

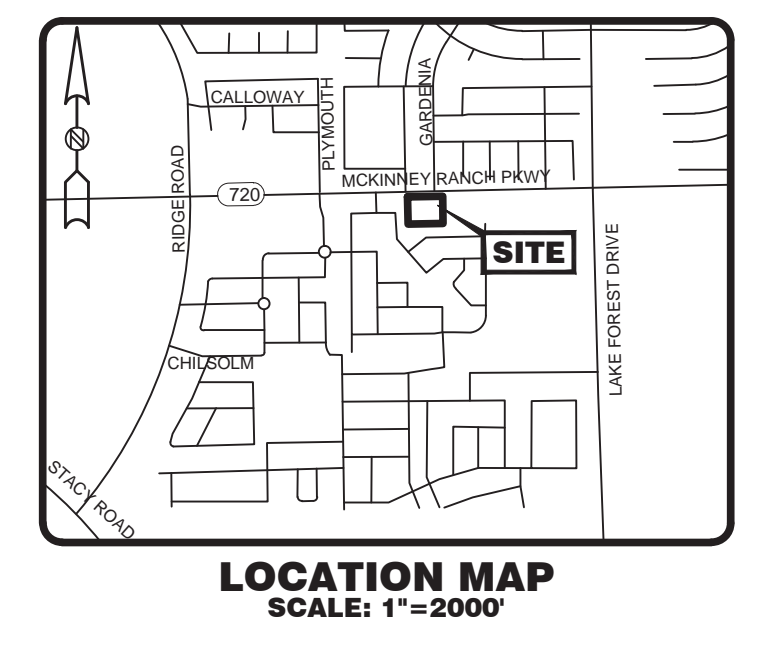
LEGEND

- 5/8" I.R.S. CENTERLINE
- CL CONTROLLING MONUMENT
- D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
- I.R.F. IRON ROD FOUND
- 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
- BOUNDARY LINE (SUBJECT PROPERTY)
- LOT LINE
- BOUNDARY LINE (OFF SITE)
- EASEMENT LINE

SCALE: 1"=30'

BASIS OF BEARINGS
WEST LINE OF SUBJECT TRACT
N 00°36'52" W
(VOLUME 2011, PAGE 243, M.R.C.C.T.)

N 45°00'00" E 1000.00' BOUNDARY DIMENSIONS
100.00' LOT DIMENSIONS
100.00' EASEMENT DIMENSIONS



LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 00°35'27" W	27.00'
L2	N 00°35'27" W	24.00'
L3	N 45°39'55" W	36.68'
L4	N 89°20'05" E	5.10'
L5	S 45°39'55" E	37.58'
L6	N 00°36'52" W	24.00'
L7	N 89°23'08" E	17.01'
L8	N 75°36'09" W	7.09'
L9	S 00°36'52" E	24.80'
L10	S 75°36'09" E	5.12'
L11	N 46°24'56" E	27.47'
L12	N 89°23'08" E	47.77'
L13	S 46°24'56" W	5.46'
L14	S 00°36'52" E	15.00'

CURVE TABLE

NUMBER	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	90°00'00"	3.00	4.71	N 44°24'33" E	4.24
C2	33°27'35"	30.00	17.52	N 17°19'15" W	17.27
C3	123°29'29"	30.00	64.66	S 28°50'42" E	52.85
C4	90°00'00"	30.00	47.12	N 44°24'33" E	42.43
C5	33°40'55"	30.00	17.64	N 17°25'55" W	17.38
C6	33°42'51"	30.00	17.65	S 16°15'58" W	17.40
C7	90°00'00"	30.00	47.12	S 45°35'27" E	42.43
C8	90°00'00"	30.00	47.12	S 44°24'33" W	42.43
C9	90°01'25"	30.00	47.14	S 45°36'09" E	42.44
C10	32°18'09"	30.00	16.91	N 73°14'03" E	16.69
C11	32°18'09"	54.00	30.44	N 73°14'03" E	30.04
C12	32°18'09"	30.00	16.91	S 73°14'03" W	16.69
C13	32°18'09"	54.00	30.44	S 73°14'03" W	30.04
C14	89°58'35"	30.00	47.11	N 44°23'50" E	42.42
C15	90°00'00"	30.00	47.12	N 45°35'27" W	42.43
C16	12°15'35"	57.50	12.30	N 81°43'57" W	12.28
C17	12°49'46"	72.50	16.23	S 82°01'03" E	16.20

NOTE:
PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY.
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 THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE.

PRELIMINARY-FINAL PLAT
McKINNEY RANCH PARKWAY
AVALON MEMORY CARE ADDITION
LOTS 1 & 2, BLOCK A
2.3775 ACRES
out of the
OLIVER HEDGECOXE SURVEY, ABSTRACT No. 392
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

PROJECT INFORMATION
Date of Survey: 01/21/2015
Job Number: 1590189
Drawn By: W.J.L.
Date of Drawing: 07/02/2015
File: Record-Plat.dwg
SHEET 1 OF 2

OWNER / APPLICANT:
SHOWTIME I-20, LTD.
1625 N. Stemmons Freeway
Dallas, Texas, 75207
Contact: Douglas Washington
(Managing Partner)
(214) 752-7050

ENGINEER
HP CIVIL ENGINEERING
5339 Alpha Road
Suite 300
Dallas, Texas 75240
(972) 701-9636

903 N. Bowser Road, Suite 240
Richardson, Texas 75081
(972) 424-7002 Voice
(972) 633-1702 Fax
WWW.SurveyConsultantsInc.com
TBPLS Firm No. 10139600

RECEIVED
By PLANNING at 2:14 pm, Jul 09, 2015

OWNERS CERTIFICATE OF DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, SHOWTIME I-20, LTD is the owner of a 2.3775 acre tract of land situated in the the City of McKinney, Collin County, Texas, out of the Oliver Hedgecoxe Survey, Abstract No. 392, and being all of that tract of land described in deed to Showtime I-20, Ltd. as recorded as County Clerk's File No. 20150320000309300, Deed Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod set with plastic cap stamped "R.P.L.S. 5199", from which a 1" iron pipe found bears South 02 degrees, 00 minutes, 00 seconds West, a distance of 0.61 feet, lying in the south right of way line of McKinney Ranch Parkway (variable width right of way), being the southwest corner of a 0.5082 acre tract of land conveyed to City of McKinney according to the deed recorded in County Clerk's File Number 2004-0113472, Deed Records, Collin County, Texas, and lying in the east line of Common Area B-1, Pecan Park Addition, according to the plat thereof recorded in Volume 2011, Page 243, Map Records, Collin County, Texas;

THENCE, along the south right of way line of said McKinney Ranch Parkway and the south line of said 0.5082 acre tract, North 89 degrees 23 minutes 08 seconds East, a distance of 365.26 feet to a 1/2" iron rod found with plastic cap stamped "R.P.L.S. 4701", the southeast corner of said 0.5082 acre tract, the southwest corner of a 0.3603 acre tract of land (Part 2) conveyed to City of McKinney according to the deed recorded in County Clerk's File Number 2004-0021972, Deed Records, Collin County, Texas, and lying in the west line of a 1.5272 acre tract of land (Tract 9) conveyed to Chi Chu Chan, Tsun-Huei Chan, Paul Chan and Yen-Chau Chan according to the deed recorded in County Clerk's File Number 20091217001510910, Deed Records, Collin County, Texas;

THENCE, departing said south right of way line, along the west line of said 1.5272 acre tract, South 00 degrees 36 minutes 52 seconds East, a distance of 283.54 feet to a 5/8" iron rod set with plastic cap stamped "R.P.L.S. 5199", from which a 1/2" iron rod found bears North 00 degrees, 37 minutes, 00 seconds West, a distance of 0.42 feet, the southwest corner of said 1.5272 acre tract, lying in the north line of said Common Area B-1;

THENCE, along the north line of said Common Area B-1, South 89 degrees 23 minutes 08 seconds West, a distance of 365.26 feet to a 1/2" iron rod found with plastic cap stamped "R.P.L.S. 4701";

THENCE, along the east line of said Common Area B-1, North 00 degrees 36 minutes 52 seconds West, a distance of 283.54 feet to the **POINT OF BEGINNING**, and containing 103,565 square feet or 2.3775 acres of land, more or less.

OWNERS CERTIFICATE OF DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, We, **SHOWTIME I-20, LTD.** do hereby adopt this record plat designating the herein above described property as **McKINNEY RANCH PARKWAY AVALON MEMORY CARE 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 areas shown hereon. The easements, as shown, are hereby dedicated for the purpose as indicated. The Utility and Drainage Easements being hereby dedicated for the 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 and 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 shall, at all times, have the full right of ingress and egress to or from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems, with the necessity, at any time, of procuring the permission of anyone.

EXECUTED THIS ____ day of _____, 2015.

SHOWTIME I-20, LTD.

By: (Douglas Washington)
(Managing Partner)

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____ 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 considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2015.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT, I **DOUGLAS S. LOOMIS**, do hereby certify that I prepared this Plat from an actual survey of the land and that the corner monuments shown thereon were properly placed under my supervision in accordance with the Platting Rules and Regulations of the City of McKinney, Collin County, Texas.

RELEASED 7/2/2015 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

Douglas S. Loomis
Registered Professional Land Surveyor, No. 5199

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for Collin County, Texas, on this day personally appeared **DOUGLAS S. LOOMIS**, 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 considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2015.

Notary Public in and for the State of Texas

MONUMENTATION NOTE

All lot corners shown hereon are 5/8" iron rod set with red plastic cap stamped "R.P.L.S. 5199" unless otherwise noted.

COORDINATE NOTE

Coordinates shown hereon are State Plane Coordinates, Texas North Central Zone, North American Datum of 1983 (NAD83).

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WWW.SurveyConsultantsInc.Com
Survey Consultants, Inc. TBPLS Firm No. 10139600

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By PLANNING at 2:14 pm, Jul 09, 2015