

STATE OF TEXAS)
COUNTY OF COLLIN)

WHEREAS, BOULEVARD AT RIDGE CREEK, LP is the owner of that certain tract of land situated in the City of McKinney, in the Leonard Searcy Survey, Abstract No. 829 of Collin County, Texas and being all of Lot 2R, Block A of CVS RIDGE ADDITION, an addition to the City of McKinney, according to the Conveyance Plat thereof, recorded in Volume 2017, Page 624, Plat Records, Collin County, Texas (P.R.C.C.T.) and also as described in a deed to Boulevard At Ridge Creek, LP, recorded in Document No. 20170317000347840, D.R.C.C.T. and being more particularly described by metes & bounds as follows:

BEGINNING at a 1/2 inch iron rod, topped with a plastic cap, stamped "WAI", found on the southern right-of-way line of U.S. Highway 380 (a.k.a. W. University ~ variable width right-of-way) for the most northerly northwest corner of the above described Lot 2R, Block A and same being the northeast corner of Lot 3, Block A of the above described CVS Addition;

THENCE: North 88 deg. 00 min. 30 sec. East, along the common line of said Lot 2R and Highway 380, a distance of 173.83 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", found for the northeast corner of said Lot 2R and same being the northwest corner of that certain tract of land described in a deed to the City of McKinney, recorded in Document No. 2016082400118530, D.R.C.C.T.;

THENCE: South 00 deg. 58 min. 04 sec. East, along the common line of said Lot 2R and City of McKinney tract, a distance of 459.57 feet to a 1/2 inch iron rod, topped with a plastic cap, stamped "WAI", found for an angle corner;

THENCE: South 00 deg. 16 min. 34 sec. East, continuing along the common line of said Lot 2R and City of McKinney tract, a distance of 304.09 feet to a 1/2 inch iron rod, topped with a plastic cap, stamped "RPLS 5686", found for an angle corner;

THENCE: South 00 deg. 19 min. 26 sec. East, continuing along the common line of said Lot 2R and City of McKinney tract, a distance of 457.04 feet to a 1/2 inch crimped iron pipe, found for an angle corner;

THENCE: South 00 deg. 43 min. 05 sec. East, continuing along the common line of said Lot 2R and City of McKinney tract, a distance of 248.29 feet to a 1/2 inch iron rod, topped with a plastic cap, stamped "GEER", found for the southeast corner of said Lot 2R, Block A and same being the northeast corner of that certain tract of land described in a deed to Bruce and Pamela Lane, recorded in Document No. 20101001001052580, D.R.C.C.T.;

THENCE: South 88 deg. 01 min. 30 sec. West, along the common line of said Lot 2R and Lane tract, a distance of 734.34 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", found for the southwest corner of said Lot 2R, Block A and the northwest corner of said Lane tract and same being on the east line of Lot 1, Block B of McClure Elementary School Addition, an addition to the City of McKinney, according to the plat thereof, recorded in Volume 2010, Page 330, P.R.C.C.T. and said point bears North 00 deg. 29 min. 33 sec. West - 4.21 feet from a 1/2 inch iron rod, topped with a plastic cap, stamped "RPLS 4613" found near a fence corner post;

THENCE: North 00 deg. 29 min. 33 sec. West, along the common line of said Lot 2R and Lot 1, a distance of 114.81 feet to a 1/2 inch iron rod, topped with a plastic cap, stamped "WAI", found for corner on the east right-of-way line of Ridge Road (variable width right-of-way at this point and said point being in a non-tangent curve to the left, having a radius of 1,110.00 feet, a central angle of 18 deg. 52 min. 13 sec. and a chord that bears North 08 deg. 49 min. 52 sec. East - 363.93 feet;

THENCE: Along the common line of said Lot 2R and Ridge Road and with said curve to the left, an arc distance of 365.58 feet to a 5/8 inch iron rod found for corner at the end of said curve;

THENCE: North 00 deg. 33 min. 48 sec. West, continuing along the common line of said Lot 2R and Ridge Road, a distance of 302.61 feet to a 5/8 inch iron rod found for an angle corner;

THENCE: North 01 deg. 25 min. 57 sec. East, continuing along the common line of said Lot 2R and Ridge Road, a distance of 320.30 feet to a 1/2 inch iron rod, topped with a plastic cap, stamped "WAI", found for an angle corner;

THENCE: North 00 deg. 40 min. 09 sec. West, continuing along the common line of said Lot 2R and Ridge Road a distance of 99.87 feet to a 5/8 inch iron rod found for an angle corner;

THENCE: North 03 deg. 37 min. 26 sec. East, continuing along the common line of said Lot 2R and Ridge Road a distance of 50.13 feet to a Mag Nail with a steel washer, stamped "WAI", found in concrete for the most westerly northwest corner of said Lot 2R and same being the southwest corner of Lot 1R2, Block A of CVS Addition, an addition to the City of McKinney, according to the Amending Plat thereof, recorded in Volume 2016, Page 438, P.R.C.C.T.;

THENCE: North 89 deg. 27 min. 08 sec. East (Reference Bearing), along the common line of said Lots 2R, 1R2 and 3, a distance of 491.73 feet to a 1/2 inch iron rod, topped with a plastic cap, stamped "WAI", found for an inside ell corner of said Lot 2R and the southeast corner of Lot 3, Block A;

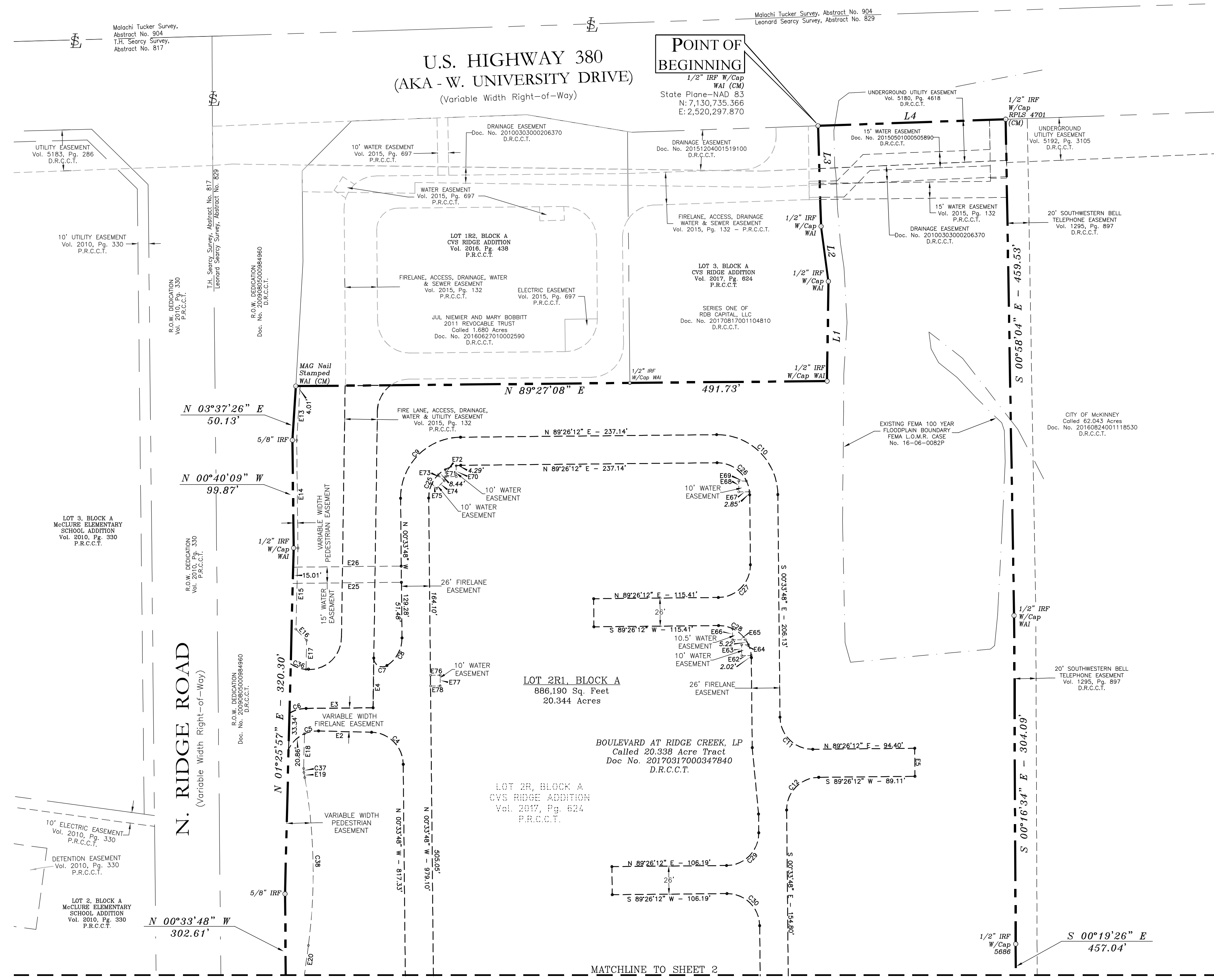
THENCE: North 00 deg. 45 min. 06 sec. East, along the common line of said Lot 2r and Lot 3, a distance of 92.32 feet to a 1/2 inch iron rod, topped with a plastic cap, stamped "WAI", found for an angle corner;

THENCE: North 07 deg. 36 min. 27 sec. West, continuing along said common line, a distance of 51.38 feet to a 1/2 inch iron rod, topped with a plastic cap, stamped "WAI", found for an angle corner;

THENCE: North 01 deg. 42 min. 42 sec. West, continuing along said common line, a distance of 93.15 feet to the POINT OF BEGINNING and containing 886,190 square feet or 20,344 acres of land.

U.S. HIGHWAY 380 (AKA - W. UNIVERSITY DRIVE) (Variable Width Right-of-Way)

POINT OF BEGINNING
1/2" IRP W/Cap WAI (CM)
State Plane-NAD 83
N: 7,130,735.366
E: 2,520,297.870



EASEMENT CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	31°22'55"	30.00'	16.43'	S 65°58'16" E	16.23'
C2	84°32'28"	30.00'	44.27'	S 39°23'29" E	40.36'
C3	180°00'12"	30.00'	94.25'	S 87°22'09" E	60.00'
C4	88°00'15"	30.00'	46.08'	N 44°33'55" W	41.68'
C5	65°34'34"	30.00'	34.34'	S 58°38'40" W	32.49'
C6	30°33'32"	30.00'	16.00'	N 74°10'21" E	15.81'
C7	122°34'20"	8.00'	17.11'	S 60°26'37" E	14.03'
C8	58°04'11"	30.00'	33.41'	N 28°28'18" E	29.12'
C9	90°00'00"	56.00'	87.96'	N 44°26'12" E	79.20'
C10	90°00'00"	56.00'	87.96'	S 45°33'48" E	79.20'
C11	90°00'00"	30.00'	47.12'	S 45°33'48" E	42.43'
C12	90°00'00"	30.00'	47.12'	S 44°26'12" W	42.43'
C13	90°00'00"	30.00'	47.12'	S 45°33'48" E	42.43'
C14	90°00'00"	30.00'	47.12'	S 44°26'12" W	42.43'
C15	90°00'00"	30.00'	47.12'	S 45°33'48" E	42.43'
C16	90°00'00"	30.00'	47.12'	S 44°26'12" W	42.43'
C17	91°24'53"	30.00'	47.86'	S 46°13'44" E	42.95'
C18	50°36'58"	56.00'	49.47'	N 66°40'11" W	47.88'
C19	50°36'58"	30.00'	26.50'	N 66°40'11" W	25.65'
C20	86°35'20"	30.00'	45.34'	S 44°43'40" W	41.14'
C21	181°10'58"	56.00'	177.09'	N 87°50'59" W	111.99'
C22	85°34'06"	30.00'	44.80'	N 39°55'02" W	40.75'
C23	64°54'09"	30.00'	33.98'	S 66°55'34" W	32.20'
C24	91°24'53"	30.00'	47.86'	N 46°16'14" W	42.95'
C25	90°00'00"	30.00'	47.12'	N 44°26'12" E	42.43'
C26	90°00'00"	30.00'	47.12'	S 45°33'48" E	42.43'
C27	90°00'00"	30.00'	47.12'	S 44°26'12" W	42.43'
C28	90°00'00"	30.00'	47.12'	S 45°33'48" E	42.43'
C29	90°00'00"	30.00'	47.12'	S 44°26'12" W	42.43'
C30	90°00'00"	30.00'	47.12'	S 45°33'48" E	42.43'
C31	90°00'00"	30.00'	47.12'	S 44°26'12" W	42.43'
C32	90°00'00"	30.00'	47.12'	S 45°33'48" E	42.43'
C33	90°00'00"	30.00'	47.12'	S 44°26'12" W	42.43'
C34	90°00'00"	30.00'	47.12'	S 45°33'48" E	42.43'
C35	88°35'07"	30.00'	46.38'	S 43°43'46" E	41.90'
C36	28°56'47"	30.00'	15.16'	N 70°02'37" W	15.00'
C37	11°20'43"	19.00'	3.76'	S 04°18'16" E	3.76'
C38	17°30'15"	511.00'	156.12'	S 01°13'26" E	155.52'
C39	7°35'20"	1125.24'	149.04'	S 03°11'27" W	148.93'
C40	10°26'02"	1125.24'	204.91'	S 15°12'52" W	204.63'

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
E1	S 81°39'43" E	32.53'
E2	N 88°34'03" W	49.12'
E3	N 89°27'07" E	61.93'
E4	N 0°50'18" E	46.01'
E5	S 00°33'48" E	26.00'
E6	N 89°26'12" E	44.08'
E7	S 00°33'48" E	26.00'
E8	S 89°26'12" W	44.08'
E9	N 89°26'12" E	44.07'
E10	S 00°33'48" E	26.00'
E11	S 89°26'12" W	44.07'
E12	S 01°58'40" E	25.98'
E13	S 03°33'26" W	50.20'
E14	S 00°40'09" E	99.80'
E15	S 01°25'57" W	75.09'
E16	S 43°57'54" E	14.31'
E17	S 01°22'07" W	27.03'
E18	S 01°22'07" W	32.04'
E19	S 09°58'56" E	4.75'
E20	S 07°31'43" W	42.24'
E21	S 89°26'12" W	95.87'
E22	S 45°02'17" W	20.64'
E23	N 45°02'17" E	12.07'
E24	N 89°26'12" E	102.00'
E25	S 89°26'08" W	100.61'
E26	N 89°26'08" E	100.08'
E27	N 89°20'18" E	10.21'
E28	S 00°39'42" E	10.00'
E29	S 89°20'18" W	6.97'
E30	N 00°33'48" W	1.06'
E31	N 89°26'12" E	5.00'
E32	S 00°33'48" E	19.81'
E33	S 89°26'12" W	5.00'
E34	N 89°26'12" E	6.00'
E35	S 00°33'48" E	10.00'
E36	S 89°26'12" W	5.00'
E37	N 00°33'48" W	3.27'
E38	N 89°20'18" E	6.96'
E39	S 00°39'42" E	10.00'
E40	S 89°20'18" W	10.29'
E41	S 01°58'30" E	10.98'
E42	N 01°58'30" W	25.98'
E43	N 89°16'55" E	17.75'
E44	N 89°26'12" E	10.76'
E45	S 00°33'48" E	10.00'
E46	S 89°26'12" W	6.04'
E47	N 01°58'40" E	28.41'
E48	N 88°01'20" E	10.00'
E49	N 00°39'42" W	28.41'
E50	S 89°20'18" W	5.51'
E51	N 00°39'42" E	10.00'
E52	N 89°20'18" E	10.95'
E53	S 89°26'12" W	10.00'
E54	N 00°33'48" W	10.00'
E55	N 89°26'12" E	30.57'
E56	S 89°20'18" W	9.07'
E57	N 00°39'42" W	10.00'
E58	N 89°20'18" E	9.09'
E59	S 89°26'12" W	30.57'
E60	N 00°33'48" W	10.00'
E61	N 89°26'12" E	30.57'
E62	S 89°20'18" W	8.83'
E63	N 00°39'42" W	10.00'
E64	N 89°20'18" E	6.40'
E65	S 89°26'12" W	12.12'
E66	N 00°33'48" W	10.50'
E67	S 89°20'18" W	9.90'
E68	N 00°39'42" W	10.00'
E69	N 89°20'18" E	7.17'
E70	S 00°33'48" W	10.13'
E71	S 89°26'12" W	10.00'
E72	N 00°33'48" W	6.83'
E73	S 45°33'27" E	7.85'
E74	S 44°26'12" W	10.00'
E75	N 45°33'27" E	6.22'
E76	N 89°26'12" E	8.96'
E77	S 00°33'48" E	10.00'
E78	S 89°26'12" W	8.96'
E79	N 89°26'12" E	8.96'
E80	S 00°33'48" E	10.00'
E81	S 89°26'12" W	8.96'

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	N 00°45'06" E	92.32'
L2	N 07°36'27" W	51.38'
L3	N 01°42'42" W	93.15'
L4	N 88°00'30" E	173.83'

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 reference to North 89 deg. 27 min. 08 sec. East along the westerly north line of Lot 2R, Block A of CVS Ridge Addition, according to the plat recorded in Volume 2017, Page 624, Plat Records, Collin County, Texas

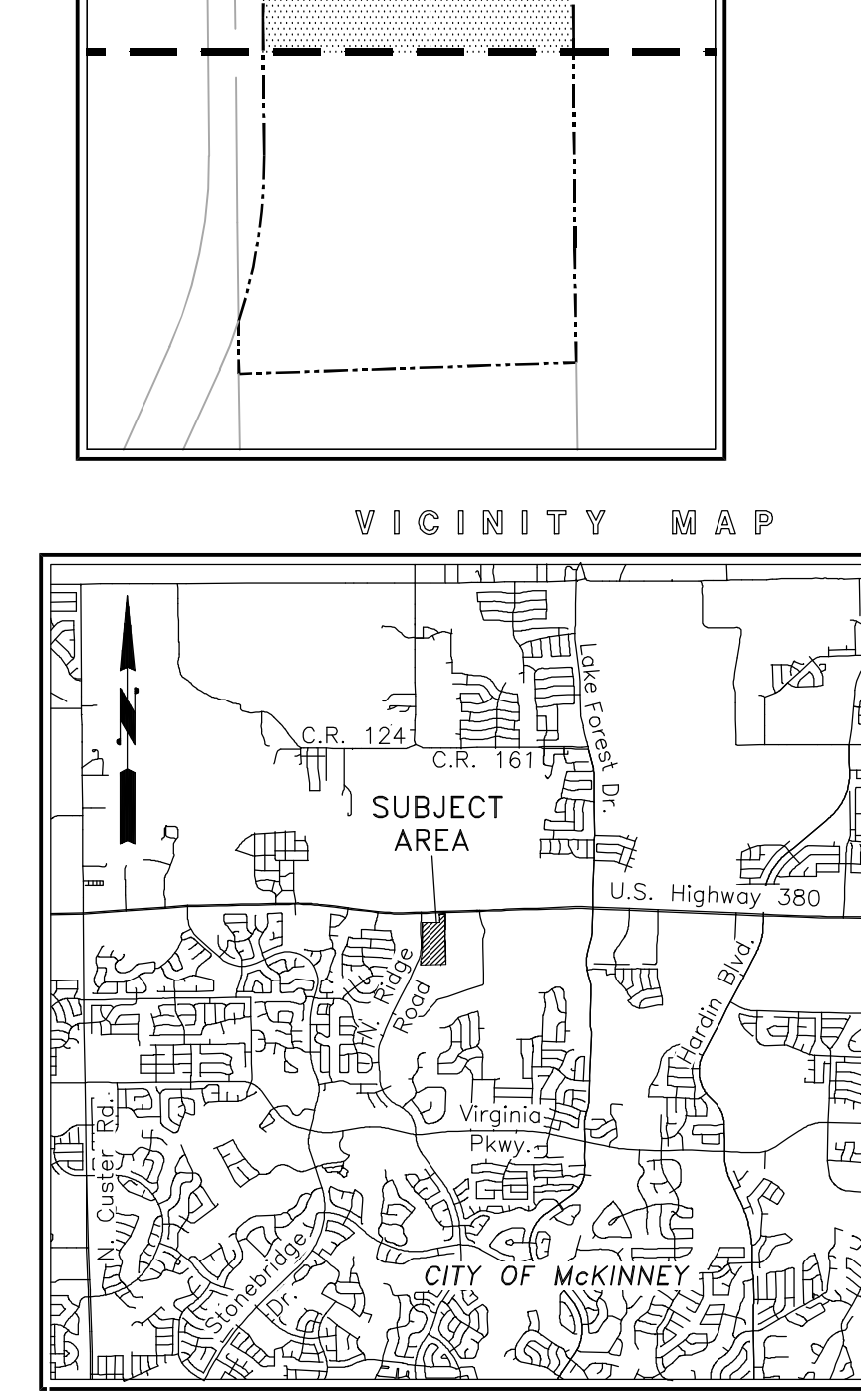
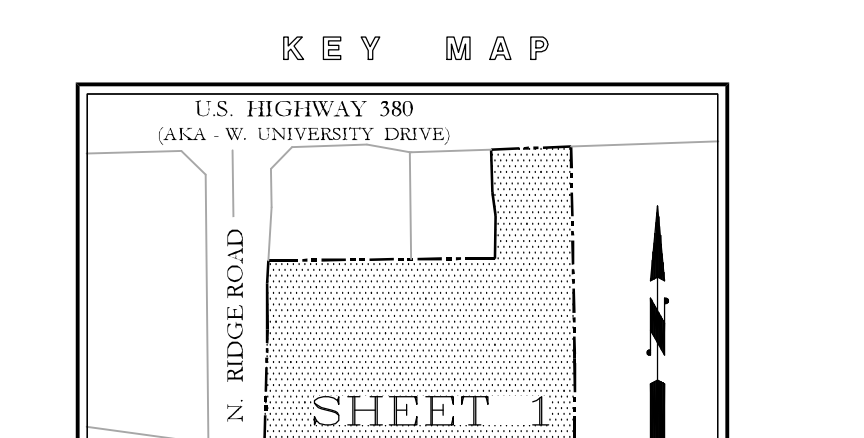
FLOOD ZONE NOTE:
This Surveyor has reviewed Flood Insurance Rate Map No. 48085C0255J (effective date June 2, 2009) published by the Federal Emergency Management Administration for Collin County, Texas and based upon said scaled map and graphic plotting, such review indicates that a portion of the subject parcel lies within the 100 Year Floodplain as per FEMA L.O.M.R. Case No. 16-06-0082P, as shown.

MONUMENT NOTE:
All lot corner monuments found are 1/2 inch diameter rebar, topped with a plastic cap, stamped "WAI" (Winkelman & Associates, Inc.), unless otherwise noted.

PLAT NOTES:
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.

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

DRAINAGE MAINTENANCE NOTE:
The proposed Concrete level Spreader will be maintained by the property owner.



OWNER ~ LOT 2R1
BOULEVARD AT RIDGE CREEK, LP
Contact: Steve Rumsey
4336 Marsh Ridge
Carrollton, Texas 75010
214-614-8252
srumsey@crossdevelopment.net

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

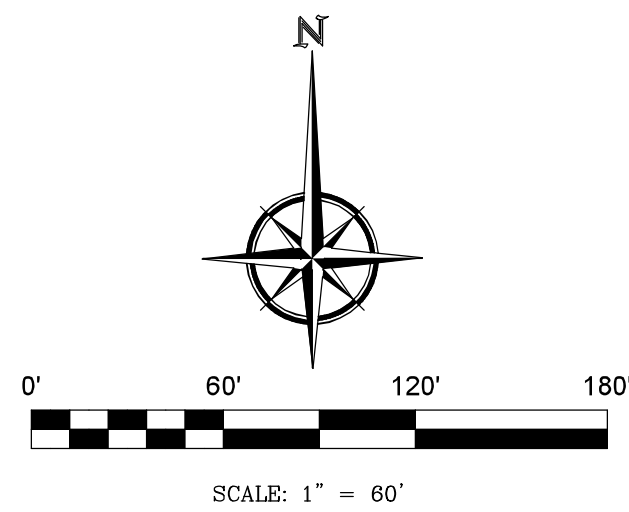
RINGLEY & ASSOCIATES, INC.
SURVEYING • MAPPING • PLANNING
Texas Firm Registration No. 10081302
701 S. Tennessee - McKinney, Texas 75069
(972) 542-1266

Drawn by	Date	Scale	Job	Title	Sheet
Mark Hask	02/02/18	1" = 60'	17082	17082-AP.DWG	1 of 2

PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY.

PRELIMINARY FINAL PLAT

**LOT 2R1, BLOCK A
CVS RIDGE ADDITION
20,344 Acres**
being a replat of Lot 2R, Block A, CVS Ridge Addition
recorded in Volume 2017, Page 624
Plat Records, Collin County, Texas
and situated in the
Leonard Searcy Survey, Abstract No. 829
City of McKinney
Collin County, Texas



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:

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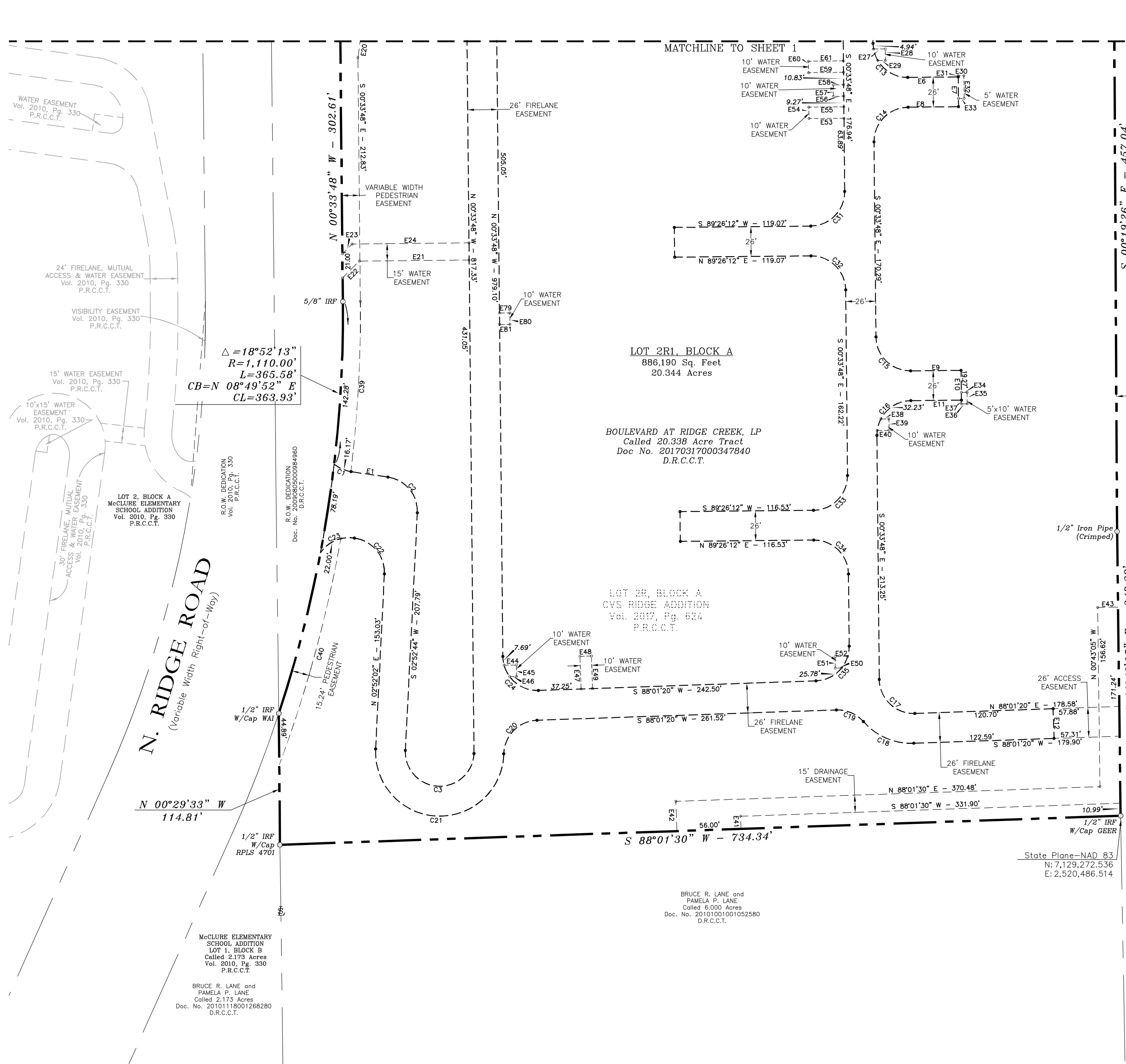
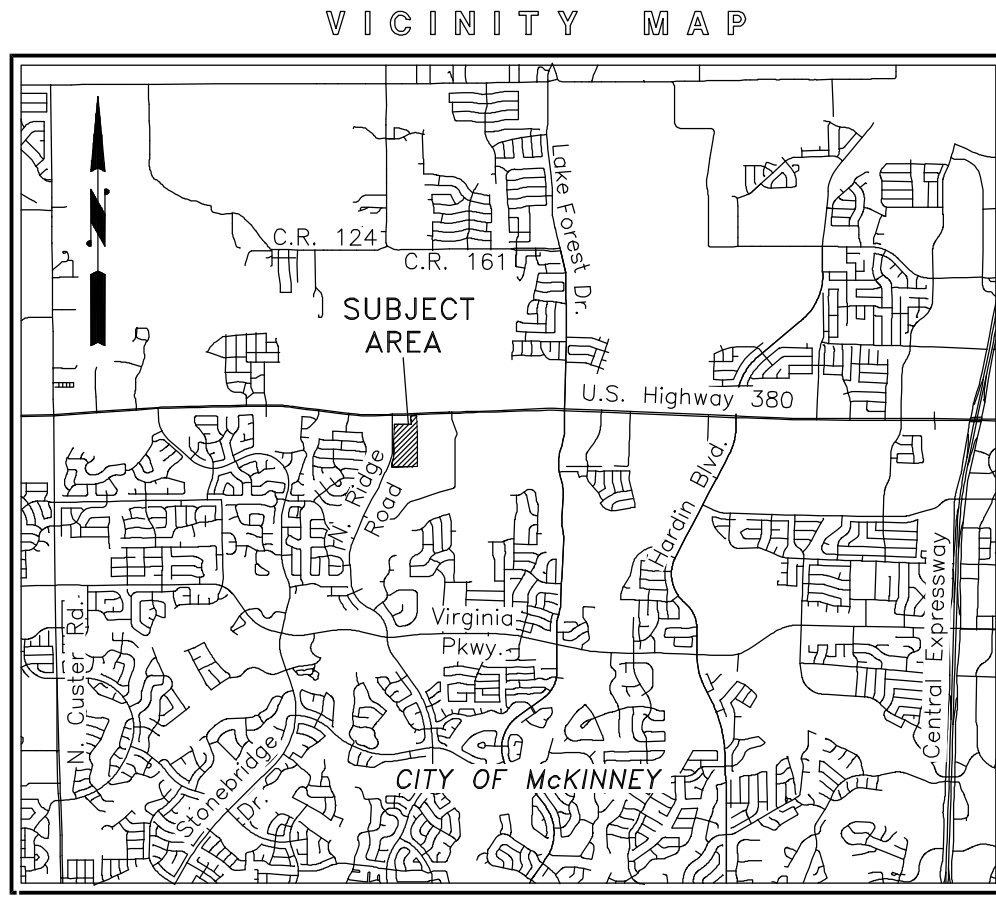
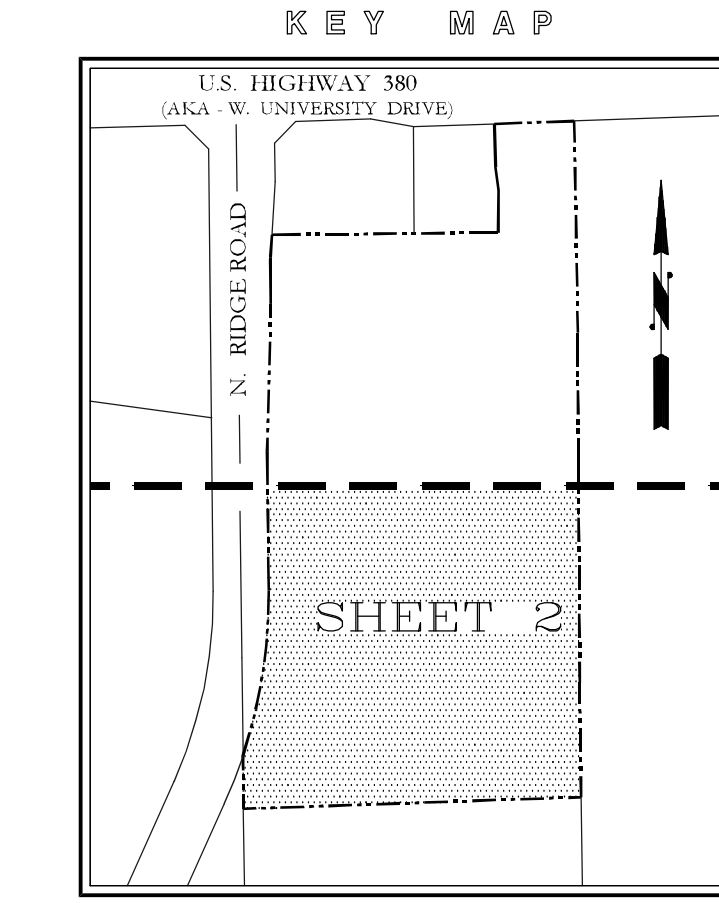
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Selling a portion of this addition by metes and bounds is a violation of City Subdivision Ordinance and State of Texas statutes and is subject to fines and withholding of utilities and building permits.

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

DRAINAGE MAINTENANCE NOTE:

The proposed Concrete level Spreader will be maintained by the property owner.



$$\Delta = 18^{\circ}52'13''$$

$$R = 1,110.00'$$

$$L = 365.58'$$

$$CB = N 08^{\circ}49'52'' E$$

$$CL = 363.93'$$

N. RIDGE ROAD
(Variable Width Right-of-Way)

N 00°29'33" W
114.81'

1/2" IRP
W/Cap
RPLS 4701

McCLURE ELEMENTARY SCHOOL ADDITION
Lot 1, Block B
Called 5.73 Acres
Vol. 2010, Pg. 330
P.R.C.C.T.

BRUCE R. LANE and
PAMELA P. LANE
Called 2.13 Acres
Vol. 2010, Pg. 330
P.R.C.C.T.

Doc. No. 2010111800128280
D.R.C.C.T.

EASEMENT CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	31°22'55"	30.00'	16.43'	S 65°58'16" E	16.23'
C2	84°32'28"	30.00'	44.27'	S 39°23'29" E	40.36'
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C6	30°33'32"	30.00'	16.00'	N 74°10'21" E	15.81'
C7	122°34'20"	8.00'	17.11'	S 60°26'37" E	14.03'
C8	58°04'11"	30.00'	30.41'	N 28°28'18" E	29.12'
C9	90°00'00"	56.00'	87.96'	N 44°26'12" E	79.20'
C10	90°00'00"	56.00'	87.96'	S 45°33'48" E	79.20'
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C14	90°00'00"	30.00'	47.12'	S 44°26'12" W	42.43'
C15	90°00'00"	30.00'	47.12'	S 45°33'48" E	42.43'
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C18	50°36'58"	56.00'	49.47'	N 66°40'11" W	47.88'
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C30	90°00'00"	30.00'	47.12'	S 45°33'48" E	42.43'
C31	90°00'00"	30.00'	47.12'	S 44°26'12" W	42.43'
C32	90°00'00"	30.00'	47.12'	S 45°33'48" E	42.43'
C33	90°00'00"	30.00'	47.12'	S 44°26'12" W	42.43'
C34	90°00'00"	30.00'	47.12'	S 45°33'48" E	42.43'
C35	88°35'07"	30.00'	46.38'	S 43°43'46" W	41.90'
C36	28°56'47"	30.00'	15.16'	N 70°02'37" W	15.00'
C37	11°20'43"	19.00'	3.76'	S 04°18'16" E	3.76'
C38	17°30'19"	511.00'	156.12'	S 011°32'6" E	155.52'
C39	7°35'20"	1125.24'	149.04'	S 031°12'7" W	148.93'
C40	10°26'02"	1125.24'	204.91'	S 15°12'52" W	204.63'

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
E1	S 81°39'43" E	32.53'	E42	N 01°58'30" W	25.98'
E2	N 88°34'03" W	49.12'	E43	N 89°16'55" E	17.75'
E3	N 89°27'07" E	61.93'	E44	N 89°26'12" E	10.76'
E4	N 00°50'18" E	46.01'	E45	S 00°33'48" E	10.00'
E5	S 00°33'48" E	26.00'	E46	S 89°26'12" W	6.04'
E6	N 89°26'12" E	44.08'	E47	N 01°58'40" W	28.41'
E7	S 00°33'48" E	26.00'	E48	N 88°01'20" E	10.00'
E8	S 89°26'12" W	44.08'	E49	S 01°58'40" E	28.41'
E9	N 89°26'12" E	44.07'	E50	S 89°20'18" W	5.51'
E10	S 00°33'48" E	26.00'	E51	N 00°39'42" W	10.00'
E11	S 89°26'12" W	44.07'	E52	N 89°20'18" E	10.95'
E12	S 01°58'40" E	25.98'	E53	S 89°26'12" W	30.57'
E13	S 03°37'26" W	50.20'	E54	N 00°33'48" W	10.00'
E14	S 00°40'09" E	99.80'	E55	N 89°26'12" E	30.57'
E15	S 01°25'57" W	75.09'	E56	S 89°20'18" W	9.07'
E16	S 43°57'52" E	14.31'	E57	N 00°39'42" W	10.00'
E17	S 01°22'07" W	27.03'	E58	N 89°20'18" E	9.09'
E18	S 01°22'07" W	32.04'	E59	S 89°26'12" W	30.57'
E19	S 09°58'56" E	4.75'	E60	N 00°33'48" W	10.00'
E20	S 07°31'43" W	42.24'	E61	N 89°26'12" E	30.57'
E21	S 89°26'12" W	95.87'	E62	S 89°20'18" W	8.83'
E22	S 45°02'17" W	20.64'	E63	N 00°39'42" W	10.00'
E23	N 45°02'17" E	12.07'	E64	N 89°20'18" E	6.40'
E24	N 89°26'12" E	102.00'	E65	S 89°26'12" W	10.10'
E25	S 89°26'08" E	100.81'	E66	N 00°33'48" W	10.50'
E26	N 89°26'08" E	100.08'	E67	S 89°20'18" W	9.90'
E27	N 89°20'18" E	10.21'	E68	N 00°39'42" W	10.00'
E28	S 00°39'42" E	10.00'	E69	N 89°20'18" E	7.17'
E29	S 89°20'18" W	6.07'	E70	S 00°33'48" W	10.13'
E30	N 00°33'48" W	1.06'	E71	S 89°26'12" W	10.00'
E31	N 89°26'12" E	5.00'	E72	N 00°33'48" W	6.83'
E32	S 00°33'48" E	19.81'	E73	S 45°33'27" E	7.85'
E33	S 89°26'12" W	5.00'	E74	N 44°26'33" W	10.00'
E34	N 89°26'12" E	9.00'	E75	N 45°33'27" E	6.22'
E35	S 00°33'48" E	10.00'	E76	N 89°26'12" E	8.96'
E36	S 89°26'12" W	5.00'	E77	S 00°33'48" E	10.00'
E37	N 00°33'48" W	3.27'	E78	S 89°26'12" W	8.96'
E38	N 89°20'18" E	6.96'	E79	N 89°26'12" E	8.96'
E39	S 00°39'42" E	10.00'	E80	S 00°33'48" E	10.00'
E40	S 89°20'18" W	10.29'	E81	S 89°26'12" W	8.96'
E41	S 01°58'30" E	10.98'			

DEDICATION

STATE OF TEXAS)
COUNTY OF COLLIN)

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, BOULEVARD AT RIDGE CREEK, does hereby adopt this Plat, designating the herein above described property as **CVS RIDGE ADDITION, LOT 2R1, BLOCK A**, an addition to the City of McKinney, Collin County, Texas, and being a replat of Lot 2R, Block A of CVS Ridge Addition, an addition to the City of McKinney, Collin County, Texas, recorded in Volume 2017, Page 624, Plat 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 _____, 2018.

STEVE RUMSEY, General Partner
Boulevard At Ridge Creek, LP
Owner of Lot 2R

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 **STEVE RUMSEY**, 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 _____, 2018.

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 _____, 2018.

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 the _____ day of _____, 2018.

Notary Public for and in the State of Texas

PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY.

PRELIMINARY FINAL PLAT

LOT 2R1, BLOCK A
CVS RIDGE ADDITION
20.344 Acres

being a replat of Lot 2R, Block A, CVS Ridge Addition
recorded in Volume 2017, Page 624
Plat Records, Collin County, Texas
and situated in the
Leonard Searcy Survey, Abstract No. 829
City of McKinney
Collin County, Texas

OWNER ~ LOT 2R1
BOULEVARD AT RIDGE CREEK, LP
Contact: Steve Rumsey
4336 Marsh Ridge
Carrollton, Texas 75010
214-614-8252
srumsey@crossdevelopment.net

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

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 Stahl	02/02/18	1" = 60'	17082	17082-AP.DWG	2 of 2