

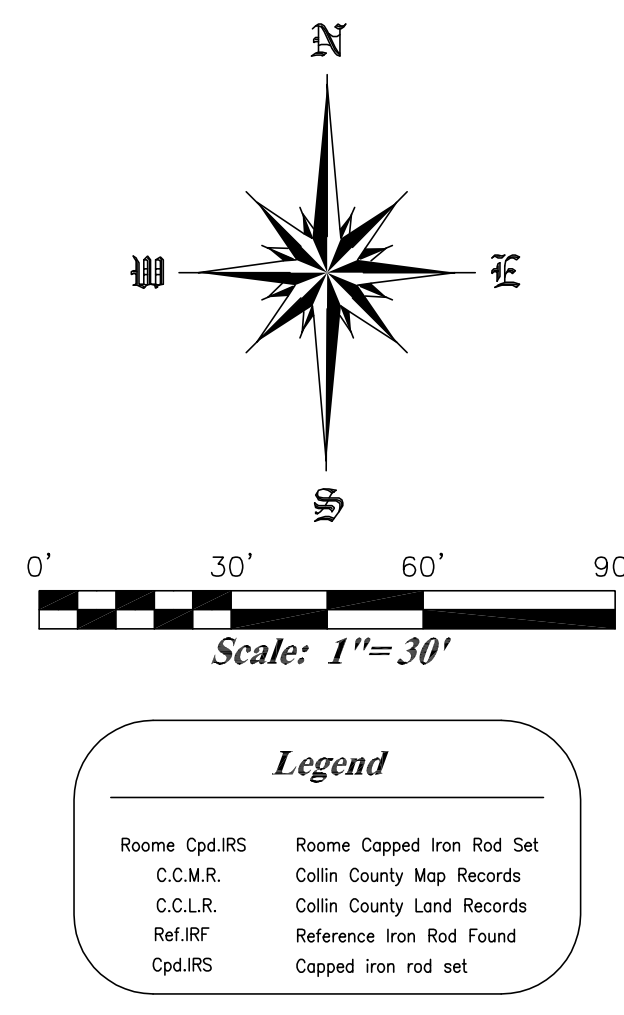
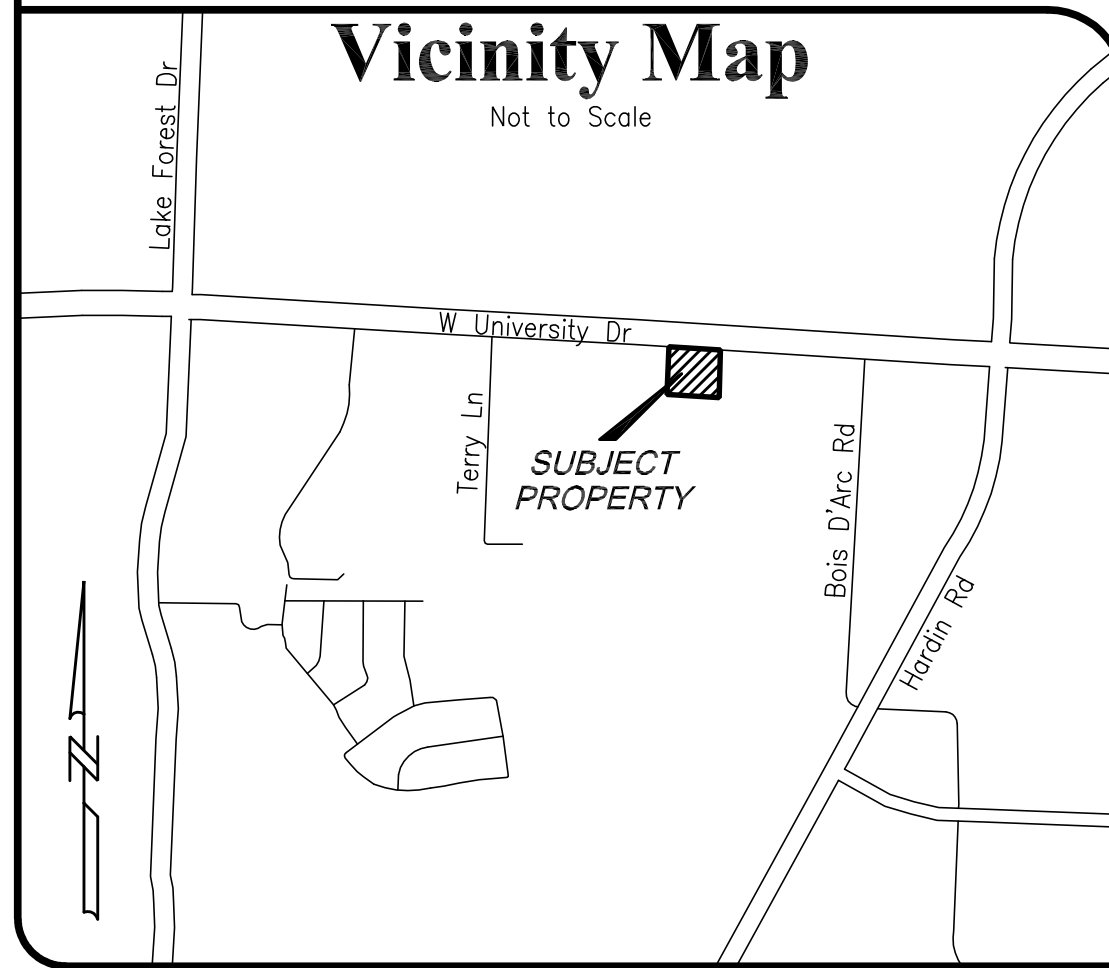
**Line Table**

LINE	BEARING	DISTANCE
L1	S89°38'22"E	8.58'
L2	N02°52'13"E	5.09'
L3	S02°52'13"W	2.74'
L4	S89°07'00"E	9.43'
L5	N02°52'13"E	28.44'
L6	S87°07'47"E	7.92'
L7	N87°07'47"W	29.65'
L8	N89°07'00"W	9.43'
L9	N89°38'22"W	45.42'
L10	S88°33'46"E	11.32'
L11	S01°26'14"W	15.00'
L12	N88°33'46"W	11.32'
L13	N88°33'46"W	10.82'
L14	S88°33'46"E	8.71'
L15	S88°33'46"E	6.00'
L16	S88°33'46"E	44.29'
L17	N88°33'46"W	6.00'

**Curve Table**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	30.00'	47.12'	42.43'	N45°21'38"E	90°00'00"
C2	30.00'	47.12'	42.43'	S42°07'47"E	90°00'00"
C3	55.14'	80.46'	73.51'	S47°39'19"E	83°35'51"
C4	30.00'	47.10'	42.41'	S44°08'20"E	89°57'19"
C5	30.00'	47.29'	42.55'	N45°43'20"E	90°19'21"
C6	54.00'	41.20'	40.21'	N22°25'11"E	43°43'04"
C7	30.00'	21.68'	21.21'	N23°34'28"E	41°24'30"
C8	30.00'	47.12'	42.43'	S42°07'47"E	90°00'00"
C9	30.00'	48.33'	43.27'	S46°42'56"W	92°18'34"
C10	54.00'	85.13'	76.58'	S45°43'20"W	90°19'21"
C11	54.00'	84.63'	76.23'	N44°13'02"W	89°47'56"
C12	31.14'	28.77'	27.76'	N34°30'33"W	52°55'44"
C13	8.00'	16.42'	13.68'	S60°13'57"W	117°35'15"
C14	25.00'	39.74'	35.69'	N44°06'01"W	91°04'43"

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.



**Flood Note:** No part of the property described herein lies within a Special Flood Hazard Area according to the Federal Emergency Management Agency Flood Insurance Rate Map, Community-Panel No. 48085C0260 J, present effective date of map June 2, 2009, herein property situated within Zone X (unshaded). The flood statement does not imply that the property and/or structures will be free from flooding or flood damage. On occasion, 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.

**Notes:** 1) CM= Controlling monuments 2) Survey was performed without the benefit of a title commitment 3) Subject property affected by any or all easements of record 4) Source bearing is based on 1.908 acre tract of land as recorded under Document No. 20120409000404200 of the Collin County Land Records. 5) State Plane Coordinates established from City of McKinney Control Points 11 & 40.

**OWNER'S CERTIFICATE**

STATE OF TEXAS §  
COUNTY OF COLLIN §

WHEREAS, **V.F.B. Family LTD Partnership** are the owners of a 1.908 acre tract of land situated in the State of Texas, County of Collin, and City of McKinney, being part of the William H. Hunt Survey, Abstract No. 450, and being all of a called 1.908 acre tract of land as recorded under Document No. 20120409000404200 of the Collin County Land Records with said premises being more particularly described as follows:

BEGINNING at a TxDOT aluminum monument found in the south right-of-way line of W. University Drive (U.S. Highway No. 380) (a variable width right-of-way) marking the northwest corner of said 1.908 acre tract, the northwest corner of said premises, the southwest corner of a called 0.0945 acre tract as recorded in Volume 3292, Page 303 of the Collin County Land Records, the southeast corner of a called 0.3925 acre tract as recorded in Volume 3409, Page 495 of the Collin County Land Records, and being in the east line of a called 37.46 acre tract as recorded in Volume 737, Page 751 of the Collin County Land Records;

THENCE with the south line of W. University Drive, the north line of said 1.908 acre tract, the north line of said premises, and the south line of said 0.0945 acre tract, South 87°07'47" East, 300.28 feet to a metal fence corner post marking the northeast corner of said 1.908 acre tract, the northeast corner of said premises, the southeast corner of said 0.0945 acre tract, the southwest corner of a called 1,375 square foot tract as recorded in Volume 3305, Page 32 of the Collin County Land Records, and being in the west line of Jim Furlong's tract;

THENCE with the east line of said 1.908 acre tract, the east line of said premises, and the west line of said Furlong tract, South 01°07'07" West, 276.33 feet to a 1/2-inch iron rod found marking the southeast corner of said 1.908 acre tract, the southeast corner of said premises, and being the most easterly northeast corner of the aforementioned 37.46 acre tract;

THENCE with the south line of said 1.908 acre tract, the south line of said premises, and a north line of said 37.46 acre tract, North 87°04'01" West, 301.83 feet to a 1/2-inch iron rod found at the southwest corner of said 1.908 acre tract, the southwest corner of said premises, and an interior ell-corner of said 37.46 acre tract;

THENCE with the west line of said 1.908 acre tract, the west line of said premises, and an east line of said 37.46 acre tract, North 01°26'14" East, 275.96 feet to the point of beginning and containing 83,102 square feet or 1.908 acres of land.

**OWNER'S DEDICATION & ACKNOWLEDGEMENT**

STATE OF TEXAS §  
COUNTY OF COLLIN §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT We, **V.F.B. Family LTD Partnership**, do hereby adopt this plat designating the hereinabove described property as **Preliminary-Final Plat of DAP 380 Addition, Lots 1 & 2, Block A**, being all of a 1.908 acre tract of land in the City of McKinney, Collin County, Texas, and do hereby dedicate to the public use forever, the streets and alleys and public use areas shown hereon, the Easements as shown, for 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, fence, shrubs, trees, shrubs or other improvements or growths, which in anyway, endanger or interfere with the construction, maintenance or efficiency of it's respective systems in said Easements, and the City of McKinney and public utilities constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of it's respective systems without the necessity at any time procuring the permission from anyone.

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

WITNESS, MY HAND, this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

By: \_\_\_\_\_  
Representative for  
V.F.B. Family LTD Partnership

**ACKNOWLEDGEMENT**

STATE OF TEXAS §  
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this, 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 or she executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
Notary Public in and for the State of Texas

**SURVEYOR'S CERTIFICATE**

STATE OF TEXAS §  
COUNTY OF COLLIN §

THAT I, John Glas, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of McKinney, Texas.

John Glas  
R.P.L.S. No. 6081



**ACKNOWLEDGEMENT**

STATE OF TEXAS §  
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared **John Glas**, known to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that the same was executed for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2012.

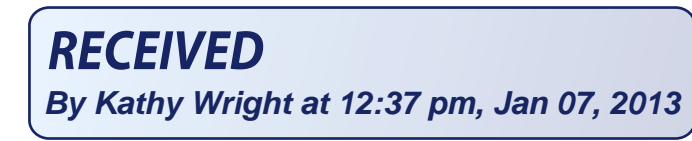
\_\_\_\_\_  
Notary Public in and for the State of Texas



"APPROVED and ACCEPTED"

\_\_\_\_\_  
City Manager  
City of McKinney, Texas

Date \_\_\_\_\_



**Preliminary-Final Plat of DAP 380 Addition Lots 1 & 2, Block A**  
being all of a 1.908 acre tract of land as recorded under Doc.# 20120409000404200, CCLR William H. Hunt Survey, Abstract No. 450 City of McKinney, Collin County, Texas September 21, 2012

**Owner:**  
V.F.B. Family LTD Partnership  
3500 Dalrock Road  
Rowlett, Tx 75088  
Attn: Debbie A. Daffron  
(972) 979-9188

**Surveyor:**  
Roome Land Surveying  
2000 Avenue G, Suite 810  
Plano, Tx 75074  
Attn: John Glas  
(972) 423-4372  
john@rlsinc.com

**Roome Land Surveying, Inc.**  
2000 Avenue G, Suite 810  
Plano, Texas 75074  
Phone (972) 423-4372 / Fax (972) 423-7523  
www.roomesurveying.com

Revised: 12/24/2012  
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