

**SURVEYORS CERTIFICATE:**

I, Brad Sparr, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the subdivision plat shown hereon accurately represents the described property as determined by a survey made on the ground, under my direction and supervision, the monuments or marks set, or found, are sufficient to enable retracement.

Brad Sparr  
Registered Professional  
Land Surveyor No. 3701

STATE OF TEXAS:  
COUNTY OF COLLIN:

BEFORE ME, the undersigned authority, a Notary Public in and for said county and State, on this day personally appeared Brad Sparr, 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 purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

This \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Notary Public in and for \_\_\_\_\_ My Commission Expires \_\_\_\_\_



**APPROVED AND ACCEPTED**

Chairman, Planning & Zoning Commission  
City of McKinney, Texas

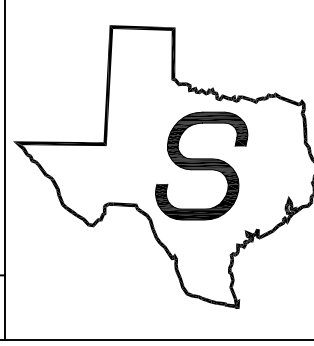
Date \_\_\_\_\_

**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**

**APPLICANT**  
SPARR SURVEYS  
2553 COUNTY ROAD 722  
MCKINNEY, TX 75069  
BRAD SPARR, PLS  
(214) 544-2297

**OWNER**  
SENDER FAMILY, LTD.  
6942 TOKALON DR.  
DALLAS, TX 75214  
HAROLD G. SENDER  
GENERAL PARTNER  
(214) 660-7705

DRAWN BY: B.D.S./CAD  
CHECKED BY: B.D.S.  
SCALE: 1" = 50'  
DATE: FEB. 28, 2017  
JOB NO. 16971



**Sparr Surveys**  
2553 C.R. 722  
McKinney, Texas 75069  
(214) 544-2297

TBPLS FIRM No. 10059300

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

**WHEREAS** SENDER FAMILY, LTD is the owner of a tract of land situated in the William Davis Survey, Abstract No. 248, Collin County, Texas and, being all of Lot 14 Block B of Metro Industrial Park No. 2, an addition to the City of McKinney, Texas, according to the plat thereof recorded in Volume 2016, Page 556 of the Map Records of Collin County, Texas (MRCCCT), and being more particularly described as follows;

**BEGINNING** at a 5/8-inch iron rod set with plastic cap stamped "Sparr Surveys" at the south end of a corner clip at the intersection of the south line of McKinney Parkway (60 foot right-of-way), with the west line of Metro Park Drive (60 foot right-of-way);

**THENCE** South 16 Degrees 32 Minutes 41 Seconds West, along the west line of said Metro Park Drive, 195.87 feet to a 1/2-inch iron rod found at the northeast corner of Lot 5R, Block B of Metro Industrial Park No. 2, an addition to the City of McKinney, Texas, according to the plat thereof recorded in Volume M, Page 435 MRCCCT;

**THENCE** North 57 Degrees 36 Minutes 18 Seconds West, departing the west line of said Metro Park Drive, along the northeast line of said Lot 5R, at 224.16 feet passing a 1/2-inch iron rod found at the northwest corner of said Lot 5R and the northeast corner of Lot 4, Block B of Metro Industrial Park No. 2, an addition to the City of McKinney, Texas, according to the plat thereof recorded in Volume C, Page 679 MRCCCT, continuing along the northeast line of Lot 1 through 4 in said Block B, at a calculated distance of 584.23 feet passing the northwest corner of said Lot 1, same being the northeast corner of Lot 4, Block C of Metro Industrial Park No. 2, an addition to the City of McKinney, Texas, according to the plat thereof recorded in Volume E, Page 51 MRCCCT, continuing along the northeast line of Lot 3 and 4 in said Block C, in all a distance of 775.41 feet to a 5/8-inch iron rod found with plastic cap stamped "JDJR" at the point of curvature of a circular curve to the left having a radius of 610.00 feet;

**THENCE** northwesterly, continuing along the northeast line of Lot 3 in said Block C and along said curve to the left, through a central angle of 02 Degrees 07 Minutes 09 Seconds, at a calculated arc distance of 13.12 feet passing the northwest corner of said Lot 3 in said Block C, same being the northeast corner of Lot 1R, Block C of Metro Industrial Park No. 2, an addition to the City of McKinney, Texas, according to the plat thereof recorded in Volume O, Page 386 PRCCCT, continuing along the northeast line of said Lot 1R, in all a arc distance of 22.56 feet and having a chord which bears North 58 Degrees 38 Minutes 32 Seconds West, 22.56 feet to a 5/8-inch iron rod set with plastic cap stamped "Sparr Surveys" at the southeast corner of Lot 13, Block B of Metro Industrial Park No. 2, an addition to the City of McKinney, Texas, according to the plat thereof recorded in Volume 2016, Page 556 PRCCCT;

**THENCE** North 30 Degrees 17 Minutes 54 Seconds East, departing the northeast line of said Lot 1R, along the east line of said Lot 13, 179.99 feet to a 5/8-inch iron rod set with plastic cap stamped "Sparr Surveys" in the south line of said McKinney Parkway and lying in a non-tangent circular curve to the right having a radius of 790.00 feet;

**THENCE** southeasterly, along the south line of said McKinney Parkway and along said curve to the right, through a central angle of 02 Degrees 06 Minutes 38 Seconds, an arc distance of 29.10 feet and having a chord which bears South 58 Degrees 39 Minutes 37 Seconds East, 29.10 feet to a 5/8-inch iron rod set with plastic cap stamped "Sparr Surveys" at the point of tangency;

**THENCE** South 57 Degrees 36 Minutes 18 Seconds East, continuing along the south line of said McKinney Parkway, 627.83 feet to a 5/8-inch iron rod set with plastic cap stamped "Sparr Surveys" at the point of curvature of a circular curve to the left having a radius of 200.00 feet;

**THENCE** southeasterly, continuing along the south line of said McKinney Parkway and along said curve to the left, through a central angle of 15 Degrees 51 Minutes 01 Seconds, an arc distance of 55.33 feet and having a chord which bears South 65 Degrees 31 Minutes 48 Seconds East, 55.15 feet to a 5/8-inch iron rod set with plastic cap stamped "Sparr Surveys" at the point of tangency;

**THENCE** South 73 Degrees 27 Minutes 19 Seconds East, continuing along the south line of said McKinney Parkway, 28.23 feet to a 5/8-inch iron rod set with plastic cap stamped "Sparr Surveys" at the northwest end of said corner clip;

**THENCE** South 28 Degrees 27 Minutes 19 Seconds East, along the said corner clip, 14.14 feet to the **POINT OF BEGINNING** and containing 3.22 acres of land.

**WHEREAS** SENDER FAMILY, LTD, does hereby adopt this Minor Replat designating the hereon described property as **LOT 14R, 15 and 16, BLOCK B of Metro Industrial Park No. 2**, being a replat of Lot 14, Block B, of Metro Industrial Park No. 2, an addition to the City of McKinney, according to the plat thereof recorded in Volume 2016, Page 556, Map Records, Collin County, Texas, and does hereby dedicate in fee simple to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in Landscape Easements, if approved by the City of McKinney. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of McKinney's use thereof. The City of McKinney and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements. The City of McKinney and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

The undersigned does covenant and agree that the Access Easement may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of General Public vehicular and pedestrian use and access, and for Fire Department and Emergency use, in, along, upon and across said premises, with the right and privilege at all times of the City of McKinney, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said premises.

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

Witness, my hand, this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

BY:  
  
Harold G. Sender  
General Partner

THE PURPOSE OF THIS MINOR REPLAT IS TO  
CREATE (3) LOTS FROM (1) EXISTING LOT

MINOR REPLAT  
**METRO INDUSTRIAL PARK No. 2**  
LOT 14R, 15 and 16, BLOCK B  
3.22 ACRES  
BEING A REPLAT OF  
LOT 14, BLOCK B  
METRO INDUSTRIAL PARK No. 2  
Volume 2016, Page 556 MRCCCT  
SITUATED IN THE  
WILLIAM DAVIS SURVEY, ABSTRACT NO. 248  
CITY OF MCKINNEY  
COLLIN COUNTY, TEXAS

COLLIN COUNTY CLERK RECORDING INFORMATION