

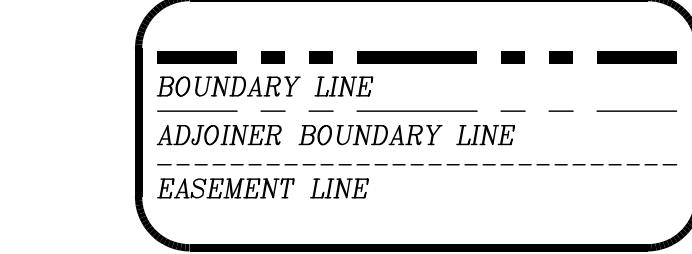
380 HOLDINGS, LLC  
 Called: 539.85 Acres  
 Doc. No. 20140417000371780, D.R.C.C.T.  
 State Plane-NAD 83  
 N: 7,129,022.664  
 E: 2,507,649.834

Block Y VIRGINIA HILLS ADDITION, PHASE FIVE  
 Cab. N, Pg. 661  
 P.R.C.C.T.  
 10' UTILITY EASEMENT  
 Cab. N, Pg. 661  
 P.R.C.C.T.  
 15' UTILITY EASEMENT  
 Cab. N, Pg. 661  
 P.R.C.C.T.  
 10' UTILITY EASEMENT  
 Cab. N, Pg. 661  
 P.R.C.C.T.

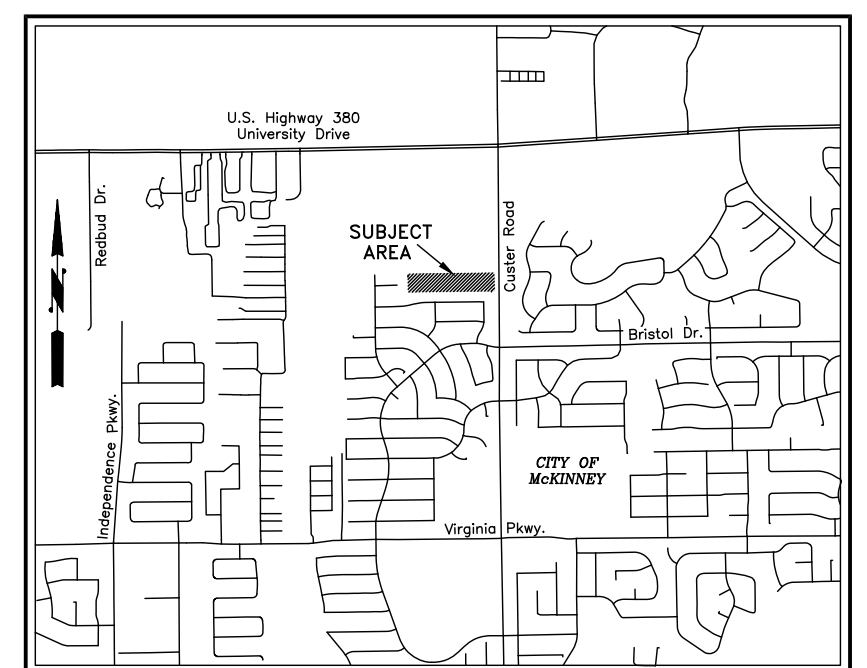
Block X VIRGINIA HILLS ADDITION, PHASE FIVE  
 Cab. N, Pg. 661  
 P.R.C.C.T.  
 10' UTILITY EASEMENT  
 Cab. N, Pg. 661  
 P.R.C.C.T.  
 15' SANITARY SEWER EASEMENT  
 Cab. N, Pg. 661  
 P.R.C.C.T.  
 5' ACCESS EASEMENT TO F.L.O.A. FOR FENCE MAINT.  
 Cab. N, Pg. 661  
 P.R.C.C.T.

**ABBREVIATIONS**  
 Cab. = Cabinet  
 Vol. = Volume  
 Pg. = Page  
 Doc. No. = Document Number  
 D.R.C.C.T. = Deed Records, Collin County, Texas  
 P.R.C.C.T. = Plat Records, Collin County, Texas  
 CM = Controlling Monument  
 IRP = Iron Rod Found  
 IRS = 1/2" Iron Set with cap stamped "RPLS 4701"

**LEGEND**



**VICINITY MAP**



**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 basis of bearings shown upon this Plat is referenced to South 89 deg. 14 min. 27 sec. West along the Northerly line of Block Y of the Virginia Hills Addition according to the plat recorded in Cabinet N, Page 661, 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 the subject parcel lies within "Zone X" (Un-shaded) and no part of the subject parcel lies within the 100 Year Floodplain.

**MONUMENT NOTE:**  
 All lot corner monuments are 1/2 inch diameter rebar, 16 inches in length, topped with a red plastic cap, stamped "RPLS 4701", unless otherwise noted.

**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.

**CURVE TABLE**

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	90°00'00"	30.00'	47.12'	N 44°06'04" E	42.43'
C2	25°45'54"	54.00'	24.42'	N 12°03'23" E	24.21'
C3	25°45'54"	30.00'	13.49'	N 12°07'44" E	13.38'
C4	25°45'54"	54.00'	24.28'	S 12°07'44" W	24.08'
C5	25°45'37"	30.00'	13.57'	S 12°03'23" W	13.45'
C6	90°00'00"	30.00'	47.12'	S 45°53'56" E	42.43'

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 00°53'56" W	24.00'
L2	N 25°00'41" E	22.88'
L3	N 00°45'13" W	28.12'
L4	S 00°45'13" E	28.12'
L5	S 25°00'41" W	22.88'

**SURVEYORS' CERTIFICATE**

That I, **Lawrence H. Ringley**, do hereby certify that I have prepared this plat and the field notes shown hereon from an on the ground survey of the 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 \_\_\_\_\_, 2017.

**PRELIMINARY**  
 RELEASED 10/26/17 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

Lawrence H. Ringley, R.P.L.S.

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 \_\_\_\_\_, 2017.

Notary Public, State of Texas

**CERTIFICATE OF APPROVAL**  
 Approved & Accepted

Planning and Zoning Commission Chairman  
 City of McKinney, Texas

Date \_\_\_\_\_

**OWNER**  
 CHANDLER LINDSLEY, D.V.M.  
 4061 Winsor Drive  
 Dallas, TX 75244  
 972-979-6523

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

**OWNER'S CERTIFICATE**

STATE OF TEXAS )  
 COUNTY OF COLLIN )  
 WHEREAS, CHANDLER LINDSLEY, D.V.M. is the owner of that certain tract of land situated in the City of McKinney, in the John R. Burrows Survey, Abstract No. 70 of Collin County, Texas and being the remainder of that certain called 7.00 acre tract of land described in a Warranty Deed to CHANDLER LINDSLEY, D.V.M. recorded in Document No. 96-0070638, Deed Records, Collin County, Texas (D.R.C.C.T.) and said remainder being more particularly described by metes & bounds as follows:

BEGINNING at a 5/8 inch iron rod found on the north line of the above said 7.00 acre tract and the current west right-of-way line of Custer Road (variable width right-of-way at this point) and same being the northwest corner of that certain called 0.1117 acre tract described as "Parcel 28" in a deed conveyed to the State of Texas, recorded in Doc. No. 2009032400034680, D.R.C.C.T. and said point also being the southeast corner of Lot 4, Block A of Shops At Eagle Point, an addition to the City of McKinney, according to the plat thereof, recorded in Cabinet 2015, Page 573, Plat Records, Collin County, Texas (P.R.C.C.T.);

THENCE: South 01 deg. 41 min. 34 sec. East, departing from the north line of said 7.00 acre tract, along the current west right-of-way line of said Custer Road, a distance of 250.67 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for the southeast corner of this tract and same being the southwest corner of the above described State of Texas Parcel 28;

THENCE: South 89 deg. 14 min. 27 sec. West (Reference Bearing), along the south line of said 7.00 acre tract, at 10.00 feet, passing a 1/2 inch iron rod, topped with a plastic cap, stamped "RPLS 3700", found for the most easterly northeast corner of Block Y of Virginia Hills Addition, an addition to the City of McKinney, according to the plat thereof, recorded in Cabinet N, Page 661, P.R.C.C.T. and continuing with the common line of said 7.00 acre tract and Block Y of Virginia Hills Addition for a total distance of 1,199.19 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for the southwest corner of said 7.00 acre tract and same being an inside ell corner for said Block Y of Virginia Hills Addition;

THENCE: North 00 deg. 45 min. 03 sec. West, continuing along the common line of said 7.00 acre tract and Block Y of Virginia Hills Addition, a distance of 250.19 feet to a 1/2 inch iron rod found for the northwest corner of said 7.00 acre tract and the most northerly northeast corner of said Block Y and same being on the south line of that certain called 59.92 acre tract of land described in a deed to 380 Holdings, LLC, recorded in Document No. 20140417000371780, D.R.C.C.T.;

THENCE: North 89 deg. 10 min. 46 sec. East, along the common line of said 7.00 acre and 59.92 acre tracts, a distance of 607.56 feet to a 1/2 inch iron rod, topped with a plastic cap, stamped "GEER 4117", found for the most easterly southeast corner of said 59.92 acre tract and same being the southwest corner of Lot 6, Block A of the above described Shops At Eagle Point addition;

THENCE: North 89 deg. 15 min. 38 sec. East, along the common line of said 7.00 acre tract and Block A of Shops At Eagle Point, a distance of 587.51 feet to the POINT OF BEGINNING and containing 300,032 square feet or 6.888 acres of land.

**DEDICATION**

STATE OF TEXAS )  
 COUNTY OF COLLIN )

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT CHANDLER LINDSLEY, D.V.M., hereby adopts this Conveyance Plat designating the herein above described property as **CROSS TIMBERS ADDITION, LOTS 1 & 2, BLOCK A**, do 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 aid 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 \_\_\_\_\_, 2017.

CHANDLER LINDSLEY  
 Owner

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 CHANDLER LINDSLEY, 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 \_\_\_\_\_, 2017.

Notary Public, State of Texas

**CONVEYANCE PLAT**

**CROSS TIMBERS ADDITION**  
**LOTS 1 and 2, BLOCK A**  
**6.888 Acres**  
 situated in the  
**JOHN R. BURROWS SURVEY**  
**ABSTRACT NO. 70**  
**City of McKinney**  
**Collin County, Texas**

**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 Sheeh	08/22/17	1" = 60'	17057	17057-CP.DWG	1 of 1