

**GENERAL NOTES:**

- 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: The Bearings shown hereon are geodetic and are based upon GPS observations from City of McKinney GPS Control Monuments No. 44 and 58. NAD-83 Surface Data, Texas North Central Zone.
- All 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.

**FLOOD ZONE NOTE:**

This Surveyor has reviewed Flood Insurance Rate Map No. 48085C0290J (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 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.

**PURPOSE STATEMENT:**

The purpose of this plat is to prepare this unplatted tract of land for conveyance and future development.

**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.

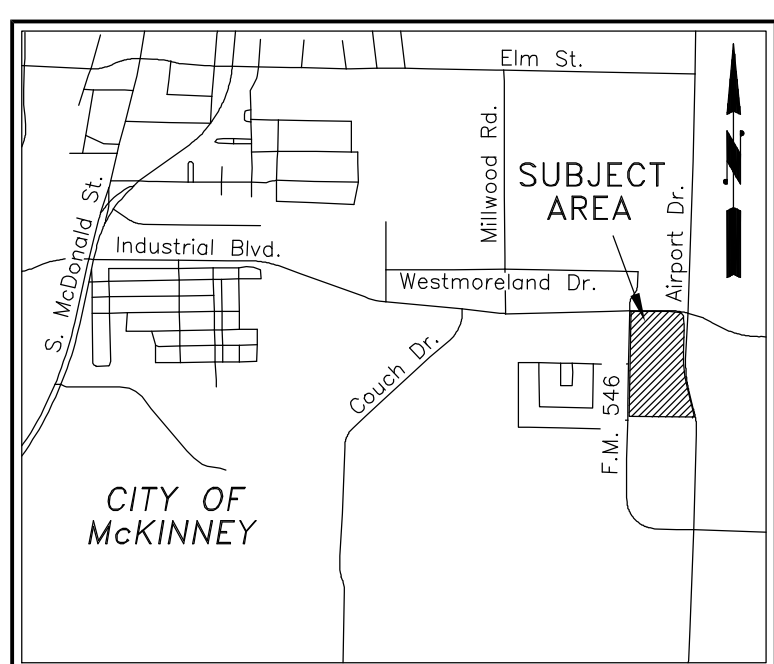
**ZONING NOTE:**

The subject property is currently zoned PD "Planned Development".

**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.

**VICINITY MAP**  
Not To Scale



**ABBREVIATIONS**

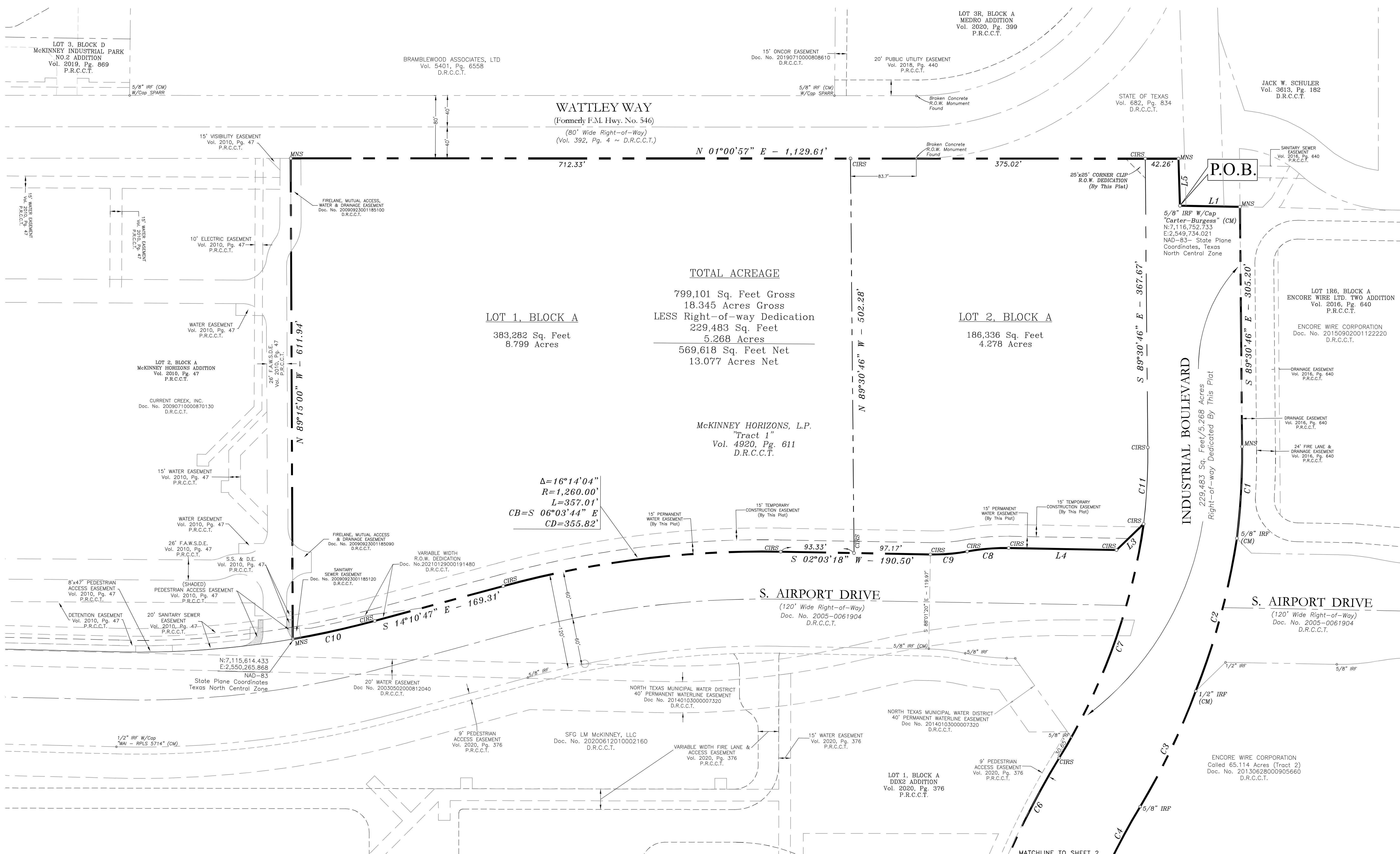
- Vol. = Volume
- Cab. = Cabinet
- Pg. = Page
- Doc. No. = Document Number
- P.R.C.C.T. = Plat Records, Collin County, Texas
- D.R.C.C.T. = Deed Records, Collin County, Texas
- CM = Controlling Monument
- IRF = Iron Rod Found
- S.S.E. & D.E. = Sanitary Sewer & Drainage Easement
- F.A.W.S.D.E. = Fire Lane, Mutual Access, Water, Sanitary Sewer & Drainage Easement
- R.O.W. = Right-of-Way
- IRS = 1/2" Iron Rod Set with Red Plastic Cap Stamped "RPLS 4701"
- 4701 = The License Number for this Registered Professional Land Surveyor

**CURVE TABLE:**

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	07°31'58"	890.55'	117.08'	S 85°44'46" E	117.00'
C2	12°58'45"	890.55'	201.74'	S 73°55'57" E	201.30'
C3	10°31'30"	890.55'	163.59'	S 63°19'25" E	163.36'
C4	22°15'40"	959.91'	372.96'	S 69°11'30" E	370.61'
C5	05°03'49"	969.91'	85.72'	S 85°50'56" E	85.69'
C6	31°00'06"	1,057.39'	572.13'	N 73°13'46" W	565.18'
C7	23°43'33"	770.55'	319.08'	N 69°09'39" W	316.80'
C8	11°28'42"	265.00'	53.09'	S 03°41'03" E	53.00'
C9	11°28'42"	235.00'	47.08'	S 03°41'03" E	47.00'
C10	5°22'19"	1,140.00'	106.89'	S 11°29'37" E	106.85'
C11	7°15'19"	770.55'	97.58'	S 85°53'05" E	97.51'

**LINE TABLE:**

LINE	BEARING	DISTANCE
L1	N 02°02'58" E	76.40'
L2	S 01°05'32" W	16.30'
L3	S 42°56'42" E	47.95'
L4	S 02°03'18" W	137.19'
L5	N 89°10'50" E	60.02'



**TOTAL ACREAGE**  
 799,101 Sq. Feet Gross  
 18.345 Acres Gross  
 LESS Right-of-way Dedication  
 229,483 Sq. Feet  
 5.268 Acres  
 569,618 Sq. Feet Net  
 13.077 Acres Net

$\Delta = 16^{\circ}14'04''$   
 $R = 1,260.00'$   
 $L = 357.01'$   
 $CB = S 06^{\circ}03'44'' E$   
 $CD = 355.82'$

**CONVEYANCE PLAT**

**McKINNEY HORIZONS NORTH ADDITION**  
**LOTS 1 AND 2, BLOCK A**  
**18.345 Acres Gross**  
**13.077 Acres Net, Less Right-of-way**  
 situated in the  
**William S. Richardson Survey, Abstract No. 747**  
**City of McKinney**  
**Collin County, Texas**

CERTIFICATE OF APPROVAL  
 Approved & Accepted

Secretary, Planning & Zoning Commission  
 City of McKinney, Texas

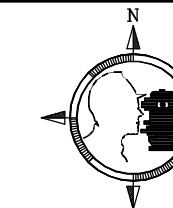
Date

**OWNER**

McKINNEY HORIZONS, L.P.  
 Contact: Kirby Jones  
 2600 Eldorado Parkway, Suite 115  
 McKinney, TX 75072  
 972-562-2782

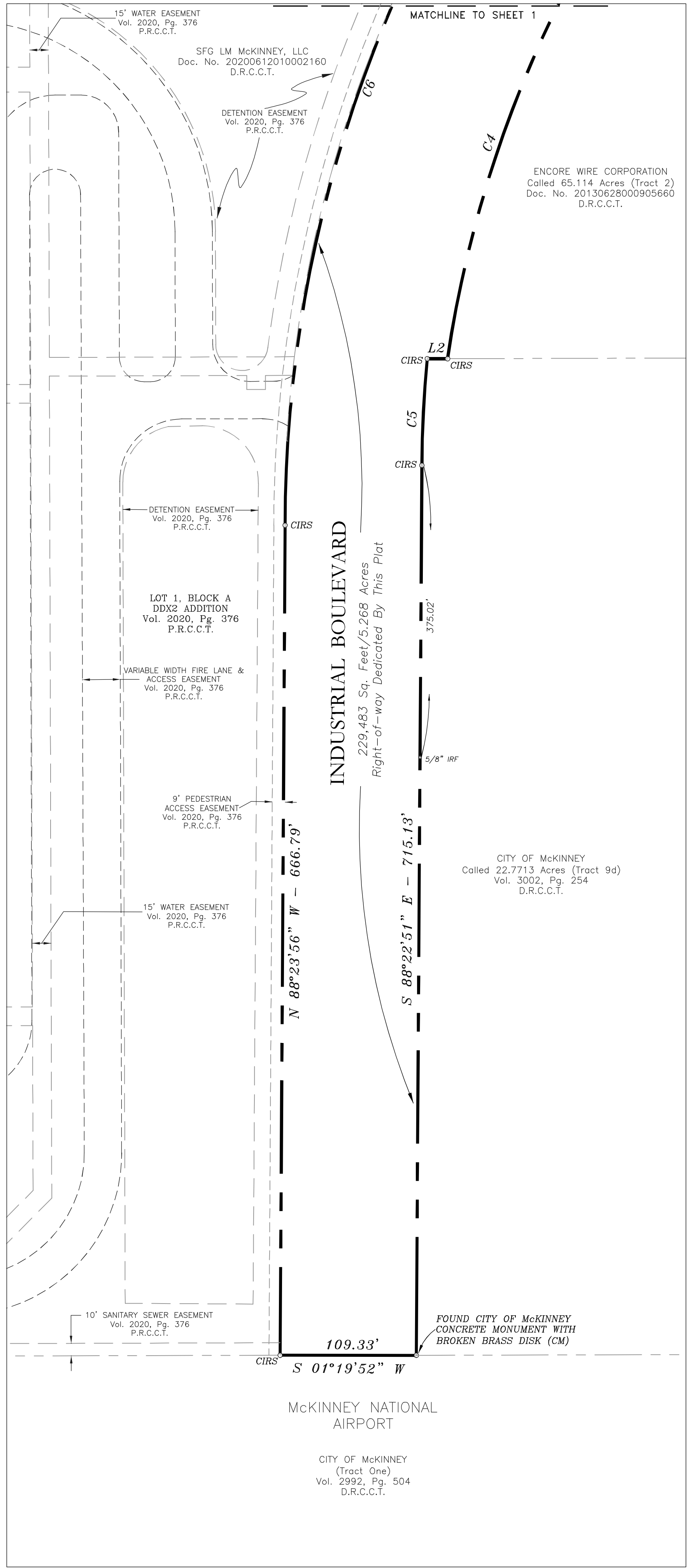
**SURVEYOR**

RINGLEY & ASSOCIATES, INC.  
 701 S. Tennessee Street  
 McKinney, Texas 75069  
 LHR@ringley.com  
 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	07/12/2021	1" = 60'	2021-035	2020-035-CPBAC.DWG	1 of 2



OWNER'S CERTIFICATE

STATE OF TEXAS §  
COUNTY OF COLLIN §

WHEREAS, MCKINNEY HORIZONS, L.P. is the owner of that certain tract of land situated in the City of McKinney, in the William S. Richardson Survey, Abstract No. 747 of Collin County, Texas and being a part of that original called 420.4764 acre tract of land described as "Tract 1" in a deed to McKinney Horizons, L.P., recorded in Volume 4920, Page 611, Deed Records, Collin County, Texas (D.R.C.C.T.) and said parcel of land being more particularly described by metes & bounds as follows:

BEGINNING at a 5/8 inch iron rod, topped with a plastic cap, stamped "Carter Burgess", found in the grass median of Industrial Boulevard (120' wide occupied right-of-way ~ No Public Dedication Found), on the west line of the above described McKinney Horizons Tract 1 and said point being the most easterly southeast corner of that certain called 1.059 acre tract of land described in a deed to the State of Texas, recorded in Volume 682, Page 834, D.R.C.C.T.;

THENCE: North 02 deg. 02 min. 58 sec. East, across said Industrial Boulevard, with the west line of said Tract 1 and the east line of said State of Texas tract, a distance of 76.40 feet to a mag nail with a steel washer, stamped "RPLS 4701", set for corner on the occupied north right-of-way line of said Industrial Boulevard and same being the south line of Lot 1R6, Block A of Encore Wire LTD. Two Addition, an addition to the City of McKinney, according to the plat thereof, recorded in Volume 2016, Page 640, P.R.C.C.T.;

THENCE: South 89 deg. 30 min. 46 sec. East, departing from the west line of said Tract 1, along the occupied north right-of-way line of said Industrial Boulevard and the south line of said Lot 1R6, Block A, a distance of 305.20 feet to a mag nail with a steel washer, stamped "RPLS 4701", set for corner at the beginning of a curve to the right, having a radius of 890.55 feet, a central angle of 07 deg. 31 min. 58 sec. and a chord that bears South 85 deg. 44 min. 46 sec. East - 117.00 feet;

THENCE: Continuing along the occupied north line of said Industrial Boulevard and the south line of said Lot 1R6, Block A and with said curve to the right, an arc distance of 117.08 feet to a 5/8 inch iron rod found for end of said curve, at the most southerly southeast corner of said Lot 1R6, Block A and same being the south corner of a right-of-way corner clip on the west right-of-way line of S. Airport Drive (a variable width right-of-way at this point) as described in a Right Of Way Warranty Deed (Tract 1 - 18.768 acre tract) to the City of McKinney, recorded in Document Number 2005-0061904, D.R.C.C.T. and said point being the beginning of a non-tangent curve to the right, having a radius of 890.55 feet, a central angle of 12 deg. 58 min. 45 sec. and a chord that bears South 73 deg. 55 min. 57 sec. East - 201.30 feet;

THENCE: Across said S. Airport Drive, along the south line of said 18.768 acre right-of-way tract and along said curve to the right, an arc distance of 201.74 feet to a 1/2 inch iron rod found on the east right-of-way line of said S. Airport Drive, for the southeast corner of said 18.768 acre right-of-way tract and the most southerly southwest corner of that certain called 65.114 acre tract of land described as "Tract 2" in a deed to Encore Wire Corporation, recorded in Document No. 20130628000905660, D.R.C.C.T. and said point being the beginning of another non-tangent curve to the right, having a radius of 890.55 feet, a central angle of 10 deg. 31 min. 30 sec. and a chord that bears South 63 deg. 19 min. 25 sec. East - 163.36 feet;

THENCE: Along the south line of said 65.114 acre Encore tract and the occupied north line of said Industrial Boulevard and with said curve to the right, an arc distance of 163.59 feet to a 5/8 inch iron rod found for corner at the end of said curve and the beginning of a reverse curve to the left, having a radius of 959.91 feet, a central angle of 22 deg. 15 min. 40 sec. and a chord that bears South 69 deg. 11 min. 30 sec. East - 370.61 feet;

THENCE: Continuing along the south line of said 65.114 acre Encore tract and the occupied north line of said Industrial Boulevard and with said curve to the left, an arc distance of 372.96 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for corner at the southeast corner of said 65.114 acre Encore tract and same being on the west line of that certain called 22.7713 acre tract of land described as "Tract 9D" in a deed to the City of McKinney, recorded in Volume 3002, Page 254, D.R.C.C.T.;

THENCE: South 01 deg. 05 min. 32 sec. West, along the west line of said City of McKinney Tract 9D and the occupied north line of said Industrial Boulevard, a distance of 16.30 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for the southwest corner of said City of McKinney Tract 9D and said point being the beginning of a non-tangent curve to the left, having a radius of 969.91 feet, a central angle of 05 deg. 03 min. 49 sec. and a chord that bears South 85 deg. 50 min. 56 sec. East - 85.69 feet;

THENCE: Continuing along the south line of said City of McKinney Tract 9D and the occupied north line of said Industrial Boulevard, an arc distance of 85.72 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for corner at the end of said curve;

THENCE: South 88 deg. 22 min. 51 sec. East, continuing along the common line of said City of McKinney Tract 9D and Industrial Boulevard, at a distance of 234.7 feet, passing a 5/8 inch iron rod found on line and continuing on for a total distance of 715.13 feet to a concrete City of McKinney monument (brass disk broken off, only anchor stud remains), found at the southeast corner of said City of McKinney tract 9D, on the west line of the McKinney National Airport and that certain tract of land described as "Tract One" in a deed to the City of McKinney, recorded in Volume 2992, Page 504, D.R.C.C.T.;

THENCE: South 01 deg. 19 min. 52 sec. West, across said Industrial Boulevard, along the west line of said McKinney National Airport, a distance of 109.33 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for the northeast corner of Lot 1, Block A of DDX2 Addition, an addition to the City of McKinney, according to the plat thereof, recorded in Volume 2020, Page 376, P.R.C.C.T.;

THENCE: North 88 deg. 23 min. 56 sec. West, departing from said airport property, along the north line of said DDX2 addition and the occupied south line of Industrial Boulevard, a distance of 666.79 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for corner at the beginning of a curve to the right, having a radius of 1,057.39 feet, a central angle of 31 deg. 00 min. 06 sec. and a chord that bears North 73 deg. 13 min. 46 sec. West - 565.18 feet;

THENCE: Continuing the common line of said DDX2 addition and Industrial Boulevard and with said curve to the right, an arc distance of 572.13 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for corner at the end of said curve and the beginning of a reverse curve to the left, having a radius of 770.55 feet, a central angle of 23 deg. 43 min. 33 sec. and a chord that bears North 69 deg. 09 min. 39 sec. West - 316.80 feet;

THENCE: Continuing along said common line and along said curve to the left, at an arc distance of 30.65 feet, passing a 5/8 inch iron rod found for the most northerly northwest corner of said Lot 1, Block A of DDX2 Addition and same being on the east right-of-way line of S. Airport Drive (a variable width right-of-way at this point) and said point being the northeast corner right-of-way clip of that certain called "Tract 2 - 6.309 acre tract" in the above mentioned Right Of Way Warranty Deed to the City of McKinney (Document Number 2005-0061904, D.R.C.C.T.) and continuing along the north line of said 6.309 acre right-of-way tract and with said curve to the left for a total arc distance of 319.08 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for the northwest corner of said 6.309 acre right-of-way tract;

THENCE: South 42 deg. 56 min. 42 sec. East, along the west right-of-way line of S. Airport Drive, a distance of 47.95 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for an angle corner;

THENCE: South 02 deg. 03 min. 18 sec. West, continuing along the west right-of-way line of S. Airport Drive, a distance of 137.19 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for corner at the beginning of a curve to the left, having a radius of 265.00 feet, a central angle of 11 deg. 28 min. 42 sec. and a chord that bears South 03 deg. 41 min. 03 sec. East - 53.00 feet;

THENCE: Continuing along the west right-of-way line of S. Airport Drive and with said curve to the left, an arc distance of 53.09 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for corner at the end of said curve and the beginning of a reverse curve to the right, having a radius of 235.00 feet, a central angle of 11 deg. 28 min. 42 sec. and a chord that bears South 03 deg. 41 min. 03 sec. East - 47.00 feet;

THENCE: Continuing along the west right-of-way line of S. Airport Drive and with said curve to the right, an arc distance of 47.08 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for corner at the end of said curve;

THENCE: South 02 deg. 03 min. 18 sec. West, continuing along the west right-of-way line of S. Airport Drive, a distance of 190.50 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for corner at the beginning of a curve to the left, having a radius of 1,260.00 feet, a central angle of 16 deg. 14 min. 04 sec. and a chord that bears South 06 deg. 03 min. 44 sec. East - 355.82 feet;

THENCE: Continuing along the west right-of-way line of S. Airport Drive, an arc distance of 357.01 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for corner at the end of said curve;

THENCE: South 14 deg. 10 min. 47 sec. East, continuing along the west right-of-way line of S. Airport Drive, a distance of 169.31 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for corner at the beginning of a curve to the right, having a radius of 1,140.00 feet, a central angle of 05 deg. 22 min. 19 sec. and a chord that bears South 11 deg. 29 min. 37 sec. East - 106.85 feet;

THENCE: Continuing along the west right-of-way line of S. Airport Drive and along said curve to the right, an arc distance of 107.00 feet to a mag nail with a steel washer, stamped "RPLS 4701", set for the northeast corner of Lot 2, Block A of McKinney Horizons Addition, an addition to the City of McKinney, according to the Record Plat thereof, recorded in Volume 2010, Page 47, Plat Records, Collin County, Texas (P.R.C.C.T.);

THENCE: North 89 deg. 15 min. 00 sec. West, departing from said S. Airport Drive, along the north line of said Lot 2, Block A, a distance of 611.94 feet to a mag nail with a steel washer, stamped "RPLS 4701", set on the southern west line of the above described "Tract 1" and the east right-of-way line of Wattlely Way (80' wide right-of-way at this point) for the northwest corner of said Lot 2, Block A;

THENCE: North 01 deg. 00 min. 57 sec. East, departing from said Lot 2, Block A, along the common line of said "Tract 1" and Wattlely Way, at a distance of 796.0 feet, passing a found broken concrete monument and continuing on for a total distance of 1,129.61 feet to a mag nail with a steel washer, stamped "RPLS 4701", set for corner on the south line of the above described 1.059 acre State of Texas tract;

THENCE: North 89 deg. 10 min. 50 sec. East, along the westerly line of said "Tract 1" and the southerly line of said State of Texas tract, a distance of 60.02 feet to the POINT OF BEGINNING and containing 799.101 square feet or 18.345 acres of land.

CERTIFICATE OF APPROVAL  
Approved & Accepted

Secretary, Planning & Zoning Commission  
City of McKinney, Texas

Date

OWNER

MCKINNEY HORIZONS, L.P.  
Contact: Kirby Jones  
2600 Eldorado Parkway, Suite 115  
McKinney, TX 75072  
972-562-2782

SURVEYOR

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

STATE OF TEXAS §  
COUNTY OF COLLIN §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, MCKINNEY HORIZONS L.P., do hereby adopt this Conveyance Plat, designating the herein above described property as MCKINNEY HORIZONS NORTH ADDITION, LOTS 1 AND 2, BLOCK A, being a part of "Tract 1", described in a deed recorded in Volume 4920, Page 611, Deed Records, Collin County, Texas, 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 \_\_\_\_\_, 2021.

McKinney Horizons, L.P.

by: McKinney Horizons Management, L.P.

Kirby Jones  
Authorized Agent

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 KIRBY JONES, 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 \_\_\_\_\_, 2021.

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 \_\_\_\_\_, 2021.

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 \_\_\_\_\_, 2021.

Notary Public, State of Texas

CONVEYANCE PLAT ONLY: NOT FOR DEVELOPMENT

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CONVEYANCE PLAT

**MCKINNEY HORIZONS  
NORTH ADDITION  
LOTS 1 AND 2, BLOCK A  
18.345 Acres Gross  
13.077 Acres Net, Less Right-of-way  
situated in the  
William S. Richardson Survey, Abstract No. 747  
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Drawn by	Date	Scale	Job	Title	Sheet
Mark Shank	07/12/2021	1" = 60'	2021-035	2020-035-CPBAC.DWG	2 of 2