

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 may be present due to positional accuracy of the boundary monuments in place.

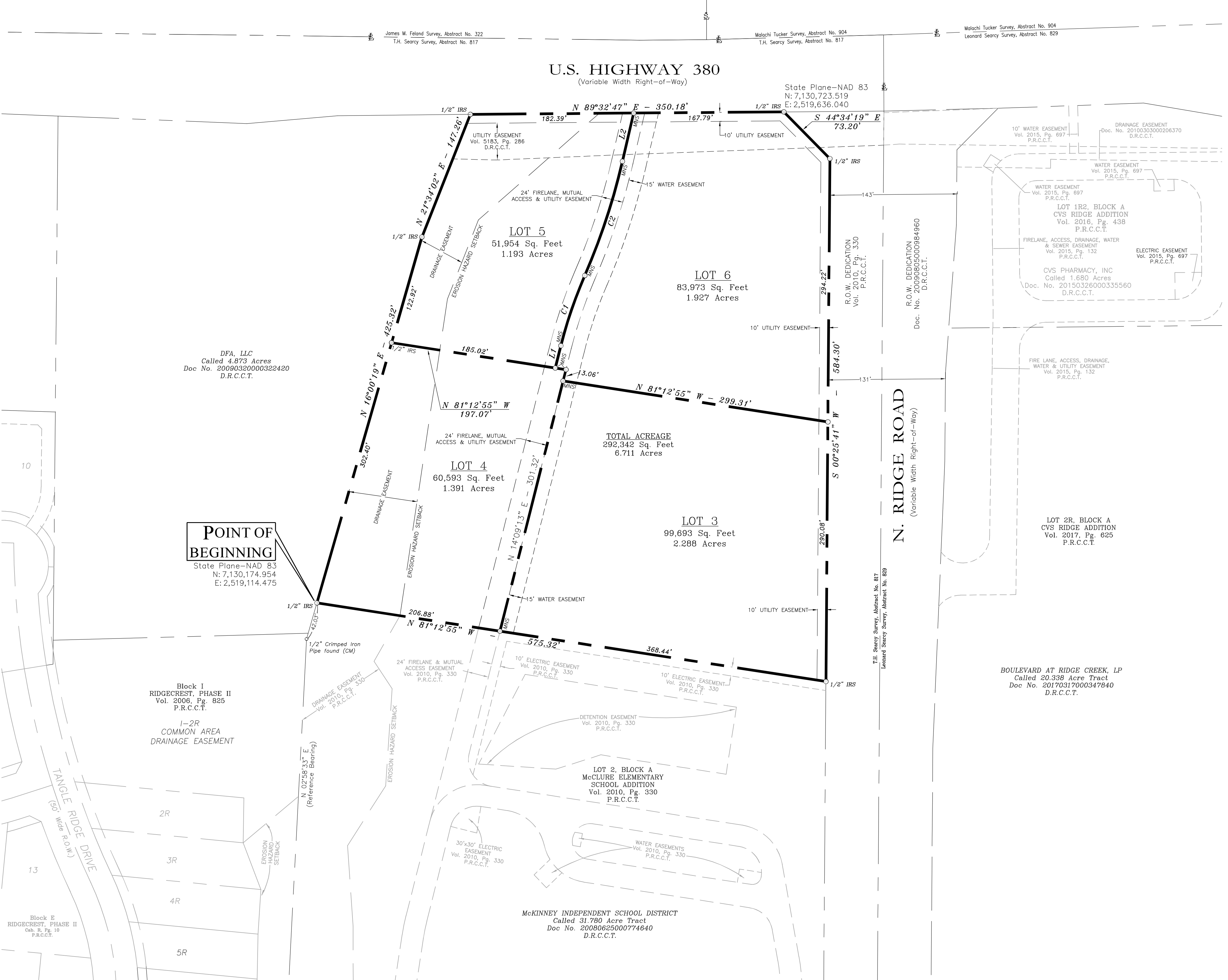
REFERENCE BEARING NOTE:
The bearings shown hereon are reference to North 02 deg. 58 min. 33 sec. East along the west line of Lot 2, Block A of McClure Elementary School Addition, according to the plat recorded in Volume 2010, Page 330, Plat Records, Collin County, Texas

FLOOD ZONE NOTE:
This Surveyor has reviewed Flood Insurance Rate Map No. 48085C0255J (effective date June 2, 2009) published by the Federal Emergency Management Administration for Collin County, Texas and based upon said scaled map and graphic plotting, such review indicates that a portion of the subject parcel lies outside the 100 Year Floodplain as per FEMA L.O.M.R. Case Nos. 16-06-0082P, 09-06-3493P, and 16-06-0106P.

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.

STORM WATER DETENTION & CREEK MAINTENANCE:
The owners of Block A, Lots 2 and 3 of this plot shall be solely responsible for the maintenance of the storm water detention system as well as the maintenance of the creek (including all erosion control) traversing said lot. The owner shall further hold the City of McKinney harmless from any such damages to persons, to the owner's lot or any affected lot arising from such maintenance responsibility. The drainage easement shown hereon shall not create any affirmative duty to the City to repair, maintain, or correct any condition that exists or occurs due to the natural flow of storm water runoff, including but not limited to, storm water overflow, bank erosion and sloughing, loss of vegetation and trees, bank subsidence, and interference with structures. The City retains the right to enter upon these easements for public purposes. Alteration of natural flow of water shall be subject to the regulations and ordinances of the City of McKinney, the State of Texas and the United States of America.



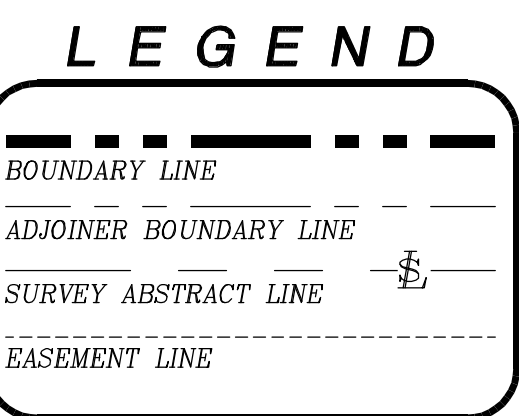
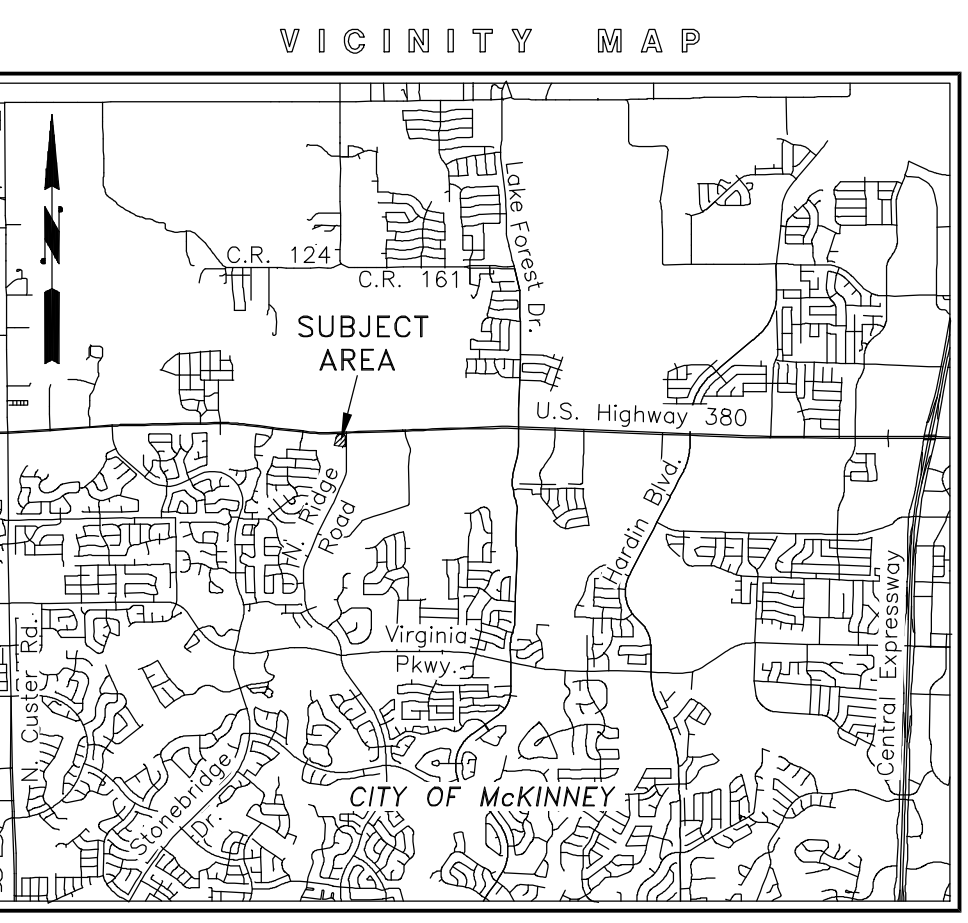
CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	9°18'53"	512.60'	82.94'	N 18°47'40" E	82.85'
C2	10°21'56"	743.44'	134.48'	N 18°15'12" E	134.29'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 14°09'13" E	25.69'
L2	N 13°04'17" E	55.37'

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.



ABBREVIATIONS
Vol. = Volume
Pg. = Page
Doc. No. = Document Number
P.R.C.C.T. = Plat Records, Collin County, Texas
D.R.C.C.T. = Deed Records, Collin County, Texas
CM = Controlling Monument
IRS = 1/2" Iron Rod Set with Red Plastic Cap Stamped "RPLS 4701"
MNS = Mag Nail Set with Steel Washer Stamped "RPLS 4701"
4701 = The License Number for this Registered Professional Land Surveyor

OWNER
DFA, LTD.
Contact: Don Day
110 E. Louisiana Street, Suite 204
McKinney, Texas 75069
972-562-0287
djd4599@yahoo.com

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 Stahl	04/09/2018	1" = 60'	17067	17067-CP.DWG	1 of 2

CONVEYANCE PLAT
McCLURE ELEMENTARY
SCHOOL ADDITION
LOTS 3, 4, 5 & 6, BLOCK A
6.711 Acres
situated in the
Thomas H. Searcy Survey, Abstract No. 817
City of McKinney
Collin County, Texas

OWNER'S CERTIFICATE

STATE OF TEXAS)(
COUNTY OF COLLIN)(

WHEREAS, DFA, LTD is the owner of that certain tract of land situated in the City of McKinney, in the Thomas H. Searcy Survey, Abstract No. 817 of Collin County, Texas and being all of that certain 6.711 acre tract of land described in a Special Warranty Deed With Vendor's Lien to DFA, Ltd., recorded in Document No. 20170925001275400, Deed Records, Collin County, Texas (D.R.C.C.T.) and being more particularly described by metes & bounds as follows:

BEGINNING at a 1/2 inch iron rod, topped with a red plastic cap, stamped 'RPLS 4701', set for the southwest corner of the above described 6.711 acre tract and same being the northwest corner of Lot 2, Block A of McClure Elementary School Addition, an addition to the City of McKinney, according to the plat thereof recorded in Volume 2010, Page 330, Plat Records, Collin County, Texas (P.R.C.C.T.) and also being on the east line of that certain called 4.873 acre tract of land described in a deed to DFA, LLC, recorded in Document No. 20090320000322420, D.R.C.C.T. and said point bears North 16 deg. 00 min. 19 sec. East - 42.03 feet from a 1/2 inch crimped iron rod found for an angle corner on said Lot 2, Block A;

THENCE: North 16 deg. 00 min. 19 sec. East, along the common line of said 6.711 acre and 4.873 acre tracts, a distance of 425.32 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped 'RPLS 4701', set for corner;

THENCE: North 21 deg. 34 min. 02 sec. East, continuing along said common line, a distance of 147.26 feet to a point 1/2 inch iron rod, topped with a red plastic cap, stamped 'RPLS 4701', set for the northwest corner of said 6.711 acre tract, on the south right-of-way line of U.S. Highway 380 (variable width right-of-way);

THENCE: North 89 deg. 32 min. 47 sec. East, along the common line of said 6.711 acre tract and U.S. Highway 380, a distance of 350.18 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped 'RPLS 4701', set for the northeast corner of said 6.711 acre tract at the intersection of the south right-of-way line of said U.S. Highway 380 and the west right-of-way of Ridge Road (variable width right-of-way);

THENCE: South 44 deg. 34 min. 19 sec. East, along the common line of said 6.711 acre tract and Ridge Road, a distance of 73.20 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped 'RPLS 4701', set for an angle corner;

THENCE: South 00 deg. 25 min. 41 sec. West, continuing along the common line of said 6.711 acre tract and Ridge Road, a distance of 584.30 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped 'RPLS 4701', set for the southeast corner of said 6.711 acre tract and same being the northeast corner of the above mentioned Lot 2, Block A of McClure Elementary School Addition;

THENCE: North 81 deg. 12 min. 55 sec. West, departing from said Ridge Road, along the common line of said 6.711 acre tract and said Lot 2, Block A, a distance of 575.32 feet to the POINT OF BEGINNING and containing 292,345 square feet or 6.711 acres of land.

DEDICATION

STATE OF TEXAS)(
COUNTY OF COLLIN)(

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, DFA, LTD, does hereby adopt this Conveyance Plat, designating the herein above described property as LOTS 3, 4, 5 & 6, BLOCK A, McCLURE ELEMENTARY SCHOOL ADDITION, an addition to the City of McKinney, Collin County, Texas, and 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 platting ordinances, rules, regulations and resolutions of the City of McKinney, Texas.

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

Don Day,
Managing Partner
DFA, 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 DON DAY, 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

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 04/16/18 FOR 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

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STATE OF TEXAS)(
COUNTY OF COLLIN)(

KNOW ALL MEN BY THESE PRESENTS:

That the CITY OF MCKINNEY, a Texas municipal corporation, approved that one certain plat of McClure Elementary School Addition, dated 11/15/2010, and recorded in Cabinet 2010, Page 330 of the Map and Plat Records of Collin County, Texas (the 'Plat'), which plat contains Lot 3 of Block A of said McClure Elementary School Addition, in McKinney, Collin County, Texas, has vacated, and by these presents does hereby vacate said Lot 3, Block A pursuant to Section 212.013 of the Texas Local Government Code.

Simultaneously with the recording hereof, the County Court has affixed the word 'VACATED' on said Lot 3, Block A of said Plat, and that portion of the Plat shall be henceforth null and void.

EXECUTED this _____ day of _____, 2018.

CITY OF MCKINNEY

Paul Grimes
City Manager

ATTEST:

Sandy Hart
City Secretary

CONSENT BY OWNER OF N. RIDGE ROAD RIGHT-OF-WAY

CITY OF MCKINNEY

Paul Grimes
City Manager

STATE OF TEXAS)(
COUNTY OF COLLIN)(

This instrument was acknowledged before me on the _____ day of _____, 2018, by PAUL GRIMES, City Manager of the CITY OF MCKINNEY, a Texas municipal corporation, on behalf of said corporation.

Notary Public, State of Texas

CONSENT BY OWNER OF LOTS 1 & 2, BLOCK A, McCLURE ELEMENTARY SCHOOL ADDITION

MCKINNEY INDEPENDENT SCHOOL DISTRICT

Jason Byrd, CFO

STATE OF TEXAS)(
COUNTY OF COLLIN)(

This instrument was acknowledged before me on the _____ day of _____, 2018 by JASON BYRD, CFO of MCKINNEY INDEPENDENT SCHOOL DISTRICT, Owner.

Notary Public, State of Texas

CONSENT BY OWNERS OF LOTS 1, BLOCK B, McCLURE ELEMENTARY SCHOOL ADDITION

Bruce R. Lane Jr.
Property Owner

Pamela P. Lane
Property Owner

STATE OF TEXAS)(
COUNTY OF COLLIN)(

This instrument was acknowledged before me on the _____ day of _____, 2018 by BRUCE R. LANE, JR., of LOT 1, BLOCK B of McCLURE ELEMENTARY SCHOOL ADDITION, Owner.

Notary Public, State of Texas

STATE OF TEXAS)(
COUNTY OF COLLIN)(

This instrument was acknowledged before me on the _____ day of _____, 2018 by PAMELA P. LANE., of LOT 1, BLOCK B of McCLURE ELEMENTARY SCHOOL ADDITION, Owner.

Notary Public, State of Texas

OWNER

DFA, LTD.
Contact: Don Day
110 E. Louisiana Street, Suite 204
McKinney, Texas 75069
972-562-0267
djd4599@yahoo.com

SURVEYOR

RINGLEY & ASSOCIATES, INC.
Contact: Lawrence H. Ringley
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Table with 6 columns: Drawn by, Date, Scale, Job, Title, Sheet. Values include Mark Stahl, 04/09/2018, N.T.S., 17067, 17067-CP.DWG, 2 of 2.