

D.R. HORTON - TEXAS, LTD.  
VOLUME 6051, PAGE 37

LOCK BURNS  
PROBATE MINUTES BOOK 77  
VOLUME 577, PAGE 290

VIRGINIA PARKWAY  
(A VARIABLE WIDTH RIGHT-OF-WAY)  
DOC. NO. 20121012001299170  
DOC. NO. 2014-689

LOT 1, BLOCK A  
108,838 SQUARE FEET  
2.499 ACRES  
(VACANT LAND - NO BUILDINGS)

OWNER:  
D.R. HORTON - TEXAS, LTD.  
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LOT 9  
ROSE GARDEN ESTATES  
CABINET "B", PAGE 143  
M.R.C.C.T.

LOT 9  
ROSE GARDEN ESTATES  
CABINET "B", PAGE 143  
M.R.C.C.T.

WHEREAS D.R. Horton-Texas, Ltd. is the owner of a tract of land located in the City of McKinney, Collin County, Texas, being part of a called 333.861 acre tract of land described in deed to D.R. Horton-Texas, Ltd by deed recorded in Volume 6051, Page 44, Deed Records, Collin County, Texas and being more particularly described as follows:

**BEGINNING** at a one-half inch iron rod with yellow cap stamped (JBI) found at the most easterly northeast corner of Valor Pointe - Phase 11 of the Reserve at Westridge, an addition to the City of McKinney as recorded in Volume 2013, Page 161, Collin County Plat Records, said point being the west right-of-way line of Independence Parkway (a variable width right-of-way);

**THENCE** along the northerly lines of said Valor Pointe - Phase 11 of the Reserve at Westridge as follows:  
South 89 degrees 53 minutes 59 seconds West, 20.00 feet to a one-half inch iron rod with yellow cap stamped (JBI) found for corner;

North 74 degrees 42 minutes 22 seconds West, 107.90 feet to a one-half inch iron rod with yellow cap stamped (JBI) found for corner;

South 89 degrees 54 minutes 00 seconds West, 190.19 feet to a one-half inch iron rod with yellow cap stamped (JBI) found for corner;

North 00 degrees 12 minutes 59 seconds West, 196.68 feet to a one-half inch iron rod with yellow cap stamped (JBI) found for corner;

North 26 degrees 39 minutes 24 seconds West, 82.29 feet to a one-half inch iron rod with yellow cap stamped (JBI) found for corner;

North 49 degrees 39 minutes 51 seconds West, 62.13 feet to a one-half inch iron rod with yellow cap stamped (JBI) found for corner;

North 00 degrees 20 minutes 43 seconds West, 20.00 feet to a one-half inch iron rod with yellow cap stamped (JBI) found for corner in the south right-of-way line of Virginia Parkway (a variable width right-of-way);

**THENCE** along the south right-of-way line of Virginia Parkway as follows:  
North 89 degrees 18 minutes 44 seconds East, 48.35 feet to a one-half inch iron rod with yellow cap stamped (PETSCH & ASSOC., INC.) found for corner;

South 86 degrees 29 minutes 51 seconds East, 165.47 feet to a one-half inch iron rod with yellow cap stamped (PETSCH & ASSOC., INC.) found for corner;

North 89 degrees 40 minutes 14 seconds East, 125.05 feet to a one-half inch iron rod with yellow cap stamped (PETSCH & ASSOC., INC.) found for corner;

Southeasterly, 106.48 feet along a curve to the right having a central angle of 91 degrees 44 minutes 44 seconds, a radius of 66.50 feet, a tangent of 68.56 feet, and whose chord bears South 44 degrees 29 minutes 28 seconds East, 95.47 feet to a one-half inch iron rod with yellow cap stamped (PETSCH & ASSOC., INC.) found for corner in the west right-of-way line of Independence Parkway;

**THENCE** along the west right-of-way line of Independence Parkway as follows:

Southwesterly, 89.11 feet along a curve to the right having a central angle of 02 degrees 38 minutes 39 seconds, a radius of 1931.00 feet, a tangent of 44.56 feet, and whose chord bears South 02 degrees 43 minutes 13 seconds West, 89.10 feet to a one-half inch iron rod with yellow cap stamped (PETSCH & ASSOC., INC.) found for corner;

Southwesterly, 79.75 feet along a curve to the left having a central angle of 04 degrees 11 minutes 52 seconds, a radius of 1088.50 feet, a tangent of 39.89 feet, and whose chord bears South 02 degrees 08 minutes 00 seconds West, 79.73 feet to a one-half inch iron rod with yellow cap stamped (PETSCH & ASSOC., INC.) found for corner;

South 00 degrees 34 minutes 51 seconds East, 112.94 feet to the **POINT OF BEGINNING** and containing 108,838 square feet or 2.50 acres of land.

Bearings based on the monuments found along the north line of Valor Pointe - Phase 11 of the Reserve at Westridge, an addition to the City of McKinney as recorded in Volume 2013, Page 161, Collin County Plat Records.

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

**WHEREAS**, D.R. HORTON-TEXAS, LTD. does hereby adopt this conveyance plat designating the herein above described property as Conveyance Plat of S.W.C. VIRGINIA & INDEPENDENCE ADDITION;

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of McKinney, Texas.

WITNESS MY HAND at \_\_\_\_\_, Texas, this \_\_\_ day of \_\_\_\_\_, 2022.

D.R. HORTON-TEXAS, LTD.

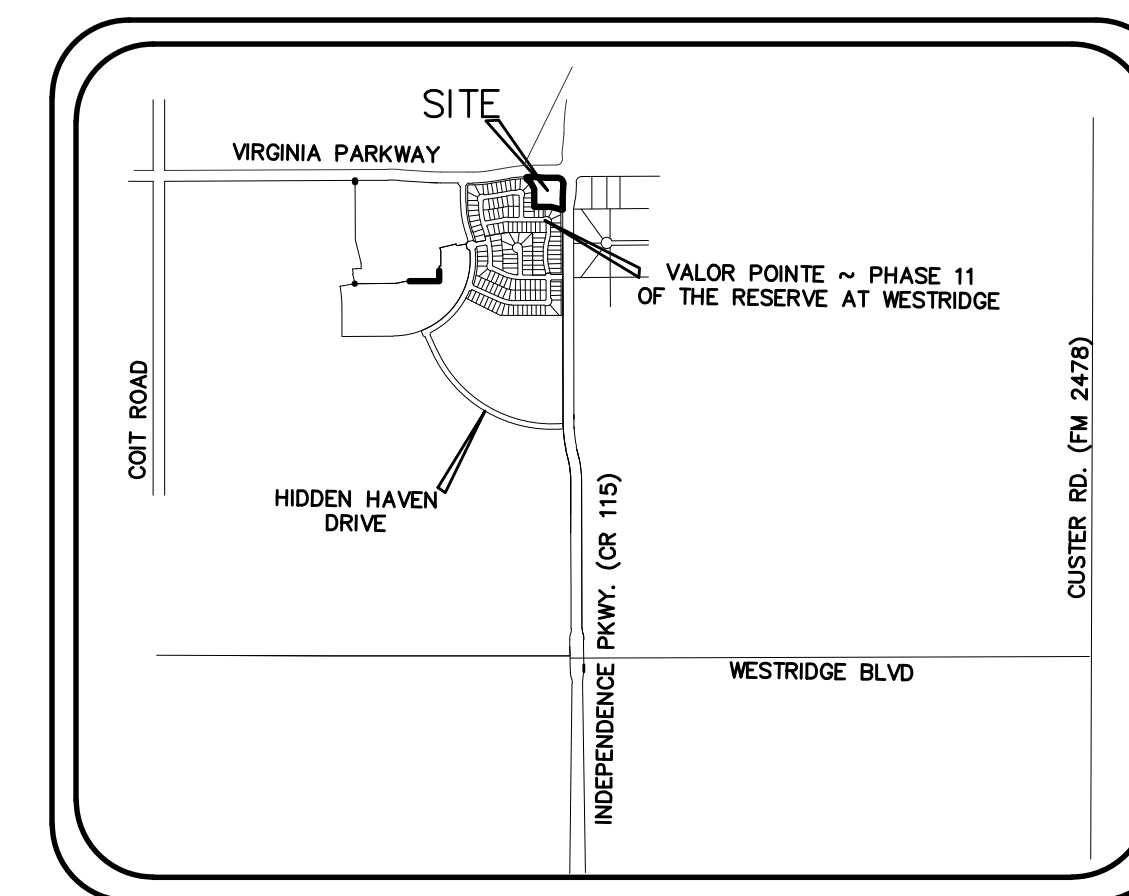
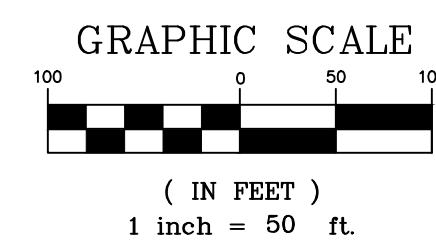
By: DAVID L. BOOTH, (authorized agent for D.R. Horton-Texas, Ltd.)

STATE OF TEXAS §  
COUNTY OF DALLAS §

**BEFORE ME**, the undersigned authority in and for the State of Texas, on this day personally appeared DAVID L. BOOTH, 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 and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_ day of \_\_\_\_\_, 2022.

Notary Public, State of Texas



LEGEND

- 1/2" I.R.S. 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'JBI' SET
- (CM) CONTROLLING MONUMENT
- D.R.X.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
- I.R.F. IRON ROD FOUND
- I.R.F.C. IRON ROD FOUND WITH CAP
- M.R.C.C.T. MAP RECORDS, COLLIN COUNTY, TEXAS
- P.R.C.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS
- P.G. PAGE
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT-OF-WAY
- VOL. VOLUME

SURVEYOR NOTES:

1.) CONVEYANCE PLAT ONLY: NOT FOR DEVELOPMENT

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 if 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.

2.) Subject property lies within Zone "X", as scaled from Flood Insurance Rate Map (FIRM), 48085C 0255J, effective date June 2, 2009, published by the National Flood Insurance Program of the Federal Emergency Management Agency (FEMA).

SURVEYOR'S CERTIFICATE

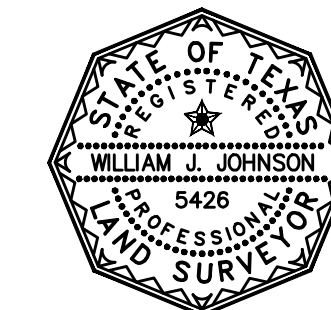
KNOW ALL MEN BY THESE PRESENTS:

That I, William J. Johnson, 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, Collin County, Texas.

Dated this the \_\_\_ day of \_\_\_\_\_, 2022.

**\*PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.\***

William J. Johnson, R.P.L.S. No. 5426



STATE OF TEXAS §  
COUNTY OF DALLAS §

**BEFORE ME**, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared WILLIAM J. JOHNSON, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_ day of \_\_\_\_\_, 2022.

Notary Public, State of Texas



CITY PROJECT NO. FP \_\_\_ - \_\_\_  
CONVEYANCE PLAT  
S.W.C. VIRGINIA & INDEPENDENCE ADDITION

LOT 1, BLOCK A  
1 COMMERCIAL LOT  
ZONED PD-2001-02-024  
2.500 ACRES OUT OF THE  
HENRY SLACK SURVEY, ABSTRACT NO. 840  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

APPROVED AND ACCEPTED

CITY MANAGER  
CITY OF MCKINNEY, TEXAS

DATE

OWNER/  
DEVELOPER  
D.R. HORTON-TEXAS, LTD.  
4306 Miller Road, Suite A (214) 607-4244  
Rowlett, Texas 75088  
Contact: David L. Booth  
SURVEYOR/ENGINEER  
JBI PARTNERS, INC. (972) 248-7676  
2121 Midway Road, Suite 300  
Carrollton, Texas 75006  
TBPE No. F-438 TBPLS No. 10076000

April 19, 2022

Sheet 1 of 1