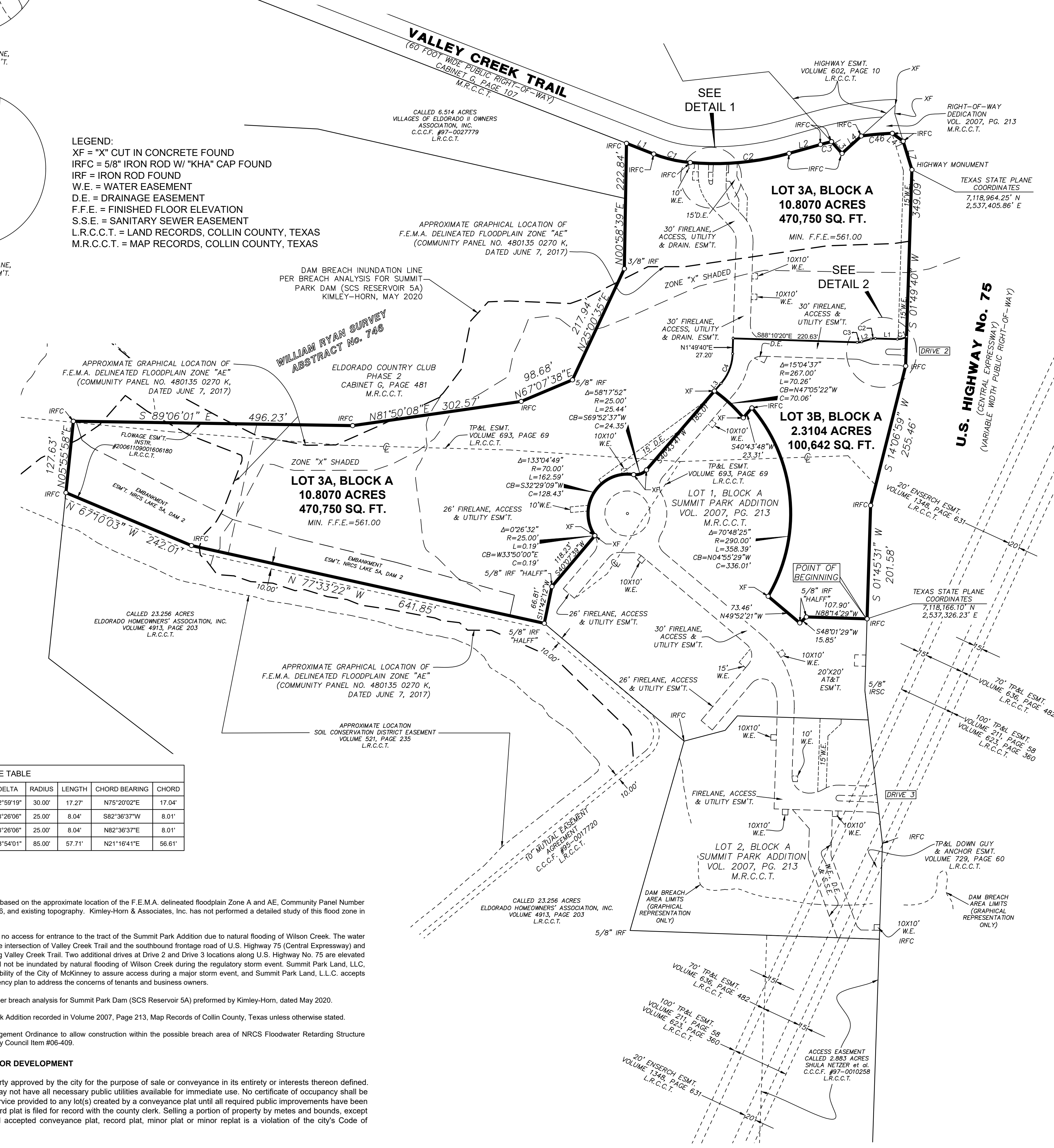


**FLOOD STATEMENT:**

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48085C0270K, for Collin County, Texas and incorporated areas, dated June 7, 2017, this property is located within Zone X (shaded) defined as "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood". Zone AE defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (Base Flood Elevations determined)". 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.

**LEGEND:**

- XF = "X" CUT IN CONCRETE FOUND
- IRFC = 5/8" IRON ROD W/ "KHA" CAP FOUND
- IRF = IRON ROD FOUND
- W.E. = WATER EASEMENT
- D.E. = DRAINAGE EASEMENT
- F.F.E. = FINISHED FLOOR ELEVATION
- S.S.E. = SANITARY SEWER EASEMENT
- L.R.C.C.T. = LAND RECORDS, COLLIN COUNTY, TEXAS
- M.R.C.C.T. = MAP RECORDS, COLLIN COUNTY, TEXAS



LINE TABLE and CURVE TABLE with columns for NO., BEARING, LENGTH, NO., DELTA, RADIUS, LENGTH, CHORD BEARING, CHORD.

- NOTES: 1. Minimum finished flood elevations are based on the approximate location of the F.E.M.A. delineated floodplain Zone A and AE... 2. During a major storm event, limited or no access for entrance to the tract of the Summit Park Addition... 3. Dam breach inundation line is shown per breach analysis for Summit Park Dam (SCS Reservoir 5A) preformed by Kimley-Horn... 4. All easements created per Summit Park Addition recorded in Volume 2007, Page 213, Map Records of Collin County... 5. A variance to the Storm Water Management Ordinance to allow construction within the possible breach area of NRCS Floodwater Retarding Structure EFAL was adopted by City of McKinney Council Item #06-409.

**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.

**OWNER'S CERTIFICATION**

STATE OF TEXAS §
COUNTY OF COLLIN §
CITY OF MCKINNEY §

WHEREAS, SUMMIT PARK LAND, L.L.C., is the owner of a 13.1174 acre tract of land situated in the William Ryan Survey, Abstract Number 746, in the City of McKinney, Collin County, Texas and being all of Lot 3, Block A, Summit Park Addition...

BEGINNING at a 5/8" iron rod with plastic cap stamped "KHA" found in the west Right-of-Way line of U.S. Highway 75 (variable width Right-of-Way) at the southeast corner of said Lot 3;

THENCE departing said west Right-of-Way line of U.S. Highway 75 and with the south line of said Lot 3, the following courses and distances: North 88°14'29" West, a distance of 107.90 feet to a 5/8" iron rod with plastic cap stamped "HALFF" found for corner...

THENCE with the north line of said 23.256 acre tract, the following courses and distances: North 77°33'22" West a distance of 641.85 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner...

THENCE with the east line of said Eldorado Country Club Phase 2 the following calls: North 05°55'58" East a distance of 127.63 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner...

THENCE with the south Right-of-Way line of said Valley Creek Trail the following calls: South 68°41'39" East a distance of 51.94 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner at the beginning of a non-tangent curve to the left whose chord bears South 76°47'40" East a distance of 66.64 feet...

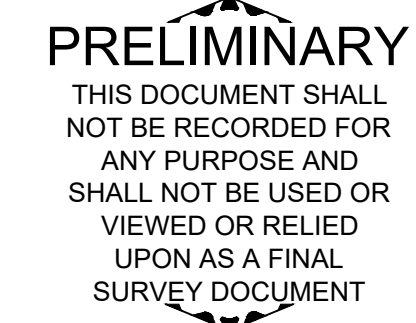
THENCE departing the south Right-of-Way line of said Valley Creek Trail and with the southwest and southeast lines of said Highway Easement the following calls: South 41°46'16" East a distance of 28.05 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner...

THENCE with said west Right-of-Way line of U.S. Highway 75, the following courses and distances: South 16°59'06" East, a distance of 52.95 feet to a highway monument found for corner...

**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.

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

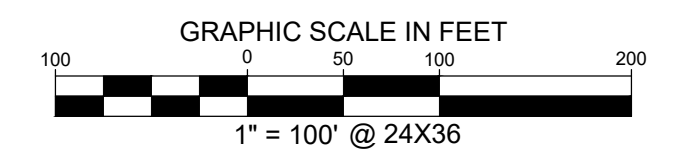
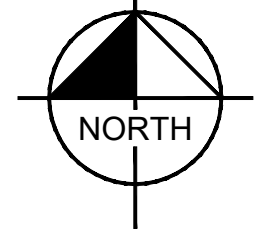


STATE OF TEXAS §
COUNTY OF COLLIN §

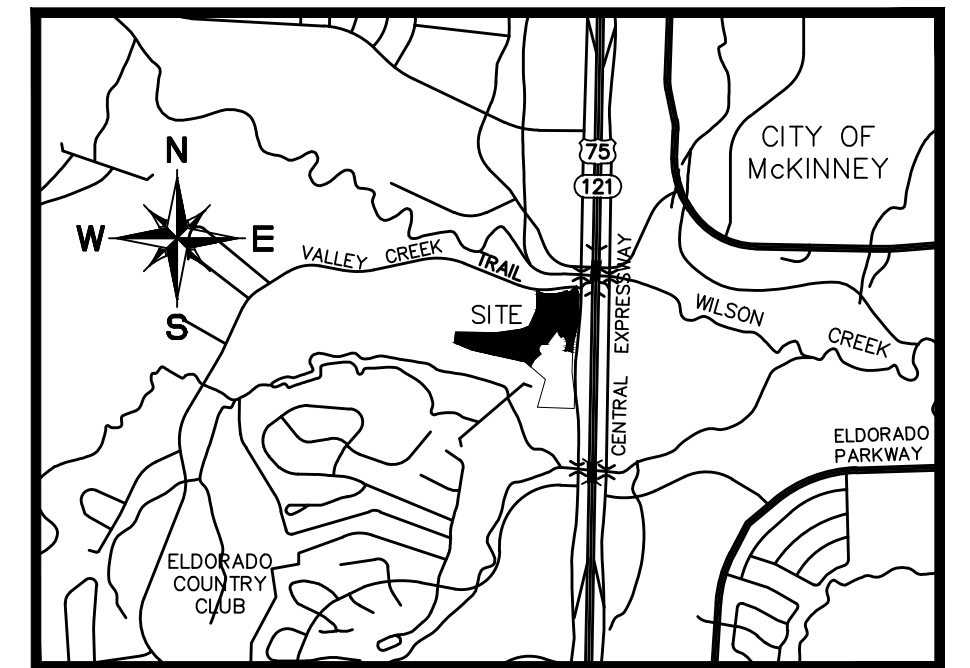
BEFORE ME, the undersigned authority, on this day personally appeared J. Andy Dobbs known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this \_\_\_ day of \_\_\_, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



**ALL LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE ZONING DISTRICT**



**LOCATION MAP NOT-TO-SCALE**

**OWNER DEDICATION**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, we, SUMMIT PARK LAND, L.L.C., do hereby adopt this plat designating the hereinabove described property as SUMMIT PARK ADDITION...

THAT, we, SUMMIT PARK LAND, L.L.C., do hereby adopt this plat designating the hereinabove described property as SUMMIT PARK ADDITION, 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...

WITNESS MY HAND at \_\_\_\_\_ County, Texas, this the \_\_\_ day of \_\_\_, 2021.

SUMMIT PARK LAND, L.L.C.

By: \_\_\_\_\_
Its: \_\_\_\_\_

STATE OF TEXAS §
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 \_\_\_ day of \_\_\_, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

APPROVED

PLANNING AND ZONING COMMISSION CHAIRMAN CITY OF MCKINNEY, TEXAS

DATE

ATTEST

PLANNING AND ZONING COMMISSION SECRETARY CITY OF MCKINNEY, TEXAS

DATE

**CONVEYANCE PLAT LOT 3A AND LOT 3B, BLOCK A SUMMIT PARK ADDITION**

BEING A REPLAT OF LOT 3, BLOCK A SUMMIT PARK ADDITION
13.1174 ACRES
WILLIAM RYAN SURVEY, ABSTRACT NO. 746
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS



Table with columns: Scale (1" = 100'), Drawn by (MTC), Checked by (JAD), Date (MARCH 2021), Project No. (064547901), Sheet No. (1 OF 1).

OWNER: Summit Park Land, L.L.C.
1415 Louisiana Street, Suite 3000
Houston, TX 77002
Contact: Brett Sholz
Phone: 713-739-6584

SURVEYOR: Kimley-Horn
13455 Noel Road,
Two Galleria Office Tower, Suite 700
Dallas, TX 75240
Contact: Andy Dobbs, RPLS

FILED BY: J. ANDY DOBBS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6196, DATE: MARCH 2021, TIME: 12:28 PM, LAST DAY: 3/20/21, 12:24 PM.