

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §
WHEREAS MCKONDRUM, LP, is the owner of a tract of land situated in the situated in the John McGarrah Survey, Abstract Number 572, City of McKinney, Collin County, Texas and being all of a called 2.618 acre tract of land described in Special Warranty Deed with Vendor's Lien to MCKONDRUM, LP recorded in Instrument Number 2005-0046397, OPRCC, said 2.618 acre tract being more particularly described as follows:

BEGINNING at a found 1/2" iron rod with illegible cap at the northwest corner of said 2.618 acre tract, on the south right-of-way line of Wilmeth Road (variable width);
THENCE Easterly with the north line of said 2.618 acre tract and the south right-of-way line of said Wilmeth Road the following 6 calls:

1. South 81 degrees 48 minutes 44 seconds East, a distance of 69.87 feet to a found 1/2" iron rod with cap stamped "ypassociates.com" at the beginning of a curve to the left having a radius of 1110.00 feet and whose chord bears South 82 degrees 55 minutes 40 seconds East, a distance of 43.23 feet;
2. Along said curve to the left through a central angle of 02 degrees 13 minutes 54 seconds and an arc length of 43.23 feet to a found 1/2" iron rod with cap stamped "ypassociates.com";
3. South 84 degrees 27 minutes 48 seconds East, a distance of 165.00 feet to a found 1/2" iron rod with cap stamped "ypassociates.com" at the beginning of a curve to the left having a radius of 1121.00 feet and whose chord bears North 86 degrees 56 minutes 52 seconds East, a distance of 21.32 feet;
4. Along said curve to the left through a central angle of 01 degrees 05 minutes 23 seconds and an arc length of 21.32 feet to a found 1/2" iron rod with cap stamped "ypassociates.com";
5. North 86 degrees 24 minutes 11 seconds East, a distance of 123.30 feet to a found 1/2" iron rod with cap stamped "ypassociates.com" to the beginning of a curve to the right having a radius of 66.00 feet and whose chord bears South 53 degrees 35 minutes 49 seconds East, a distance of 84.85 feet;
6. Along said curve to the right through a central angle of 80 degrees 00 minutes 23 seconds and an arc length of 92.16 feet to a found 1/2" iron rod with cap stamped "ypassociates.com" on the east line of said 2.618 acre tract and the west right-of-way line of Lake Forest Drive (variable width);

THENCE South 13 degrees 35 minutes 49 seconds East, with the east line of said 2.618 acre tract and the west right-of-way line of said Lake Forest Drive, a distance of 143.75 feet to a found 1/2" iron rod with cap stamped "ypassociates.com" at the southeast corner of said 2.618 acre tract;
THENCE Westerly with the south line of said 2.618 acre tract the following 3 calls:

1. South 74 degrees 38 minutes 49 seconds West, a distance of 138.02 feet to a found 1/2" iron rod;
2. South 82 degrees 55 minutes 54 seconds West, a distance of 53.41 feet to a found 1/2" iron rod with illegible cap;
3. North 89 degrees 57 minutes 09 seconds West, a distance of 334.58 feet to a point for corner at the concrete base of a fence corner post, being the southwest corner of said 2.618 acre tract;

THENCE North 00 degrees 27 minutes 27 seconds West, with the west line of said 2.618 acre tract, a distance of 255.25 feet to the POINT OF BEGINNING and containing 2.618 acres, or 114,029 square feet of land, more or less.

OWNER DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT MCKONDRUM, LP does hereby adopt this preliminary final plat designating the hereinabove described property as 7-ELEVEN WILMETH ADDITION, LOTS 1 and 2, Block A, an addition to Collin County, Texas and does hereby dedicate to the public and the city of McKinney the water easements and utility easements shown hereon, as shown, for mutual use and accommodation of the city of McKinney and all public utilities to use or using same. MCKONDRUM, LP does hereby dedicate to the public and Collin County in fee simple forever the streets shown hereon and dedicates the drainage easements shown hereon, as shown, for mutual use and accommodation of Collin County. 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 Collin County and all 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, of procuring the permission of anyone.

WITNESS MY HAND this the ____ day of _____, 2016

By: MCKONDRUM, LP

NAME: _____ TITLE: _____

FOR MCKONDRUM, LP

STATE OF TEXAS --

COUNTY OF COLLIN --

Before Me, the undersigned authority, 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 executed the same for the purpose and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

Given under my hand and seal of office this the ____ day of _____, 2016.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

THAT, I, KENNETH H. YAZEL JR., do hereby declare that I prepared this plat from an actual and accurate survey of the land, that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Gen Heights.

Kenneth H. Yazel Jr. Date
Registered Professional Land Surveyor No. 6182

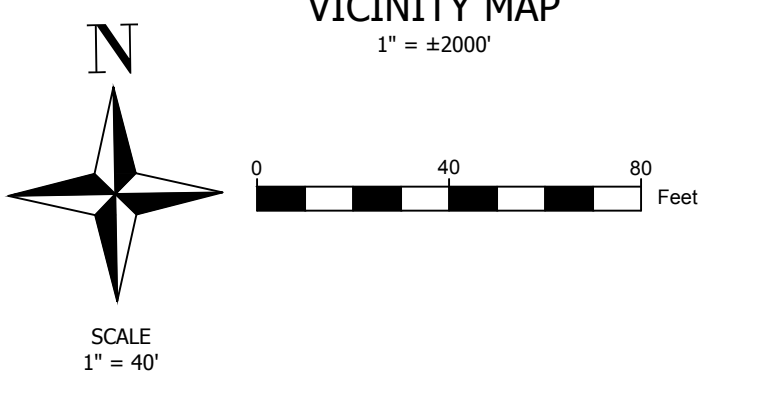
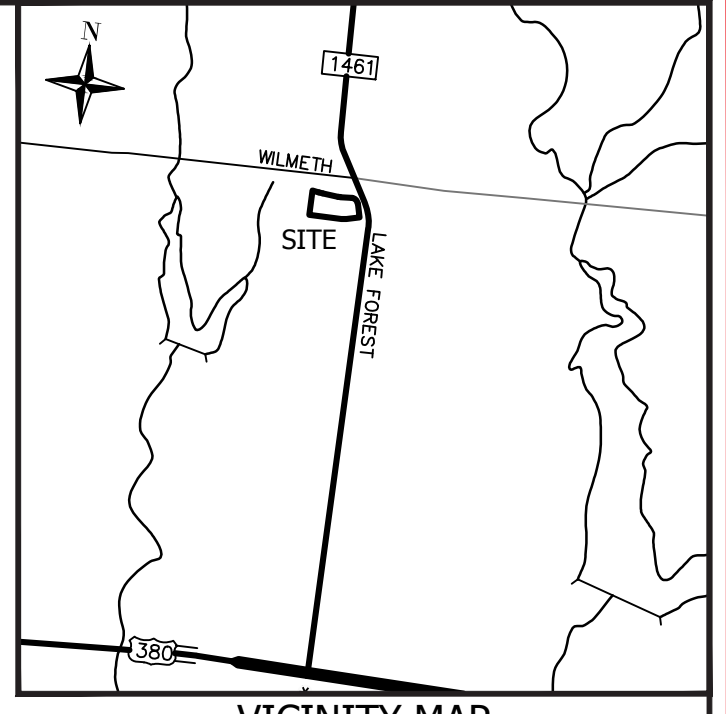
Preliminary, this document shall not be used or viewed or relied upon as a final survey document.

STATE OF TEXAS --
COUNTY OF COLLIN --

Before Me, the undersigned authority, on this day personally appeared Kenneth H. Yazel Jr. known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

Given under my hand and seal of office this the ____ day of _____, 2016.

Notary Public in and for the State of Texas



PEDESTRIAN EASEMENT CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	9°11'43"	43.00'	6.90'	S89°03'39"E	6.89'
C2	8°05'29"	45.00'	6.35'	S89°36'46"E	6.35'
C3	8°05'29"	49.00'	6.92'	S89°36'46"E	6.91'
C4	8°03'23"	21.00'	2.95'	S89°37'49"E	2.95'
C5	30°04'10"	65.98'	34.63'	S35°02'52"E	34.23'
C6	79°43'05"	13.00'	18.08'	N53°47'58"W	16.66'
C7	8°05'29"	57.00'	8.05'	N89°36'46"W	8.04'
C8	8°05'29"	37.00'	5.23'	N89°36'46"W	5.22'
C9	9°11'43"	55.00'	8.83'	N89°03'39"W	8.82'

FIRE LANE EASEMENT CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C10	101°47'14"	30.50'	54.18'	N54°27'34"W	47.33'
C11	88°03'04"	30.01'	46.13'	N48°33'57"W	41.72'
C12	89°41'41"	30.24'	47.34'	N50°33'17"E	42.66'
C13	99°09'11"	30.00'	51.92'	S43°59'22"E	45.68'
C14	89°59'49"	54.00'	84.82'	S48°34'03"E	76.37'
C15	99°53'27"	30.00'	52.30'	S53°30'41"E	45.93'

FIRE LANE EASEMENT LINE TABLE			PEDESTRIAN EASEMENT LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L16	S13°35'49"E	34.64'	L1	S64°29'34"E	30.72'
L17	S74°38'49"W	41.75'	L2	S84°27'48"E	46.35'
L18	N03°33'57"W	79.36'	L3	S84°27'48"E	192.75'
L19	S86°20'03"W	229.25'	L4	N86°20'29"E	49.05'
L20	N84°13'10"W	99.81'	L5	S85°34'02"E	36.37'
L21	N05°51'44"E	24.20'	L6	N86°20'29"E	57.95'
L22	N05°35'14"E	15.13'	L7	S76°03'34"W	5.93'
L23	S84°27'48"E	35.00'	L8	N13°56'26"W	12.00'
L24	S05°35'14"W	15.92'	L9	S86°20'29"W	57.95'
L25	N86°20'03"E	224.65'	L10	N85°34'02"W	36.37'
L26	S03°34'08"E	38.73'	L11	S86°20'29"W	48.73'
L27	N76°23'32"E	12.60'	L12	N84°27'48"W	192.62'
			L13	N84°27'48"W	47.57'
			L14	N64°29'34"W	57.78'
			L15	S81°48'44"E	26.87'

RECEIVED
By Planning Department at 2:44 pm, Oct 24, 2016

LEGEND

()	DEED CALL
OPRCC	OFFICIAL PUBLIC RECORDS COLLIN COUNTY TEXAS
FIR YP	FOUND 1/2" IRON ROD WITH CAP STAMPED "ypassociates.com"

YAZEL PEEBLES & ASSOCIATES LLC
P.O. Box 210097
Bedford, TX 76095
2016-022-009 August 9, 2016 PAGE 1 OF 1

**PRELIMINARY-FINAL PLAT
LOT 1 AND 2 BLOCK A
7-ELEVEN WILMETH ADDITION**

2.618 ACRES
SITUATED IN THE JOSEPH RICE SURVEY, ABSTRACT 768 & THE JOHN MCGARRAH SURVEY, ABSTRACT 572
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

CEI ENGINEERING ASSOCIATES, INC.
3030 LBJ FREEWAY, SUITE #100 DALLAS, TEXAS 75234
PHONE: 972.488.3737

YAZEL PEEBLES & ASSOCIATES LLC
PO BOX 210097 BEDFORD, TX 76095
PHONE: 682.233.2030

MCKONDRUM, LP
2600 EL Dorado PARKWAY, SUITE 210
MCKINNEY, TEXAS 75070

PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY