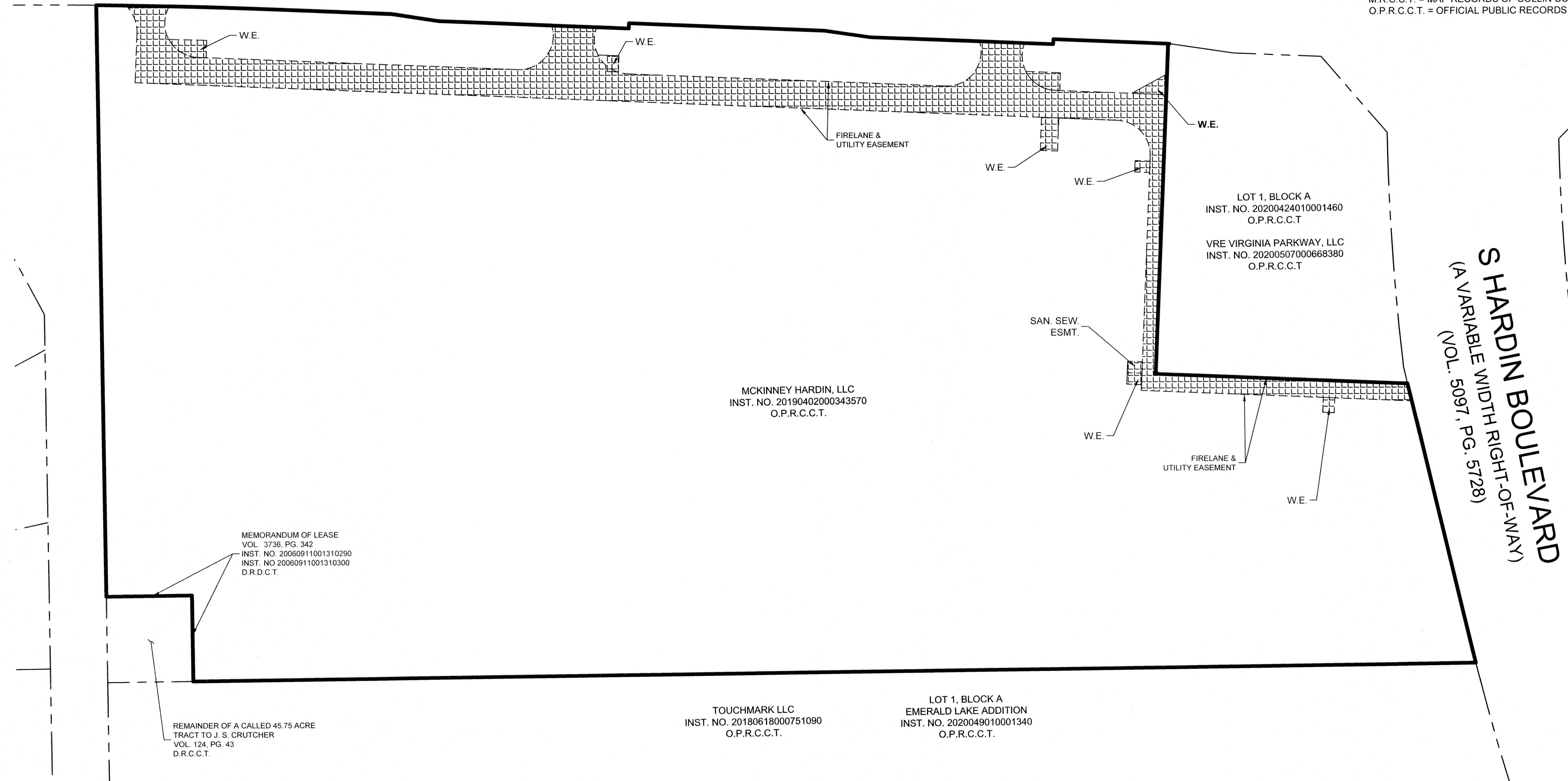
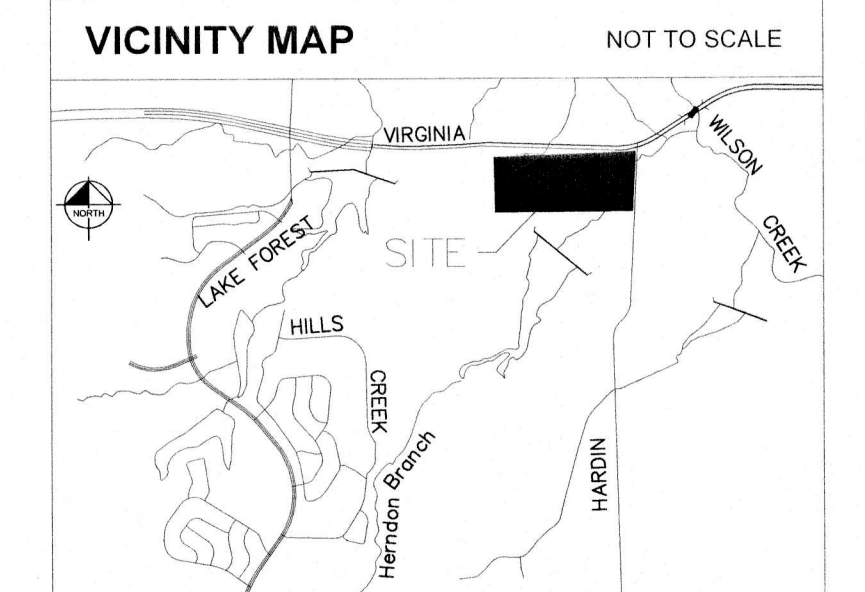
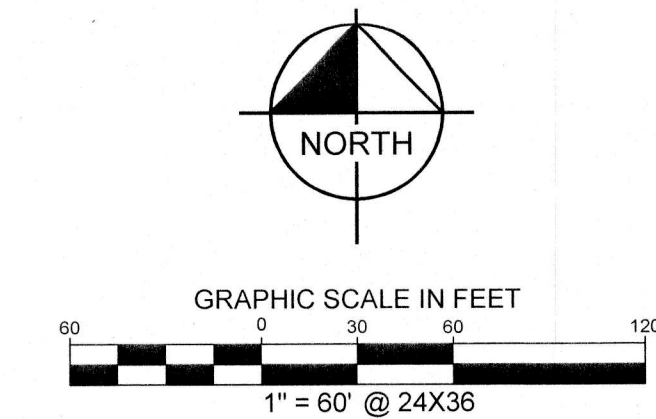


VIRGINIA PARKWAY (A VARIABLE WIDTH RIGHT-OF-WAY)

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
 INST. NO. = INSTRUMENT NUMBER
 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



**S HARDIN BOULEVARD
(A VARIABLE WIDTH RIGHT-OF-WAY)
(VOL. 5097, PG. 5728)**

MCKINNEY HARDIN, LLC
 INST. NO. 20190402000343570
 O.P.R.C.C.T.

LOT 1, BLOCK A
 INST. NO. 20200424010001460
 O.P.R.C.C.T.
 VRE VIRGINIA PARKWAY, LLC
 INST. NO. 20200507000668900
 O.P.R.C.C.T.

TOUCHMARK LLC
 INST. NO. 20180618000751090
 O.P.R.C.C.T.

LOT 1, BLOCK A
 EMERALD LAKE ADDITION
 INST. NO. 2020049010001340
 O.P.R.C.C.T.

REMAINDER OF A CALLED 45.75 ACRE
 TRACT TO J. S. CRUTCHER
 VOL. 124, PG. 43
 D.R.C.C.T.

- NOTES:**
- Bearing system is based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.
 - Coordinates shown are based on grid coordinate values.
 - All corners are 5/8" iron rods with a plastic cap stamped "KHA" set unless otherwise noted.
 - See Sheet 2 for Abandonment's by this Plat, easements that are being abandoned were recorded in Instrument No. 20200424010001460, Official Publics Records, Collin County, Texas
 - 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.
 - Purpose of this plat is to be a survey of property approved by the City of McKinney, Texas for the purpose of sale or conveyance in its entirety or interests thereon defined

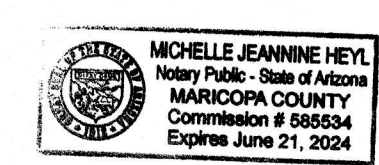
FLOOD STATEMENT:
 According to Community Panel No. 48085C0260K, dated June 7, 2017 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is within Zone X (unshaded) "areas determined to be outside the 0.2% annual chance floodplain". 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.

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.

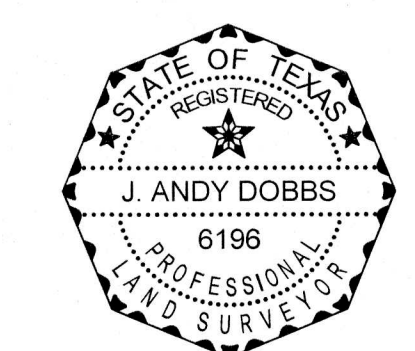
OWNER DEDICATION
 NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
 THAT, I, **MCKINNEY HARDIN, LLC**, do hereby adopt this conveyance plat designating the herein above described property as **HARDIN CROSSING ADDITION, LOT 2R and LOTS 3 - 6, BLOCK A**, an addition to the City of McKinney, Collin County, 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 approved subject to all platting ordinances, rules, regulations and resolutions of the City of McKinney, Texas.
 WITNESS MY HAND at Scottsdale, Arizona this 3 day of December, 2020

MCKINNEY HARDIN, LLC
 By: Jim Riggs
 Name: Jim Riggs
 Title: Manager

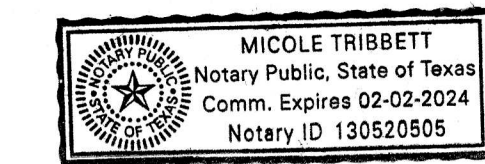
STATE OF Arizona §
 COUNTY OF Maricopa §
 BEFORE ME, the undersigned authority, on this day personally appeared Jim Riggs, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 3 day of December, 2020
Michelle Jeanine Hehl
 Notary Public in and for the State of Arizona



SURVEYOR'S 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 23rd day of December, 2020
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 23rd day of December, 2020
Micole Tribbett
 Notary Public in and for the State of Texas



Filed and Recorded
 Official Public Records
 Survey Map, County Clerk
 Collin County, Texas
 01/12/2021 10:57:12 AM
 \$41.00 DKITZMILLER
 20210112010000030
 2021-4
 4
Spanglin

Approved Bill
 Planning and Zoning Commission Chairman
 City of McKinney, Texas
 1-12-2021
 Date
 Attest
Jeri L. Barney
 Planning and Zoning Commission Secretary
 City of McKinney, Texas
 Date January 8, 2021

**CONVEYANCE PLAT
 HARDIN CROSSING ADDITION
 LOT 2R and LOTS 3-6, BLOCK A
 BEING A REPLAT OF HARDIN
 CROSSING ADDITION,
 LOT 2, BLOCK A AND
 BEING 13.3576 ACRES OUT OF THE
 JAMES HERNDON SURVEY
 ABSTRACT NO. 391
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS**

Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel No (972) 770-1300 Fax No (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	MGB	JAD	DEC. 2020	064546401	2 OF 2

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.
 280 EAST DAVIS STREET, SUITE 100,
 MCKINNEY, TEXAS 75069
 PHONE: 469 352 2959
 CONTACT: MICHAEL DOGGETT, PE

SURVEYOR
 KIMLEY-HORN AND ASSOCIATES, INC.
 13455 NOEL ROAD, TWO GALLERIA
 OFFICE
 TOWER, SUITE 700, DALLAS, TX 75240
 PHONE: 972-770-1300
 CONTACT: J. ANDY DOBBS, RPLS

FILED NAME: X:\CAL SURVEY\064546401\SVY_VIRGINIA AND HARDIN\MCKINNEY_CPL_245.DWG PLOTTED BY: BLANKENSHIP, MATTHEW 1/22/2020 3:41 PM LAST SAVED: 12/22/2020 3:22 PM