

AREA NOTE:

The area (acres) shown hereon is based on the mathematical closure of the courses and distances reflected on this Survey. It does not include the tolerances that are present due to positional accuracy of the boundary monuments in place.

REFERENCE BEARING NOTE:

The bearings shown hereon are referenced to South 01 deg. 17 min. 14 sec. West along the east line of Lot 4, Block A of B and L Cox Addition, according to the Conveyance Plat recorded in Cabinet 2017, Page 384, Plat Records, Collin County, Texas

FLOOD ZONE NOTE:

This Surveyor has reviewed Flood Insurance Rate Map No. 48085C0260K (effective date June 7, 2017) published by the Federal Emergency Management Administration for Collin County, Texas and based upon said scaled map and graphic plotting, such review revealed that the subject parcel lies within "ZONE X" (Un-Shaded) and is outside of the 100 Year Flood Plain and is determined to be outside the 0.2% annual chance floodplain.

MONUMENT NOTE:

All lot corner monuments set by this Surveyor are 1/2 inch diameter rebar, 18 inches long, topped with a red plastic cap, stamped "RPLS 4701" or if in concrete pavement, a mag nail with a steel washer, stamped "RPLS 4701", unless otherwise noted.

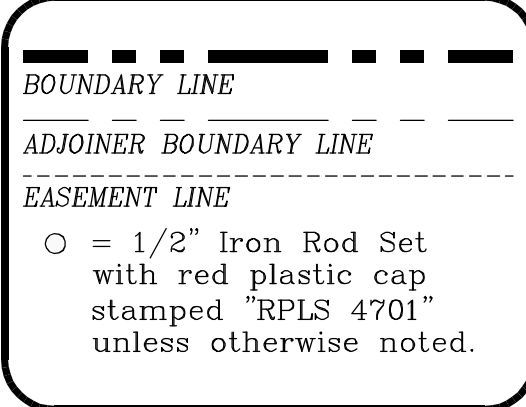
SUBDIVISION NOTE:

Selling a portion of this addition by metes and bounds is a violation of City Subdivision Ordinance and State of Texas statutes and is subject to fines and withholding of utilities and building permits.

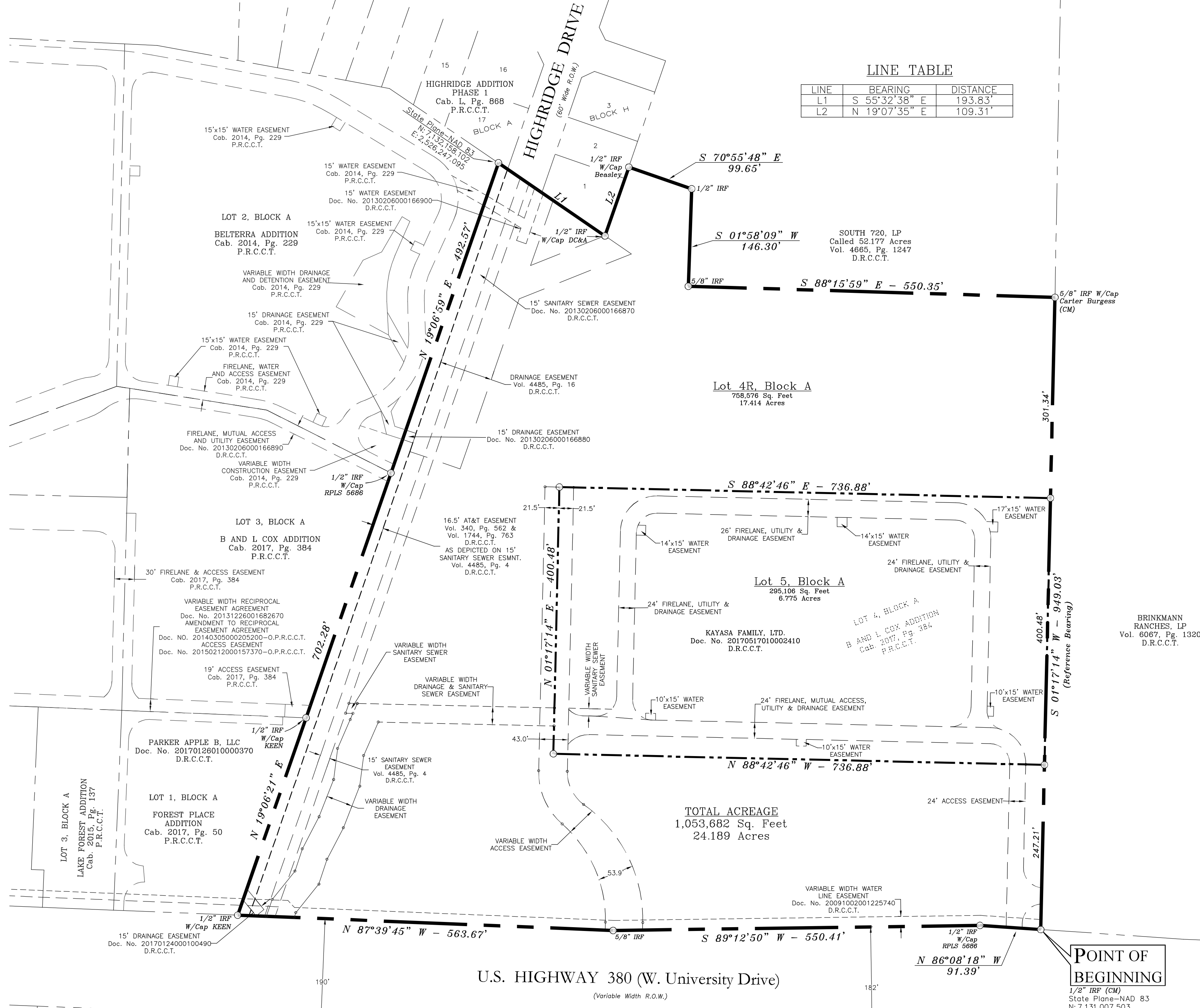
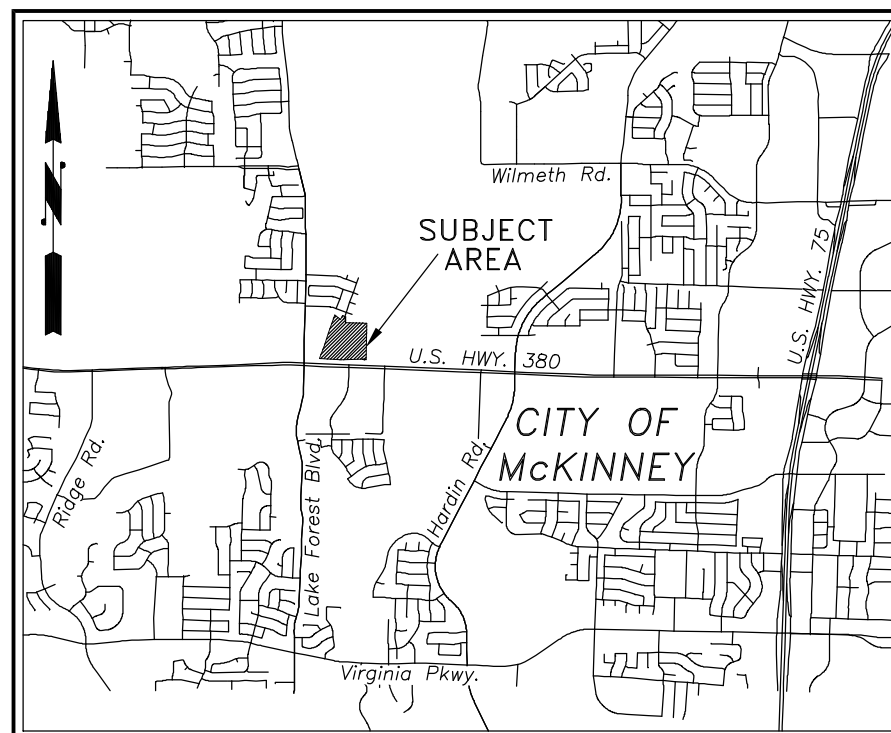
ABBREVIATIONS

Doc. = Document
Vol. = Volume
Cab. = Cabinet
Pg. = Page
D.R.C.C.T. = Deed Records, Collin County, Texas
P.R.C.C.T. = Plat Records, Collin County, Texas
IRP = (size) Iron Rod Found
CM = Controlling Monument
IRF = 1/2" Iron Rod Found

LEGEND



VICINITY MAP



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 55°32'38" E	193.83'
L2	N 19°07'35" E	109.31'

STATE OF TEXAS)
COUNTY OF COLLIN)

WHEREAS, KAYASA FAMILY, LTD is the owner of that certain tract of land situated in the City of McKinney, in the William Hunt Survey, Abstract No. 450 of Collin County, Texas and being all of Lot 4, Block A of B and L Cox Addition, an addition to the City of McKinney, according to the Conveyance Plat thereof, recorded in Cabinet 2017, Page 384, Plat Records, Collin County, Texas (P.R.C.C.T.) and as described in a deed to the Kayasa Family, LTD., recorded in Document No. 20170517010002410, Deed Records, Collin County, Texas (D.R.C.C.T.) and said parcel being more particularly described by metes & bounds as follows:

BEGINNING at a 1/2 inch iron rod found on the north right-of-way line of U.S. Highway 380 (a.k.a. W. University Drive ~ variable width right-of-way) for the southeast corner of the above described Lot 4, Block A and same being the most southerly southwest corner of that certain tract of land described in a deed to Brinkmann Ranches, LP, recorded in Volume 6067, Page 1320, D.R.C.C.T.:

THENCE: North 86 deg. 08 min. 18 sec. West, along the common line of said Lot 4 and U.S. Highway 380, a distance of 91.39 feet to a 1/2 inch iron rod, topped with a plastic cap, stamped "RPLS 5686", found for an angle corner ;

THENCE: South 89 deg. 12 min. 50 sec. West, continuing along said common line, a distance of 550.41 feet to a 5/8 inch iron rod found for an angle corner;

THENCE: North 87 deg. 39 min. 45 sec. West, continuing along said common line, a distance of 563.67 feet to a 1/2 inch iron rod, topped with a plastic cap, stamped "Keen 6588", found for the southwest corner of said Lot 4, Block A, and same being the southeast corner of Lot 1, Block A of Forest Place Addition, an addition to the City of McKinney, according to the plat thereof recorded in Cabinet 2017, Page 50, P.R.C.C.T.;

THENCE: North 19 deg. 06 min. 21 sec. East, departing from said U.S. Highway 380 along the common line of said Lot 4, Block A and Lot 1, Block A, at a distance of 313.40 feet, passing a 1/2 inch iron rod, topped with a plastic cap, stamped "Keen 6588", found for the northeast corner of said Lot 1, Block A of Forest Place Addition and same being the southeast corner of Lot 3, Block A of the above described B and L Cox Addition (Cab. A, Pg. 384) and continuing along the common line of said Lot 4 and Lot 3 for a total distance of 702.28 feet to a 1/2 inch iron rod, topped with a plastic cap, stamped "RPLS 5686", found for the northeast corner of said Lot 3, Block A and same being the southeast corner of Lot 2, Block A of Belterra Addition, an addition to the City of McKinney, according to the plat thereof, recorded in Cabinet 2014, Page 229, P.R.C.C.T.;

THENCE: North 19 deg. 06 min. 59 sec. East, along the common line of said Lot 4 and Belterra Addition, a distance of 492.57 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for the most westerly northwest corner of said Lot 4, the northeast corner of said Belterra Addition and same being on the southerly line of Highridge Addition, Phase 1, an addition to the City of McKinney, according to the plat thereof, recorded in Cabinet L, Page 868, P.R.C.C.T.;

THENCE: South 55 deg. 32 min. 38 sec. East, along the common line of said Lot 4 and Highridge Addition, a distance of 193.83 feet to a 1/2 inch iron rod, topped with a plastic cap, stamped "DCA", found for the southeast corner of said Highridge Addition and an inside ell corner of said Lot 4;

THENCE: North 19 deg. 07 min. 35 sec. East, continuing along said common line, a distance of 109.31 feet to a 1/2 inch iron rod, topped with a plastic cap, stamped "Beasley", found for the most northerly northwest corner of said Lot 4 and same being the most easterly southwest corner of that certain called 52.177 acre tract, described in a deed to South 720, L.P., recorded in Volume 4665, Page 1247, D.R.C.C.T.;

THENCE: South 70 deg. 55 min. 48 sec. East, departing from said Highridge Addition, along the common line of said Lot 4 and said 52.177 acre tract, a distance of 99.65 feet to a 1/2 inch iron rod found for the most northerly northeast corner of said Lot 4;

THENCE: South 01 deg. 58 min. 09 sec. West, continuing along said common line, a distance of 146.30 feet to a 5/8 inch iron rod found for an inside ell corner of said Lot 4;

THENCE: South 88 deg. 15 min. 59 sec. East, continuing along said common line, a distance of 550.35 feet to a 5/8 inch iron rod, topped with a plastic cap, stamped "Carter Burgess", found for the most easterly northeast corner of said Lot 4, Block A and same being on the west line of the above described Brinkmann Ranches tract;

THENCE: South 01 deg. 17 min. 14 sec. West, along the common line of said Lot 4 and Brinkman Ranches tract, a distance of 949.03 feet to the POINT OF BEGINNING and containing 1,053,682 square feet or 24.189 acres of land.

STATE OF TEXAS)
COUNTY OF COLLIN)

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, KAYASA FAMILY, LTD. does hereby adopt this Conveyance Plat, designating the herein above described property as **LOTS 4R & 5, BLOCK A of B AND L COX ADDITION**, an addition to the City of McKinney, Collin County, Texas, and being a replat of Lot 4, Block A of B and L Cox Addition, an addition to the City of McKinney, according to the Conveyance Plat recorded in Volume 2017, Page 384, Plat Records, Collin County, Texas, does hereby dedicate to the public use forever, the streets and easements shown hereon for the purpose as indicated. The Firelane, Drainage, Mutual Access and Utility Easement 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 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 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, without the necessity at any time, of procuring the permission of anyone. This plat approved subject to all respecting ordinances, rules, regulations and resolutions of the City of McKinney, Texas.

WITNESS MY HAND IN COLLIN COUNTY, Texas, this the _____ day of _____, 2018.

Kim Yongshik,
General Partner
Kayasa Family, LTD.

STATE OF TEXAS)
COUNTY OF COLLIN)

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared **KIM YONGSHIK**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE,

this the _____ day of _____, 2018.

Notary Public, State of Texas

**CONVEYANCE PLAT
B AND L COX ADDITION**

LOTS 4R & 5, BLOCK A

24.189 Acres

being a replat of

Lot 4, Block A of B and L Cox Addition

recorded in Volume 2017, Pg. 384,

Plat Records of Collin County, Texas,

situated in the

William Hunt Survey, Abstract No. 450

City of McKinney

Collin County, Texas

SURVEYOR'S CERTIFICATE

That I, Lawrence H. Ringley, do hereby certify that I have prepared this plat and the field notes shown hereon from an on ground survey of that land, and this plat is a true, correct and accurate representation of the physical evidence found at the time of the survey; that the corner monuments shown hereon were found and/or placed under my personal supervision. This plat was prepared in accordance with the platting rules and regulations of the City of McKinney, Texas.

DATED this the _____ day of _____, 2018.

RELEASED 04/03/18 FOR 2nd REVIEW PURPOSES ONLY.

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

Lawrence H. Ringley

State of Texas, No. 4701

STATE OF TEXAS)
COUNTY OF COLLIN)

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared **LAWRENCE H. RINGLEY**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2018.

Notary Public for and in the State of Texas

CERTIFICATE OF APPROVAL
Approved & Accepted

Chairman, Planning & Zoning Commission
City of McKinney, Texas

Date

OWNER

KAYASA FAMILY, LTD.
Contact: Kim Yongshik
670 W. Arapaho Road, Suite 14
Richardson, Texas 75080

SURVEYOR

RINGLEY & ASSOCIATES, INC.
Contact: Lawrence H. Ringley
701 S. Tennessee Street
McKinney, Texas 75069
972-542-1266
LHR@ringley.com

RINGLEY & ASSOCIATES, INC.
SURVEYING • MAPPING • PLANNING
Texas Firm Registration No. 10061300
701 S. Tennessee - McKinney, Texas 75069
(972) 542-1266

Drawn by	Date	Scale	Job	Title	Sheet
Mark Shank	03/25/18	1" = 100'	18011	18011-CP.DWG	1 of 1