

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N02°23'53"E	44.00'	L23	N00°37'06"W	10.75'
L2	N02°23'53"E	29.00'	L24	N12°13'47"W	2.39'
L3	N87°36'07"W	15.00'	L25	S12°13'47"E	30.77'
L4	S02°23'53"W	29.00'	L26	N77°46'13"E	12.29'
L5	N02°23'53"E	29.00'	L27	S42°13'47"E	10.00'
L6	N87°36'07"W	15.00'	L28	S02°23'53"W	7.37'
L7	S02°23'53"W	29.00'	L29	N87°36'07"W	39.00'
L8	N02°23'53"E	29.00'	L30	S02°23'53"W	14.00'
L9	N87°36'07"W	15.00'	L31	S87°36'07"E	39.00'
L10	S02°23'53"W	29.00'	L32	S02°23'53"W	85.29'
L11	S87°36'07"E	13.00'	L33	S47°23'53"W	17.40'
L12	N02°23'53"E	10.00'	L34	N87°36'07"W	29.02'
L13	N87°36'07"W	13.00'	L35	S87°36'07"E	33.78'
L14	S87°36'07"E	13.00'	L36	N47°23'53"E	29.83'
L15	N02°23'53"E	10.00'	L37	N02°23'53"E	112.88'
L16	N87°36'07"W	13.00'	L38	N61°26'07"E	78.94'
L17	N02°23'53"E	10.00'	L39	N61°26'07"E	84.09'
L18	N87°36'07"W	13.00'	L40	S87°36'07"E	109.27'
L19	N02°23'53"E	13.00'	L41	S02°23'53"W	15.50'
L20	N87°36'07"W	10.00'	L42	S02°23'53"W	15.50'
L21	N02°23'53"W	13.00'	L43	S02°23'53"W	15.21'
L22	N00°37'06"W	9.23'			

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	50°07'14"	30.00'	26.24'	N22°39'44"W	25.41'
C2	90°00'00"	30.00'	47.12'	N42°36'07"W	42.43'
C3	28°09'18"	30.00'	14.74'	N78°19'15"E	14.59'
C4	90°00'00"	30.00'	47.12'	S42°36'07"E	42.43'
C5	118°54'12"	30.00'	62.26'	S28°09'01"E	51.67'
C6	118°54'12"	30.00'	62.26'	N32°56'47"E	51.67'
C7	118°54'12"	30.00'	62.26'	S28°09'01"E	51.67'
C8	118°54'12"	30.00'	62.26'	N32°56'47"E	51.67'
C9	117°18'28"	30.00'	61.42'	S28°56'54"E	51.24'
C11	59°29'46"	30.00'	31.15'	S57°51'14"E	29.77'
C12	61°05'48"	30.00'	31.99'	S57°03'13"E	30.50'
C13	61°05'48"	30.00'	31.99'	S57°03'13"E	30.50'

LEGEND

Δ = CENTRAL ANGLE
P.O.B. = POINT OF BEGINNING
SAN. SEW. = SANITARY SEWER
STM. SEW. = STORM SEWER
W. = WATER
ESMT. = EASEMENT
VOL. = VOLUME
PG. = PAGE
SQ. FT. = SQUARE FEET
IRFC = IRON ROD WITH CAP FOUND
IRF = IRON ROD FOUND
M.R.C.C.T. = MAP RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS

OWNER'S CERTIFICATION
STATE OF TEXAS §
COUNTY OF COLLIN §
CITY OF MCKINNEY §

WHEREAS, MCKINNEY HARDIN, LLC is the sole owner of a tract of land situated in the James Herndon Survey, Abstract No. 391, City of McKinney, Collin County, Texas and being a part of the tract of land described in Special Warranty Deed to McKinney Hardin, LLC recorded in Instrument No. 20190402000343570 and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the south right-of-way line of Virginia Parkway (a variable width right-of-way), for the northeast corner of Mallard Lakes at McKinney Phase One, an addition to the City of McKinney, recorded in Volume A, Page 45, of the Official Public Records of Collin County, Texas, and being the beginning of a curve to the right having a central angle of 1°34'14", a radius of 5669.58 feet, a chord bearing and distance of South 88°23'14" East, 155.41 feet;

THENCE with said south right-of-way line of Virginia Parkway, the following courses and distances:

- With said curve to the right, an arc distance of 155.41 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
- South 87°36'07" East, a distance of 785.16 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
- South 81°29'04" East, a distance of 56.33 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 87°36'07" East, a distance of 76.88 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner at the north end of a right-of-way corner clip at the intersection of the south right-of-way line of Virginia Parkway with the west right-of-way line of Hardin Boulevard (a variable width right-of-way);

THENCE with said corner clip, South 40°56'06" East, a distance of 87.90 feet to a 1/2" iron rod with cap stamped "PACHECO KOCH" found in said west right-of-way line of Hardin Boulevard and at the beginning of a non-tangent curve to the left having a central angle of 5°40'47", a radius of 2075.0 feet, a chord bearing and distance of South 03°48'51" East, 205.61 feet;

THENCE with said west right-of-way line of Hardin Boulevard, the following courses and distances:

- With said curve to the left, an arc distance of 205.69 feet to a 1/2" iron rod with cap stamped "PACHECO KOCH" found for corner;
- South 13°32'54" East, a distance of 253.01 feet to a 1/2" iron rod with cap stamped "PACHECO KOCH" found at the beginning of a tangent curve to the left having a central angle of 00°20'59", a radius of 2060.00 feet, a chord bearing and distance of South 13°49'57" East, 12.57 feet;

In a southeasterly direction, with said curve to the left, an arc distance of 12.57 feet to a 1/2" iron rod with cap stamped "PACHECO KOCH" found at the northeast corner of the tract of land described in Special Warranty Deed to Touchmark, LLC, recorded in instrument No. 20180618000751090 of the said Official Public Records;

THENCE with the north line of said Touchmark tract, South 89°22'54" West, a distance of 1123.37 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

THENCE departing said north line of the Touchmark tract, North 00°44'07" West, a distance of 75.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 89°23'17" West, a distance of 75.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner in the east line of said Mallard Lakes at McKinney Phase One Addition;

THENCE with said the east line of said Mallard Lakes at McKinney Phase One Addition, North 0°44'06" West, a distance of 516.50 feet to the **POINT OF BEGINNING** and containing 14.6702 acres or 639,032 square feet of land.

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

THAT, I, **MCKINNEY HARDIN, LLC**, do hereby adopt this conveyance plat designating the herein above described property as **HARDIN CROSSING ADDITION, LOTS 1 & 2, BLOCK A**, an addition to the City of McKinney, Collin County, Texas and do hereby dedicate to the public use forever, the streets, alleys and public use area 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 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 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 _____, this ____ day of _____, 2019.

MCKINNEY HARDIN, LLC

By: _____
Name: Jim Riggs
Title: Manager

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared Jim Riggs, 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 _____, 2019.

Notary Public in and for the State of _____

APPROVED AND ACCEPTED

PLANNING AND ZONING COMMISSION CHAIRMAN
CITY OF MCKINNEY, TEXAS

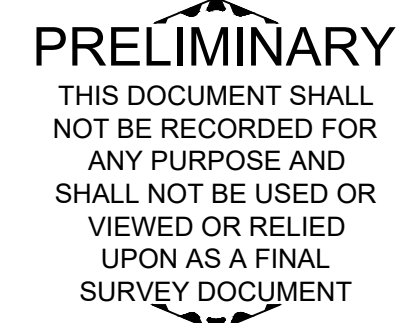
DATE

SURVEYORS CERTIFICATE

THAT I, J. Andy Dobbs, 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 _____, 2019.

J. Andy Dobbs
Registered Professional Land Surveyor No. 6196
Kimley-Horn and Associates, Inc.
13455 Noel Road,
Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
(972) 770-1300
andy.dobbs@kimley-horn.com



STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared J. Andy Dobbs, 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 ____ day of _____, 2019.

Notary Public in and for the State of Texas

FLOOD STATEMENT:

According to Community Panel No. 480135 0260 K, 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 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 39 and 40 found in the field, whose positions are published on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. Coordinates shown are based on grid coordinate values, no scale and no projection.
- All corners are 5/8" iron rods with a plastic cap stamped "KHA" set unless otherwise noted.
- 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 and requirements of the subdivision ordinance.

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 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
HARDIN CROSSING ADDITION
LOTS 1 & 2, BLOCK A
BEING 14.6702 ACRES OUT OF THE
JAMES HERNDON SURVEY
ABSTRACT NO. 391
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS**



Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	MRW	JAD	DEC. 2019	064546401	1 OF 1

OWNER: MCKINNEY HARDIN, LLC
7120 E. KIERLAND BLVD., SUITE 807
SCOTTSDALE, AZ 85254
CONTACT: JIM RIGGS, MANAGER
PHONE: 602 292 2398
EMAIL: HOYATROJAN@AOL.COM

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
260 EAST DAVIS STREET, SUITE 100,
MCKINNEY, TEXAS 75069
CONTACT: MICHAEL DOGGETT, PE
PHONE: 469 352 2959

DWG NAME: FLOOD_SURVEY\064546401_SVC_VIRGINIA AND HARDIN\KORINNEY_CPL.MRW.DWG PLOTTED BY: WOFFORD, WATT 1/26/2019 10:04:AM LAST SAVED: 1/26/2019 9:51:AM