

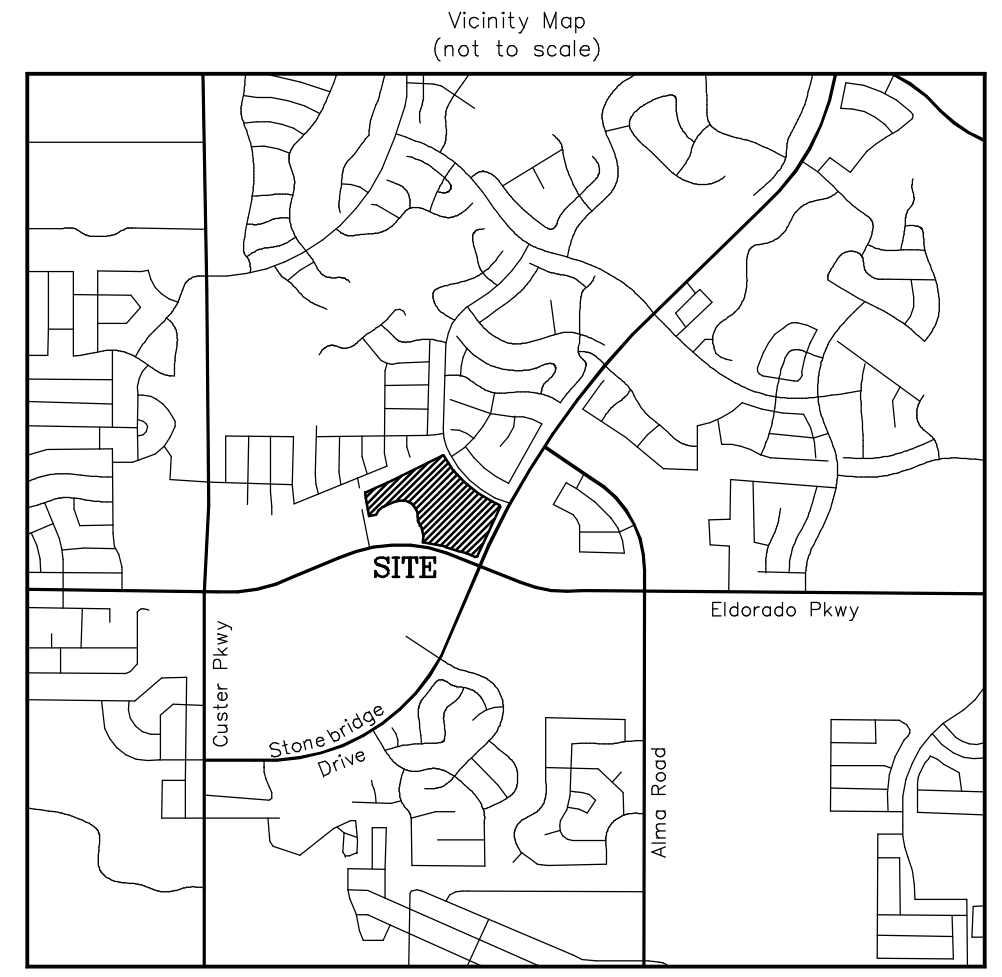
Curve No.	Radius	Arc Length	Delta	Chrd. Brng.	Chrd. Dist.
C1	265.00'	55.33'	115°7'47"	N74°01'58"W	55.23'
C2	235.00'	42.50'	107°21'41"	N74°50'01"W	42.44'
C3	163.00'	127.72'	44°53'44"	S42°10'35"W	124.48'
C4	420.00'	46.99'	06°24'39"	N07°48'21"W	46.97'
C5	480.00'	53.84'	06°25'35"	N07°48'48"W	53.81'
C6	596.00'	7.94'	00°45'48"	S29°48'26"E	7.94'

Curve No.	Radius	Arc Length	Delta	Chrd. Brng.	Chrd. Dist.
C7	43.00'	62.08'	82°43'21"	S65°57'14"W	56.83'
C8	1945.66'	85.14'	02°30'25"	N73°11'44"W	85.13'
C11	43.00'	42.08'	56°04'21"	N03°26'33"W	40.42'
C12	43.00'	58.35'	77°44'54"	N63°27'41"E	53.97'
C13	43.00'	29.17'	38°52'27"	N82°53'55"E	28.62'
C14	43.00'	21.67'	28°52'31"	S39°01'27"W	21.44'

General Notes:

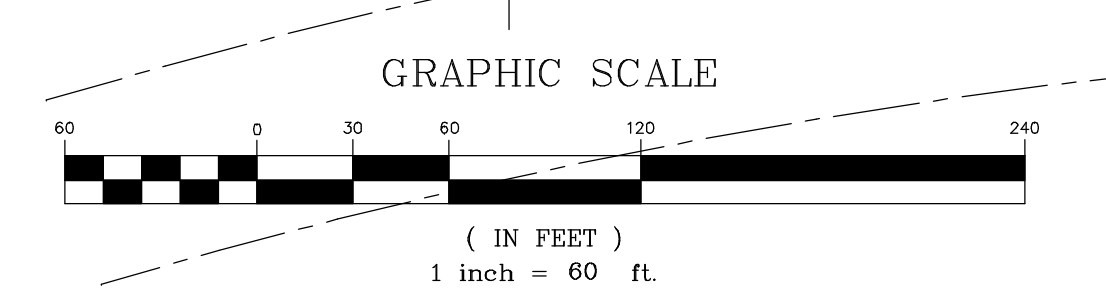
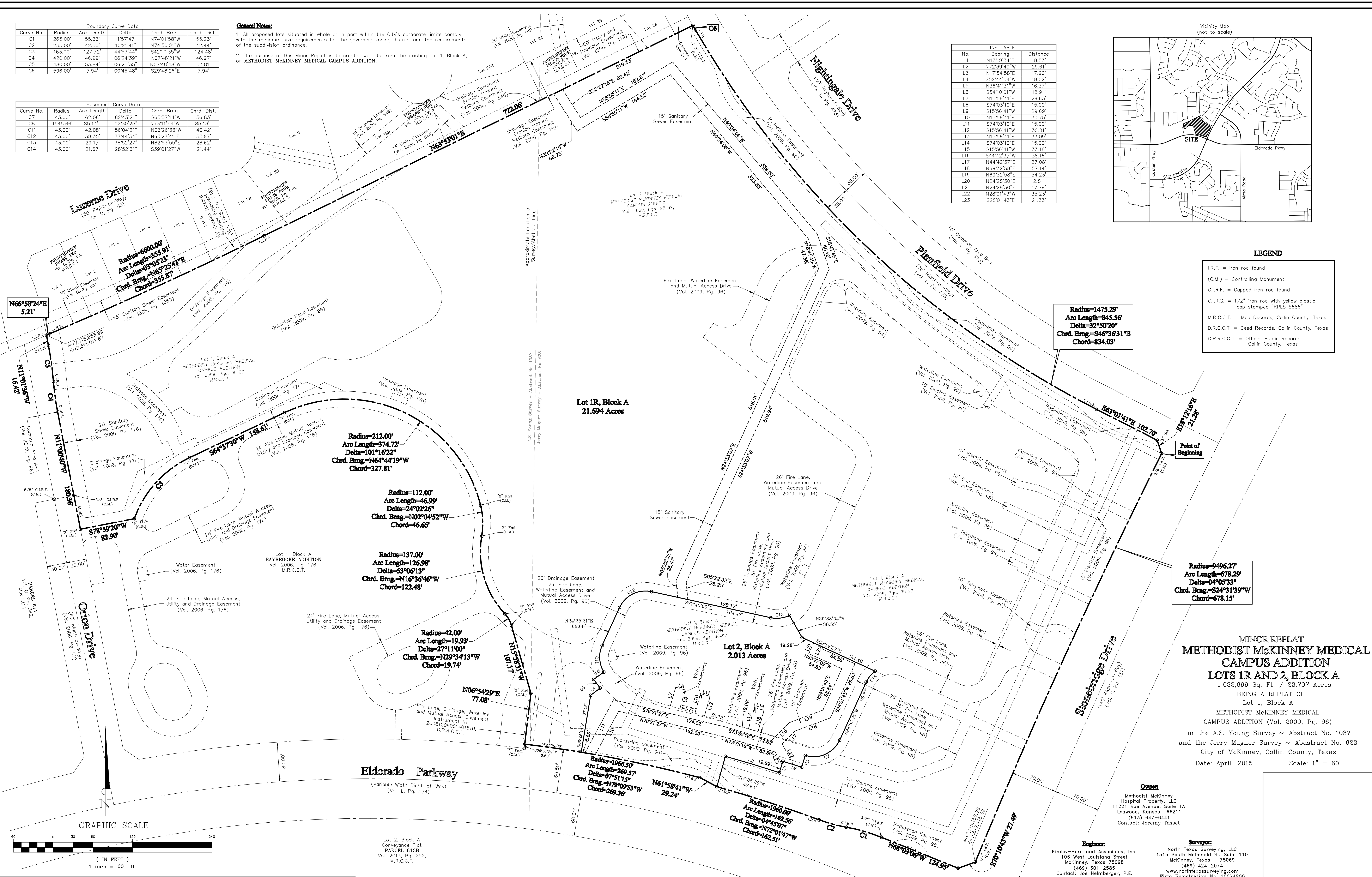
- All proposed lots situated in whole or in part within the City's corporate limits comply with the minimum size requirements for the governing zoning district and the requirements of the subdivision ordinance.
- The purpose of this Minor Replat is to create two lots from the existing Lot 1, Block A, of METHODIST MCKINNEY MEDICAL CAMPUS ADDITION.

No.	Bearing	Distance
L1	N17°19'34"E	18.53'
L2	N72°39'49"W	29.61'
L3	N17°54'58"E	17.96'
L4	S52°44'04"W	18.02'
L5	N36°41'31"W	16.37'
L6	S54°10'01"W	18.91'
L7	N15°56'41"E	29.83'
L8	S74°03'19"E	15.00'
L9	S15°56'41"W	29.69'
L10	N15°56'41"E	30.75'
L11	S74°03'19"E	15.00'
L12	S15°56'41"W	30.81'
L13	N15°56'41"E	33.09'
L14	S74°03'19"E	15.00'
L15	S15°56'41"W	33.18'
L16	S44°42'37"W	38.16'
L17	N44°42'37"E	27.08'
L18	N69°32'58"E	57.14'
L19	N69°32'58"E	54.23'
L20	N24°28'30"E	2.61'
L21	N24°28'30"E	17.79'
L22	N28°01'43"W	35.23'
L23	S28°01'43"E	21.33'



LEGEND

- I.R.F. = Iron rod found
- (C.M.) = Controlling Monument
- C.I.R.F. = Capped iron rod found
- C.I.R.S. = 1/2" iron rod with yellow plastic cap stamped "RPLS 5686"
- M.R.C.C.T. = Map Records, Collin County, Texas
- D.R.C.C.T. = Deed Records, Collin County, Texas
- O.P.R.C.C.T. = Official Public Records, Collin County, Texas



**MINOR REPLAT
METHODIST MCKINNEY MEDICAL
CAMPUS ADDITION
LOTS 1R AND 2, BLOCK A**
1,032,699 Sq. Ft. / 23,707 Acres
BEING A REPLAT OF
Lot 1, Block A
METHODIST MCKINNEY MEDICAL
CAMPUS ADDITION (Vol. 2009, Pg. 96)
in the A.S. Young Survey ~ Abstract No. 1037
and the Jerry Magner Survey ~ Abstract No. 623
City of McKinney, Collin County, Texas
Date: April, 2015 Scale: 1" = 60'

Owner:
Methodist McKinney
Hospital Property, LLC
11221 Row Avenue, Suite 1A
Leawood, Kansas 66211
(913) 647-6441
Contact: Jeremy Tasset

Engineer:
Kimley-Horn and Associates, Inc.
106 West Louisiana Street
McKinney, Texas 75069
(469) 424-2074
(469) 301-2585
Contact: Joe Helmberger, P.E.

Surveyor:
North Texas Surveying, LLC
1515 South McDonald St. Suite 110
McKinney, Texas 75069
(469) 424-2074
www.northtexasurveying.com
Firm Registration No. 10074200
Contact: Chad Holcomb



OWNER'S DEDICATION:

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, Methodist McKinney Hospital Property, LLC is the owner of a tract of land, situated in the A.S. Young Survey, Abstract No. 1037 and the Jerry Wagner Survey, Abstract No. 623, in the City of McKinney, Collin County, Texas, and being all of Lot 1, Block A, **METHODIST MCKINNEY MEDICAL CAMPUS ADDITION**, an addition to the City of McKinney, as recorded in Volume 2009, Pages 96-97, of the Map Records, Collin County, Texas (M.R.C.C.T.), said tract being more particularly described as follows:

BEGINNING at a 5/8" iron rod found at the most southeasterly end of a corner clip, at the intersection of Stonebridge Drive and Planfield Drive, said corner being the most easterly corner of said Lot 1, same being in a curve to the left, having a radius of 9496.27', a central angle of 04°05'33", and a chord which bears, South 24°31'39" West, a chord distance of 678.15';

Thence along said curve to the left, in a southwesterly direction, same being the northwesterly monumented line of Stonebridge Drive, an arc length of 678.29' to a 1/2" iron rod found at the most northeasterly end of a corner clip, at the intersection of Stonebridge Drive and Eldorado Parkway West;

THENCE South 70°10'43" West, along said corner clip, a distance of 27.49' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" set (herein after referred to as a capped iron rod set) at the southwesterly end of said corner clip, same being the most southerly corner of said Lot 1;

THENCE along the northeasterly monumented line of said Eldorado Parkway West, the following courses and distances:

North 68°03'06" West, a distance of 124.95' to a 5/8" iron rod found at the beginning of a curve to the left, having a radius of 265.00', a central angle of 11°57'47", and a chord which bears, North 74°01'58" West, a chord distance of 55.23';

Thence along said curve to the left, in a northwesterly direction, an arc length of 55.33' to a capped iron rod set at the beginning of a curve to the right, having a radius of 235.00', a central angle of 10°21'41", and a chord which bears, North 74°50'01" West, a chord distance of 42.44';

Thence along said curve to the right, in a northwesterly direction, an arc length of 42.50' to a capped iron rod set at the beginning of a curve to the left, having a radius of 1960.00', a central angle of 04°45'07", and a chord which bears, North 72°01'47" West, a chord distance of 162.51';

Thence along said curve to the left, in a northwesterly direction, an arc length of 162.56' to a capped iron rod set;

North 61°58'41" West, a distance of 29.24' to a capped iron rod set at the beginning of a curve to the left, having a radius of 1966.50', a central angle of 07°51'15", and a chord which bears, North 79°09'53" West, a chord distance of 269.36';

Thence along said curve to the left, in a northwesterly direction, an arc length of 269.57' to an "X" cut set in concrete for the most southerly southwest corner of said Lot 1, same being in a southeasterly line of Lot 1, Block A, of **BAYBROOKE ADDITION**, an addition to the City of McKinney, as recorded in Volume 2006, Page 176, M.R.C.C.T.;

THENCE along the common line between said Lot 1, Block A (Vol. 2006, Pg. 176) and Lot 1, Block A (Vol. 2009, Pgs. 96-97), the following courses and distances:

North 06°54'29" East, a distance of 77.08' to an "X" cut in concrete found at an angle point;

North 15°58'31" West, a distance of 107.17' to an "X" cut in concrete found at the beginning of a curve to the left, having a radius of 42.00', a central angle of 27°11'00", and a chord which bears, North 29°34'13" West, a chord distance of 19.74';

Thence along said curve to the left, in a northwesterly direction, an arc length of 19.93' to an "X" cut in concrete found at the beginning of a curve to the right, having a radius of 137.00', a central angle of 53°06'13", and a chord which bears, North 16°36'46" West, a chord distance of 122.48';

Thence along said curve to the right, in a northwesterly direction, an arc length of 126.98' to an "X" cut in concrete found at the beginning of a curve to the left, having a radius of 112.00', a central angle of 24°02'26", and a chord which bears, North 02°04'52" West, a chord distance of 46.65';

Thence along said curve to the left, in a northwesterly direction, an arc length of 46.99' to an "X" cut in concrete found at the beginning of a compound curve to the left, having a radius of 212.00', a central angle of 101°16'22", and a chord which bears, North 64°44'19" West, a chord distance of 327.81';

Thence along said curve to the left, in a northwesterly direction, an arc length of 374.72' to an "X" cut in concrete found at the end of said curve;

South 64°37'30" West, a distance of 158.61' to an "X" cut in concrete set at the beginning of a curve to the left, having a radius of 163.00, a central angle of 44°53'44", and a chord which bears, South 42°10'35" West, a chord distance of 124.48';

Thence along said curve to the left, in a southwesterly direction, an arc length of 127.72' to an "X" cut in concrete found at the end of said curve;

South 78°59'20" West, a distance of 82.90' to an "X" cut in concrete found in the northeasterly monumented line of Orion Drive, said "X" being the most westerly corner of said Lot 1, Block A (Vol. 2006, Pg.176);

THENCE North 11°00'40" West, partially along said northeasterly monumented line of said Orion Drive, passing a 5/8" iron rod found at a distance of 51.95', for the most northerly corner of said Orion Drive, same being the most easterly corner of Common Area A-1, of said **METHODIST MCKINNEY MEDICAL CAMPUS ADDITION**, and continuing along the common line between said Lot 1 and Common Area A-1, a total distance of 180.36' to a capped iron rod set at the beginning of a curve to the right, having a radius of 420.00', a central angle of 06°24'39", and a chord which bears, North 07°48'21" West, a chord distance of 46.97';

Thence along said curve to the right, in a northwesterly direction, an arc length of 46.99' to a capped iron rod set at the beginning of a curve to the left, having a radius of 480.00', a central angle of 06°25'35", and a chord which bears, North 07°48'48" West, a chord distance of 53.81';

Thence along said curve to the left, in a northwesterly direction, an arc length of 53.84' to a capped iron rod set at the end of said curve;

THENCE North 11°01'36" West, continuing along the common line between said Lot 1 and Common Area A-1, a distance of 16.42' to a capped iron set for the most westerly corner of said Lot 1, same being the most easterly corner of Orion Drive, said corner also being the most southwesterly corner of Lot 1, Block L, of **FOUNTAINVIEW PHASE TWO**, an addition to the City of McKinney, as recorded in Volume 0, Page 53, M.R.C.C.T.;

THENCE along the northwesterly line of said Lot 1, the following courses and distances:

North 66°58'24" East, a distance of 5.21' to a capped iron rod set at the beginning of a curve to the left, having a radius of 6600.00', a central angle of 03°05'23", and a chord which bears, North 65°25'43" East, a chord distance of 355.87';

Thence along said curve to the left, in a northeasterly direction, an arc length of 355.91' to a capped iron rod set at the end of said curve, said capped iron rod being in the southeasterly line of Lot 7R, Block L, of the Amending Plat of **FOUNTAINVIEW PHASE TWO**, an addition to the City of McKinney, as recorded in Volume 2006, Page 546, M.R.C.C.T.;

North 63°53'01" East, a distance of 722.06' to a 1/2" iron rod with a plastic cap found for the most northerly corner of said Lot 1, same being the most westerly corner of Common Area L-1, of **FOUNTAINVIEW PHASE FOUR**, an addition to the City of McKinney, as recorded in Volume 2006, Page 119, M.R.C.C.T., said corner also being in the southwesterly monumented line of Planfield Drive, said corner also being in a curve to the left, having a radius of 596.00', a central angle of 00°45'48", and a chord which bears, South 29°48'26" East, a chord distance of 7.94';

Thence along said curve to the left, in a southeasterly direction, an arc length of 7.94' to a capped iron rod set at the beginning of a compound curve to the left, having a radius of 1475.29', a central angle of 32°50'20", and a chord which bears, South 46°36'31" East, a chord distance of 834.03';

Thence along said curve to the left, in a southeasterly direction, and also along the southwesterly monumented line of Planfield Drive, an arc length of 845.56' to a capped iron rod set at the end of said curve;

THENCE South 63°01'41" East, continuing along said southwesterly monumented line of Planfield Drive, a distance of 102.70' to an "X" set in concrete for the most northerly end of a corner clip, at the intersection of Planfield Drive and Stonebridge Drive;

THENCE South 18°12'16" East, along said corner clip, a distance of 21.28' to the **POINT OF BEGINNING** and containing 1,032,699 square feet or 23.707 acres of land, more or less.

OWNER'S CERTIFICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Methodist McKinney Hospital Property, LLC, is the sole owner of the above described property and does hereby adopt this Minor Replat designating the hereinabove described property as **METHODIST MCKINNEY MEDICAL CAMPUS ADDITION LOTS 1R AND 2, BLOCK A**, being a replat of Lot 1, Block A, of the **METHODIST MCKINNEY MEDICAL CAMPUS ADDITION**, an addition to the City of McKinney, Collin County, Texas, according to the plat recorded in Volume 2009, Page 96, Plat Records, Collin County, Texas, and does hereby dedicate to the public use forever, the streets, alleys and public use areas shown hereon; the easements, as shown, for 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 it's respective systems on said easements; and the City of McKinney and all public utilities shall have the right to construct, reconstruct, inspect, patrol, maintain and add to or remove all or parts of it's respective systems without the necessity of, at anytime, procuring the permission of anyone. This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the City of McKinney.

WITNESS MY HAND at McKinney, Texas, this _____ day of _____, 2015.

Methodist McKinney Hospital Property, LLC

Jeremy Tasset – Vice President, Capital Management

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 Jeremy Tasset, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same is his act and deed in the capacity therein stated and for the purposes therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE on this, the _____ day of _____, 2015.

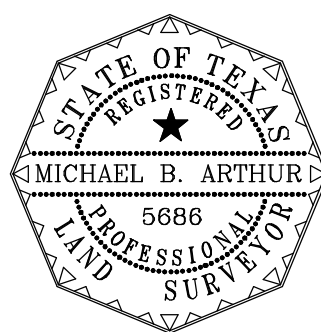
NOTARY PUBLIC in and for the State of Texas.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, MICHAEL B. ARTHUR, do hereby certify that I prepared this plat from an actual on-the-ground survey of the above described property, and that the corner monuments shown hereon were found or were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of McKinney, Collin County, Texas.

Michael B. Arthur
Registered Professional Land Surveyor
Texas Registration No. 5686



Date: _____

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 MICHAEL B. ARTHUR, 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 purposes and consideration therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE on this, the _____ day of _____, 2015.

NOTARY PUBLIC in and for the State of Texas.

Notes:

1. According to the Flood Insurance Rate Map of Collin County, Texas, Map No. 48085C0265J, Map Revised June 02, 2009, the herein described property is located in Zone "X", described by said map to be, "areas determined to be outside the 0.2% annual chance floodplain".

2. All proposed lots situated in whole or in part within the City's corporate limits comply with the minimum size requirements for the governing zoning district and the requirements of the subdivision ordinance.

3. The purpose of this Minor Replat is to create two lots from the existing Lot 1, Block A, of **METHODIST MCKINNEY MEDICAL CAMPUS ADDITION**.

4. All easements shown are per the herein described plat, unless otherwise noted.

5. The surveyor has relied on the subject plat shown hereon, with regard to any easements, restrictions, or rights-of-way affecting the above described Property. No additional research regarding said easements, restrictions or rights-of-way has been performed by the surveyor.

6. Bearings and Coordinates shown are based on the Amending Plat of **METHODIST MCKINNEY MEDICAL CAMPUS ADDITION**, an addition to the City of McKinney, as recorded in Volume 2009, Pages 96-97, of the Map Records, Collin County, Texas.

7. The Detention Pond easement as recorded on the previous plat recorded in Volume 2009, Page 96, of the Map Records, Collin County, Texas, is subject to the Detention Pond Maintenance and Monitoring Agreement, as recorded under Document No. 2009036600266820, of the Official Public Records, Collin County, Texas.

CERTIFICATE OF APPROVAL

"Approved and Accepted"

Planning and Zoning Commission Chairman
City of McKinney, Texas

Date

**MINOR REPLAT
METHODIST MCKINNEY MEDICAL
CAMPUS ADDITION
LOTS 1R AND 2, BLOCK A**

1,032,699 Sq. Ft. / 23.707 Acres

BEING A REPLAT OF

Lot 1, Block A

**METHODIST MCKINNEY MEDICAL
CAMPUS ADDITION (Vol. 2009, Pg. 96)**

in the A.S. Young Survey ~ Abstract No. 1037
and the Jerry Wagner Survey ~ Abstract No. 623
City of McKinney, Collin County, Texas

Date: April, 2015

Scale: 1" = 60'

Owner:

Methodist McKinney
Hospital Property, LLC
11221 Roe Avenue, Suite 1A
Leewood, Kansas 66211
(913) 647-6441
Contact: Jeremy Tasset

Engineer:

Kimley-Horn and Associates, Inc.
106 West Louisiana Street
McKinney, Texas 75098
(469) 424-2074
(469) 301-2585
Contact: Joe Helmberger, P.E.

Surveyor:

North Texas Surveying, LLC
1515 South McDonald St. Suite 110
McKinney, Texas 75069
(469) 424-2074
www.northtexassurveying.com
Firm Registration No. 10074200
Contact: Chad Holcomb

DATE: 08/26/2014 SCALE: 1" = 30' DRAWN BY: C.S.H. CHK'D. BY: M.B.A. JOB NO.: 2014-0117

RECEIVED
By Planning Department at 1:12 pm, May 19, 2015