

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 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.

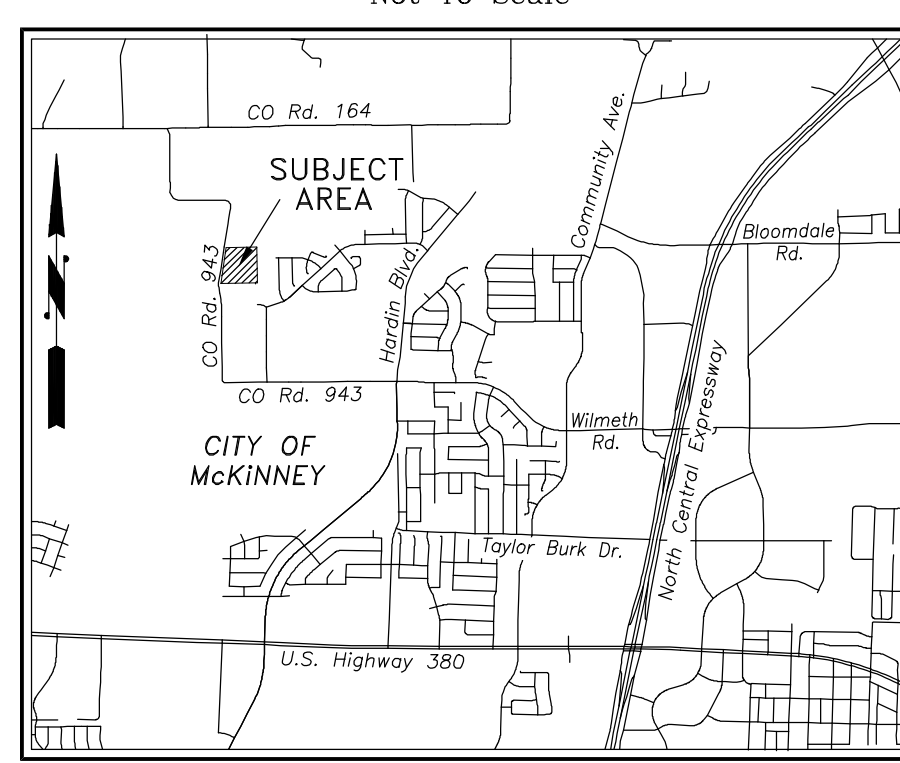
SUBDIVISION NOTE:
All proposed lots situated in whole or in part within the city's corporate limits comply with the minimum size requirements of the governing zoning district and the requirements of the subdivision ordinance.

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.

LEGEND

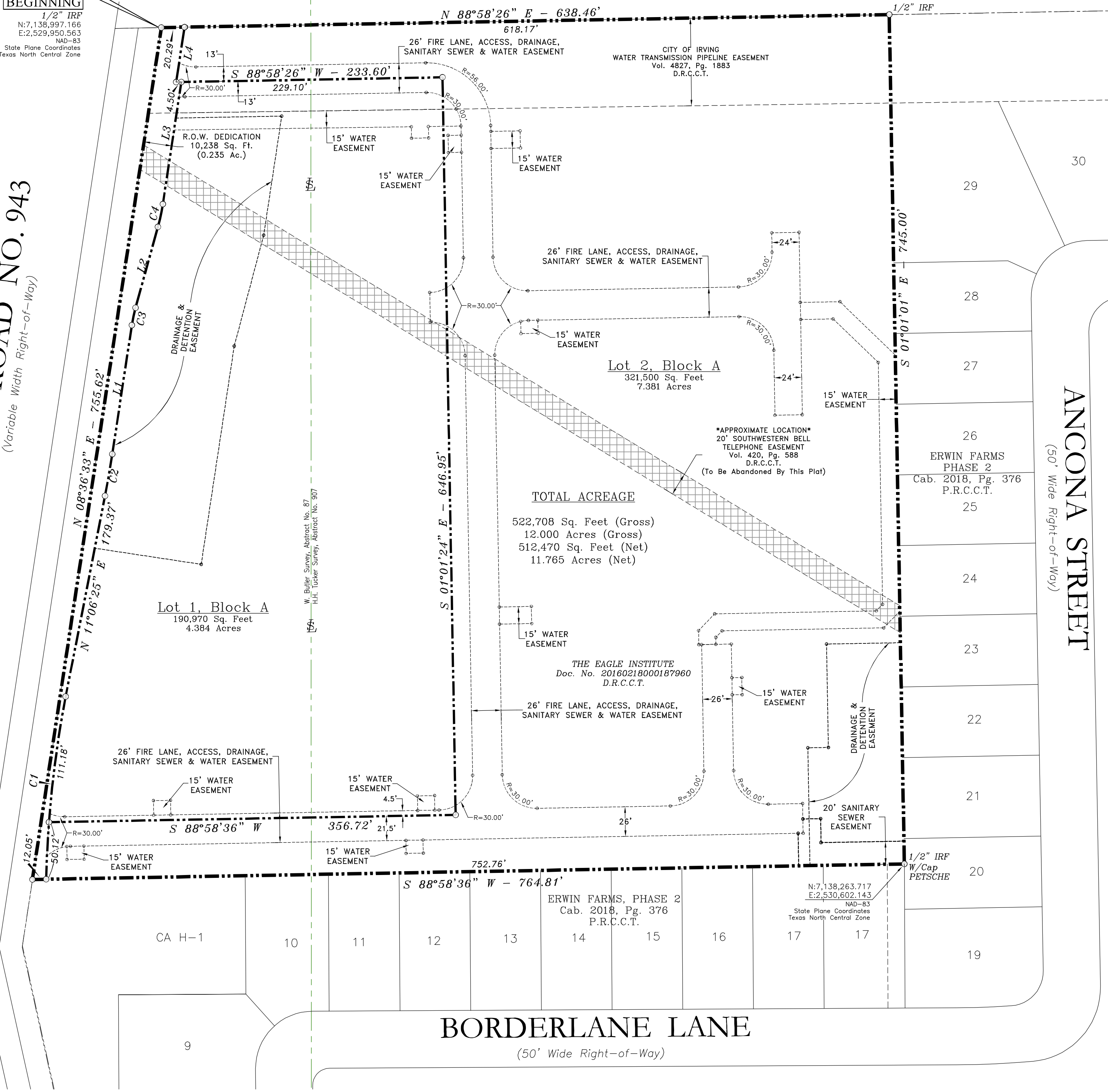
- IRF = Iron Rod Found
- IRS = 1/2" Iron Rod Set with cap stamped "RPLS 4701"
- M.R.C.C.T. = Map Records, Collin County, Texas.
- P.R.C.C.T. = Plat Records, Collin County, Texas.
- D.R.C.C.T. = Deed Records, Collin County, Texas.
- Cab. = Cabinet
- Vol. = Volume
- Pg. = Page
- Doc. No. = Document Number
- C.C.F. = County Clerk's File No.
- EL. = Elevation

VICINITY MAP
Not To Scale



POINT OF BEGINNING
1/2" IRF
N: 7,138,997.166
E: 2,529,950.563
NAD-83
State Plane Coordinates
Texas North Central Zone

COUNTY ROAD NO. 943
(Variable Width Right-of-Way)



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 08°36'33" E	114.35'
L2	N 15°30'16" E	73.55'
L3	N 08°36'33" E	108.30'
L4	N 08°36'33" E	48.71'

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	9°20'47"	988.82'	161.30'	N 06°05'39" E	161.13'
C2	2°29'52"	853.44'	37.20'	N 09°51'29" E	37.20'
C3	6°53'43"	130.00'	15.64'	N 12°03'25" E	15.64'
C4	6°53'43"	170.00'	20.46'	N 12°03'24" E	20.45'

JOPLIN PARTNERS, LTD.
Doc. No. 97-0002198
D.R.C.C.T.

OWNER'S CERTIFICATE

STATE OF TEXAS)
COUNTY OF COLLIN)
WHEREAS, The Eagle Institute, a Texas non-profit corporation, is the owner of that certain tract of land situated in the City of McKinney, in the W. Butler Survey, Abstract No. 87 and the H.H. Tucker Survey, Abstract No. 907, Collin County, Texas, and being all of that certain 12,000 acre tract of land described in a General Warranty deed to The Eagle Institute, recorded in Document Number 20160218000187960, Deed Records, Collin County, Texas (D.R.C.C.T.), and being more particularly described by metes & bounds as follows:

BEGINNING at 1/2" iron rod found for corner on the east right-of-way line of Collin County Road No. 943 (a variable width right-of-way) and the Southwest corner of a 96.18 tract of land conveyed to Joplin Partners, LTD., according to the deed recorded in Document Number 97-0002198 (D.R.C.C.T.);
THENCE: North 88 deg. 58 min. 26 sec. East, along the common line of the above mentioned Joplin Partners tract and said Eagle Institute tract, a distance of 638.46 feet to a 1/2" iron rod found for the northeast corner, said point also being the northwest corner of a Block H of Erwin Farms, Phase 2, an addition to the City of McKinney, according to the plat thereof, recorded in Cabinet 2018, Page 376, Plat Records, Collin County, Texas (P.R.C.C.T.);
THENCE: South 01 deg. 01 min. 01 sec. East (reference bearing) along the common line of said Eagle Institute tract and the west line of the above mentioned Erwin Farms, Phase 2 addition for a distance of 745.00 feet to a 1/2" iron rod found, topped with a plastic cap, stamped "PETSCHÉ" for the southeast corner;
THENCE: South 88 deg. 58 min. 36 sec. West along the south line of said Eagle Institute tract, and also being the westerly north line of the above described Erwin Farms, Phase 2 addition, for a distance of 764.81 feet to a 1/2" iron pin found for corner on the east line of County Road No. 943, as described in right of way deed to the City of McKinney, Texas recorded in Volume 5692 at Page 3649 of the D.R.C.C.T., from which a 1/2" iron rod set, topped with a red plastic cap, stamped "RPLS 4701", set for the southwest corn of this tract on the east line of County Road No. 9436 and a 1/2 inch iron rod found bears South 88 deg. 59 min. West - 40.5 feet;
THENCE: North 08 deg. 36 min. 47 sec. East, along the east line of said County Road No. 943 for a distance of 755.62 feet to the POINT OF BEGINNING and containing 12,000 acres of land.

DEDICATION

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

THAT, THE EAGLE INSTITUTE, does hereby adopt this Preliminary Final Plat, designating the herein above described property as MONTESSORI SCHOOL OF EXCELLENCE ADDITION, LOTS 1 & 2, BLOCK A, according to the deed recorded in Document Number 20160218000187960, Deed 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 platting ordinances, rules, regulations and resolutions of the City of McKinney, Texas.

WITNESS MY HAND IN COLLIN COUNTY, Texas, this the _____ day of _____, 2020.

FARHANA QUERISHI
The Eagle Institute

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 FARHANA QUERISHI, 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 _____, 2020.

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 _____, 2020.

Lawrence 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 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 _____, 2020.

Notary Public, State of Texas

PRELIMINARY-FINAL PLAT

MONTESSORI SCHOOL OF EXCELLENCE ADDITION
LOTS 1 & 2, BLOCK A
12.000 Acres
situated in the
W. Butler Survey, Abstract No. 87
H.H. Tucker Survey, Abstract No. 907
City of McKinney
Collin County, Texas

OWNER:

THE EAGLE INSTITUTE
Contact: Farhana Querishi
7701B Virginia Parkway
McKinney, Texas 75071

SURVEYOR

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

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	02/13/20	1" = 60'	19013	19013-PP.DWG	1 of 2