

PURPOSE STATEMENT:

The purpose of this Preliminary-Final Replat is to combine the existing Collin County Governmental Complex and Blocks 1 & 2 of Shorts Addition into three (3) larger lots and to dedicate the proposed S. Chestnut Street right-of-way and a new east-west street right-of-way.

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 for the above prepared Survey and metes & bounds description are geodetic and are based upon GPS observations from City of McKinney GPS Control Monuments No. 42, 43 and 44. NAD-83 Surface Data, Texas North Central Zone.

FLOOD ZONE NOTE:

This Surveyor has reviewed Flood Insurance Rate Map No. 48085C0280J (effective date June 2, 2009) published by the Federal Emergency Management Administration for Collin County, Texas and based upon said sealed map and graphic plotting, such review concludes that no part of the subject parcel lies within the 100 Year Flood Plain.

CITY OF MCKINNEY NOTE:

All proposed lots situated in whole or 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.

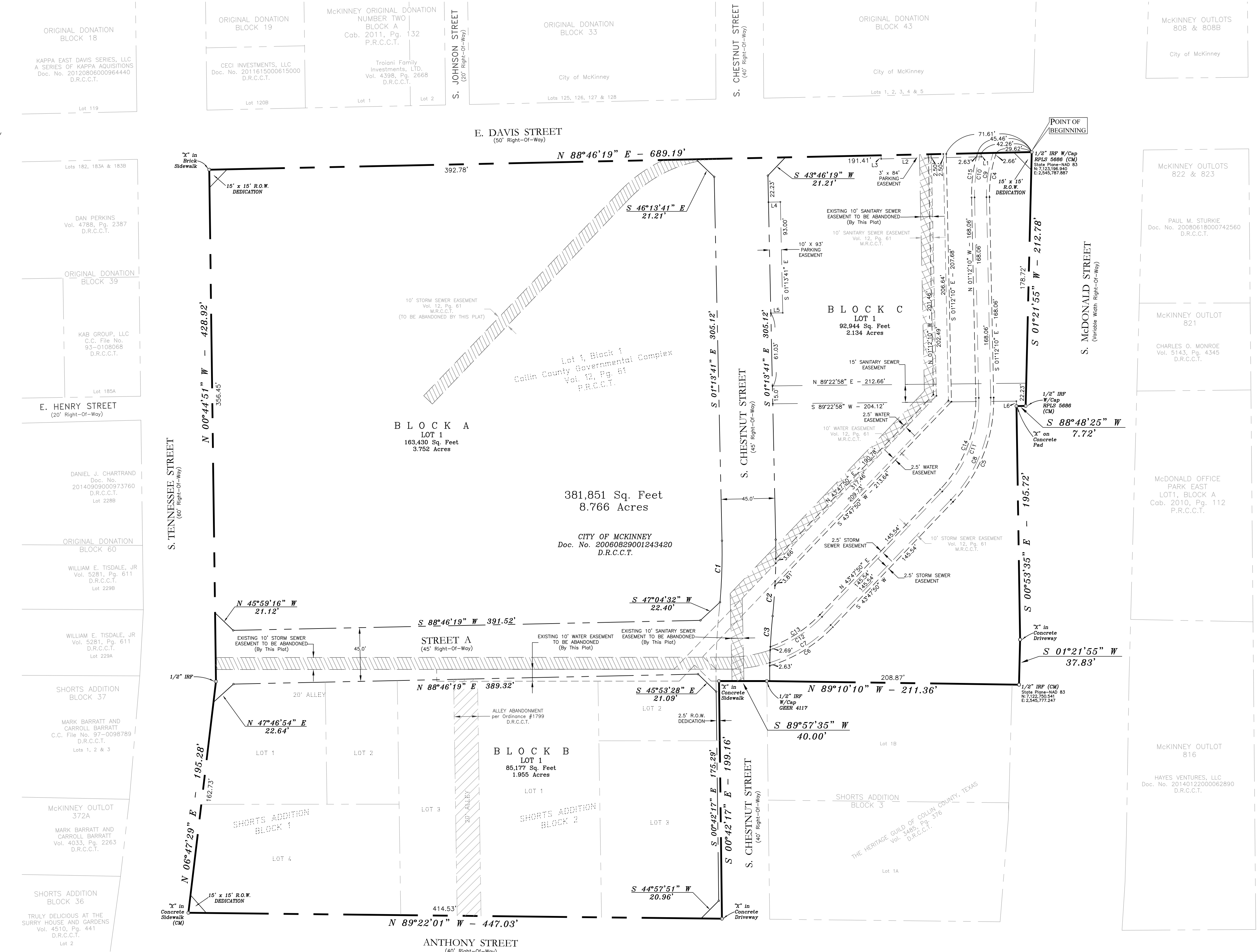
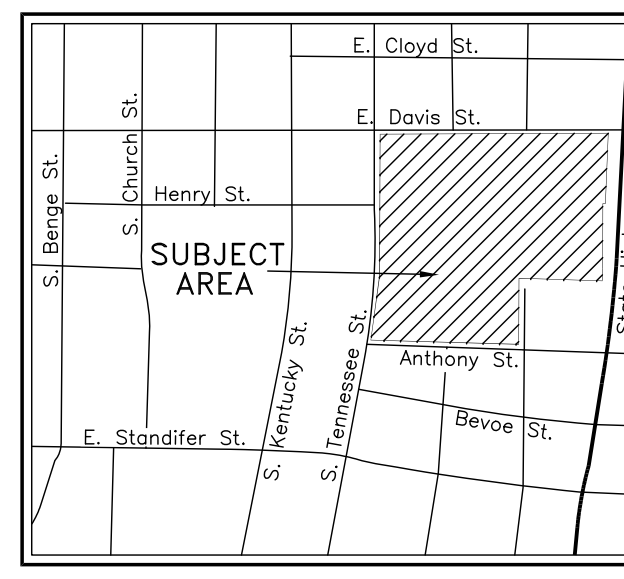
MONUMENT NOTE:

All lot corner monuments are 1/2 inch diameter rebar, two feet long, topped with a red plastic cap, stamped "RPLS 4701", unless otherwise noted.

ABBREVIATIONS

- Vol. = Volume
- Cab. = Cabinet
- Pg. = Page
- Doc. # = Document Number
- D.R.C.C.T. = Deed Records, Collin County, Texas
- P.R.C.C.T. = Plat Records, Collin County, Texas
- IRS = 1/2" Iron Rod Set with cap stamped "RPLS 4701" (Unless otherwise noted)
- CM = Controlling Monument

VICINITY MAP



CURVE	DELTA	ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	6°10'53"	477.50'	51.51'	S 01°51'45" W	51.49'	
C2	7°02'12"	522.50'	64.17'	S 02°17'25" W	64.13'	
C3	6°30'48"	477.50'	54.28'	S 02°33'07" W	54.25'	
C4	20°06'04"	107.50'	37.71'	S 08°50'53" W	37.52'	
C5	45°00'00"	122.50'	96.21'	S 21°17'50" W	93.76'	
C6	29°18'44"	122.50'	62.67'	S 58°27'13" W	61.99'	
C7	28°55'39"	120.00'	60.59'	N 58°15'40" E	59.94'	
C8	45°00'00"	120.00'	94.25'	N 21°17'50" E	91.84'	
C9	19°37'29"	110.00'	37.68'	N 08°36'35" E	37.49'	
C10	17°55'43"	120.00'	37.55'	S 07°45'42" W	37.40'	
C11	45°00'00"	110.00'	86.39'	S 21°17'50" W	84.19'	
C12	27°07'18"	110.00'	52.07'	S 57°21'29" W	51.58'	
C13	26°35'32"	107.50'	49.89'	N 57°05'37" E	49.45'	
C14	45°00'00"	107.50'	84.43'	N 21°17'50" E	82.28'	
C15	17°33'00"	122.50'	37.52'	N 07°34'20" E	37.38'	

LINE	BEARING	DISTANCE
L1	S 01°11'13" E	5.07'
L2	S 88°48'47" W	84.00'
L3	N 01°11'13" W	3.01'
L4	N 88°46'19" E	10.00'
L5	S 88°46'19" W	10.00'
L6	N 00°37'02" W	4.13'

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 _____ day of _____, 2016.

PRELIMINARY
RELEASED 03/31/16 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 _____ day of _____, 2016.

Notary Public, State of Texas

COUNTY OF COLLIN)
STATE OF TEXAS)

OWNER'S CERTIFICATE
WHEREAS, CITY OF MCKINNEY is the owner of that certain tract of land, situated in the City of McKinney, in the William Davis Survey, Abstract No. 248 and the Mary Standifer Survey, Abstract No. 811 of Collin County, Texas and being all of Lot 1, Block 1 of Collin County Governmental Complex, an addition to the City of McKinney, according to the plat thereof, recorded in Volume 12, Page 61, Plat Records, Collin County, Texas (P.R.C.C.T.) and also being all of Blocks 1 and 2 of Shorts Addition to the City of McKinney and same being described in a Special Warranty Deed to the City of McKinney, dated August 29, 2006, recorded in Document No. 20060829001243420, Deed Records, Collin County, Texas (D.R.C.C.T.) and the consolidation of all three block being more particularly described by metes & bounds as follows:

BEGINNING at a 5/8 inch iron rod, topped with a plastic cap, stamped "RPLS 5686", found at the intersection of the north right-of-way line of E. Davis Street (40' wide R.O.W.) and the west right-of-way of S. McDonald Street (variable wide R.O.W.) for the northeast corner of the above described Lot 1, Block 1 of said Collin County Governmental Complex addition;
THENCE: South 01 deg. 21 min. 55 sec. West, along the common line of said Lot 1, Block 1 and S. McDonald, a distance of 212.78 feet to a 5/8 inch iron rod, topped with a plastic cap, stamped "RPLS 5686", found for corner;

THENCE: South 88 deg. 48 min. 25 sec. West, continuing along the common line of said Lot 1, Block 1 and S. McDonald Street, a distance of 7.72 feet to an X found in a concrete pad for corner;

THENCE: South 00 deg. 53 min. 35 sec. East, continuing along the common line of said Lot 1, Block 1 and S. McDonald Street, a distance of 195.72 feet to an X set in a concrete driveway for corner;

THENCE: South 01 deg. 21 min. 55 sec. West, continuing along the common line of said Lot 1, Block 1 and S. McDonald Street, a distance of 37.83 feet to a 1/2 inch iron rod found for the southeast corner of said Lot 1, Block 1;

THENCE: North 89 deg. 10 min. 10 sec. West, along the south line of said Lot 1, Block 1 and also with the north line of Block 3 of the above described Shorts Addition as described in a deed to The Heritage Guild of Collin County, Texas, recorded in Volume 3465, Page 376, D.R.C.C.T., a distance of 211.36 feet to a 1/2 inch iron rod, topped with a plastic cap, stamped "RPLS 4117", found for the northwest corner of said Block 3 and same being the current northeast corner of S. Chestnut Street (40' wide R.O.W.);

THENCE: South 89 deg. 57 min. 35 sec. West, along the south line of said Lot 1, Block 1 and the north line of said S. Chestnut Street, a distance of 40.00 feet to an X set in a concrete sidewalk for the northwest corner of said S. Chestnut Street and same being the northeast corner of the above described Block 2 of Shorts Addition;

THENCE: South 00 deg. 42 min. 17 sec. East, along the common line of said Block 2 and S. Chestnut Street, a distance of 199.16 feet to an X set in a brick sidewalk at the intersection of the west right-of-way line of said S. Chestnut Street and the north right-of-way line of Anthony Street (40' wide R.O.W.) for the southeast corner of said Block 2

THENCE: North 89 deg. 22 min. 01 sec. West, along the north line of said Anthony Street and the south lines of said Block 2 and Block 1 of Shorts Addition, a distance of 447.03 feet to an X found in a concrete sidewalk at the intersection of the north right-of-way line of Anthony Street and the east right-of-way line of S. Tennessee Street (60' wide R.O.W.) for the southwest corner of said Block 1 of the Shorts Addition;

THENCE: North 06 deg. 47 min. 29 sec. East, along the common line of said Block 1 and S. Tennessee Street, a distance of 195.28 feet to a 1/2 inch iron rod found for the northwest corner of said Block 1, Shorts Addition and same being the southwest corner of said Lot 1, Block 1 of the Collin County Governmental Complex addition;

THENCE: North 00 deg. 44 min. 51 sec. West, along the common line of said Lot 1, Block 1 and S. Tennessee Street, a distance of 428.92 feet to an X set in a brick sidewalk at the intersection of the east right-of-way line of S. Tennessee Street and the south right-of-way line of the above mentioned E. Davis Street, for the northwest corner of said Lot 1, Block 1;

THENCE: North 88 deg. 46 min. 19 sec. East, along the common line of said Lot 1, Block 1 and E. Davis Street, a distance of 689.19 feet to the POINT OF BEGINNING and containing 381,851 square feet, or 8.766 acres of land.

DEDICATION

STATE OF TEXAS)
COUNTY OF COLLIN)
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, CITY OF MCKINNEY, does hereby adopt this Record Plat, designating the herein above described property as **DOWNTOWN MCKINNEY MIXED USE ADDITION, BLOCKS 1, 2 & 3**, being a replat of Collin County Governmental Complex and Blocks 1 and 2 of Shorts Addition, 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 _____, 2016.

City of McKinney

TOM MUEHLENBECK
City Manager

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 **TOM MUEHLENBECK**, 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 _____ day of _____, 2016.

Notary Public, State of Texas

PRELIMINARY-FINAL REPLAT
DOWNTOWN MCKINNEY
MIXED USE ADDITION
LOT 1, BLOCK A, LOT 1, BLOCK & LOT 1, BLOCK C
8.766 Acres
Being A Replat of
Lot 1, Block 1 of the Collin County Governmental Complex
Vol. 12, Pg. 61, Plat Records, Collin County, Texas, and
Lots 1-4, Block 1 & Lots 1-3, Block 2 of the Shorts Addition
situated in the
William Davis Survey, Abstract No. 248
Mary Standifer Survey, Abstract No. 811
City of McKinney
Collin County, Texas

OWNER
CITY OF MCKINNEY
222 N. Tennessee Street
McKinney, Texas 75069
972-547-7500

SURVEYOR
RINGLEY & ASSOCIATES, INC.
701 S. Tennessee Street
McKinney, Texas 75069
LHR@Ringley.com
972-542-1266

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

Drawn by	Date	Scale	Job	Title	Sheet
Mark Hood	03/15/16	1" = 50'	15057	15057-PP.DWG	1 of 1

