2  
LOTS 1-5, BLOCK A**

909,479 Sq. Ft. / 20.879 Acres

in the

F. T. Duffau Survey ~ Abstract No. 287

City of McKinney, Collin County, Texas

Date: December, 2016

Scale: 1" = 60'

**Owner:**  
IESI TX CORP.  
2138 Country Lane  
McKinney, Texas 75069  
Ph.: (469) 452-8000

**Surveyor:**  
North Texas Surveying, LLC  
1010 West University  
McKinney, Texas 75069  
(469) 424-2074  
www.northtexasurveying.com  
Firm Registration No. 10074200  
Contact: Chad Holcomb

**Owner:**  
Terry Sue McCracken,  
Todd Neil McCracken and  
Tracy Lynn Worley  
2152 Country Lane  
McKinney, Texas 75069

**CONVEYANCE PLAT ONLY: NOT FOR DEVELOPMENT**

DATE: 06/28/2016 SCALE: 1" = 50' DRAWN BY: C.S.H. CHK'D. BY: M.B.A. JOB NO.: 2016-0185 - Conveyance Plat

