

GENERAL NOTES:

- 1. The Basis of Bearings is the Texas Coordinate System of 1983, North Central Zone (4202).
2. This plat was prepared without the benefit of a title report.
3. 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.
4. Access to State right-of-way may be modified as requested for approval from TXDOT and NTTA.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Auto Company VII, Inc., a Delaware Corporation does hereby adopt this plat designating the hereinabove described property as Lot 1, Block A, AutoNation McKinney Addition, an addition to the City of McKinney, 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 right to remove and keep removed all or parts of any buildings, 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. The City of McKinney and all public utilities shall at all times have the full right of ingress and egress to or from their respective 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 at _____, Texas, this _____ day of _____ 20__

Owner's / Company's Name

By: OWNER: Auto Company VII, Inc., a Delaware Corporation
AGENT: Charles W. Sabadash III
TITLE: Authorized Signatory

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Charles W. Sabadash III, 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 and in the capacity therein stated.

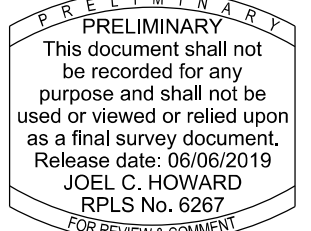
WITNESS MY HAND at _____, Texas, this _____ day of _____ 20__

Notary Public in and for the State of Texas (NOTARY SEAL)

SURVEYOR'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS:

THAT I, JOEL C. HOWARD, 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.



Joel C. Howard
Texas RPLS No. 6267

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Joel C. Howard, 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 and in the capacity therein stated.

WITNESS MY HAND at _____, Texas, this _____ day of _____ 20__

Notary Public in and for the State of Texas (NOTARY SEAL)

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, AUTO COMPANY VII, INC., A DELAWARE CORPORATION, does hereby adopt this plat designating the hereinabove described property as Lot 1, Block A, AutoNation McKinney Addition, an addition to the City of McKinney, 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 right to remove and keep removed all or parts of any buildings, 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. The City of McKinney and all public utilities shall at all times have the full right of ingress and egress to or from their respective 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 at _____, Texas, this _____ day of _____ 20__

Owner's / Company's Name

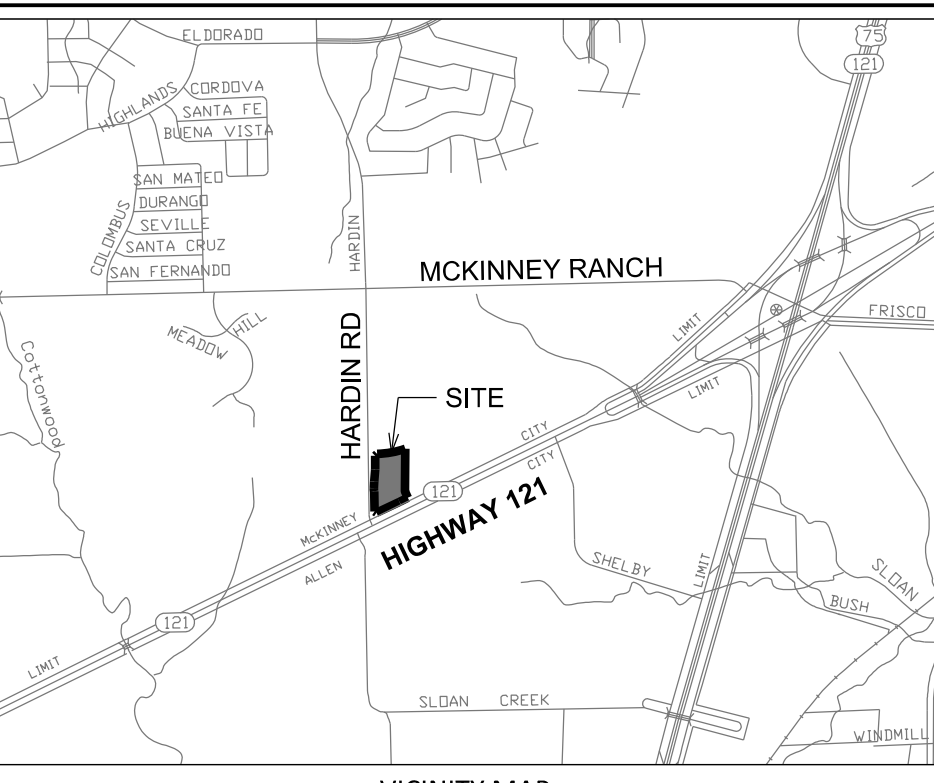
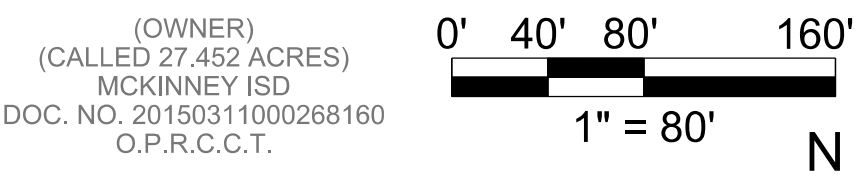
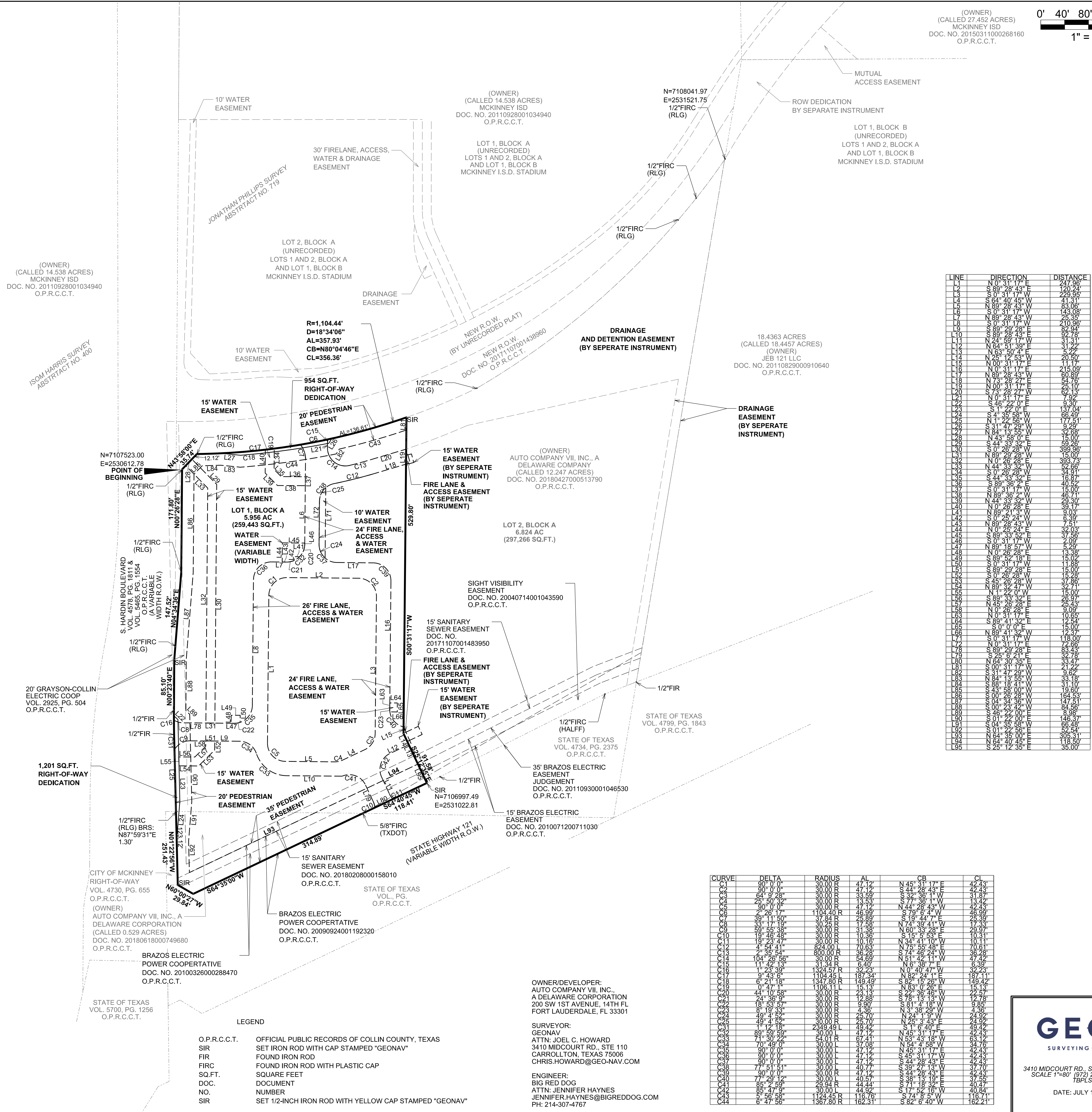
By: OWNER: Auto Company VII, Inc., a Delaware Corporation
AGENT: Charles W. Sabadash III
TITLE: Authorized Signatory

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared AUTO COMPANY VII, INC., A DELAWARE CORPORATION 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 and in the capacity therein stated.

WITNESS MY HAND at _____, Texas, this _____ day of _____ 20__

Notary Public in and for the State of Texas (NOTARY SEAL)



OWNER'S DEDICATION:

STATE OF TEXAS \$
COUNTY OF COLLIN \$

WHEREAS AUTO COMPANY VII, INC., a Delaware Corporation is the owner of a 12.247 acre tract of land, and a called 0.5456 acre tract of land, both situated in the Jonathan Phillips Survey, Abstract Number 719, City of McKinney, Collin County, Texas, said tract being part of that tract of land described in deed to Auto Company VII, Inc., a Delaware Corporation, as recorded in Document Number 20180427000513790 of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.), and being part of the remainder of that tract of land described in deed to Monty Jackson, as recorded in Volume 1279, Page 356, O.P.R.C.C.T., and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with cap stamped "RLG" found at the south end of a corner clip at the intersection of the east right-of-way line of Hardin Road (a variable width public right-of-way) with the south line of an unnamed new variable width right-of-way as dedicated in Document Number 20171107001438960, O.P.R.C.C.T.;

THENCE North 43 degrees 58 minutes 00 seconds East, along said corner clip, a distance of 35.74 feet to a 1/2-inch iron rod with cap stamped "RLG" found for the north end of said corner clip, said iron being the beginning of a non-tangent circular curve to the left, having a radius of 1,104.44 feet, a chord bearing of North 80 degrees 04 minutes 46 seconds East, a chord distance of 356.36 feet;

THENCE Northeasterly, along said south line and along said curve, through a central angle of 18 degrees 34 minutes 06 seconds, an arc distance of 357.93 feet to a 1/2-inch iron rod with cap stamped "GEONAV" set at the northeast corner of said tract;

THENCE South 00 degrees 31 minutes 17 seconds West, departing the new R.O.W. line, and over and across said 12.247 acre tract a distance of 529.80 feet to a 1/2-inch iron rod with cap stamped "GEONAV" set for a corner;

THENCE South 25 degrees 12 minutes 35 seconds East, across said 12.247 acres tract a distance of 91.58 feet to a 1/2-inch iron rod with cap stamped "GEONAV" set said corner being on the northerly right-of-way of State Highway 121 (a variable width public right-of-way);

THENCE South 64 degrees 40 minutes 45 seconds West, along the common south line of said 12.247 acre tract and said northerly right-of-way line, a distance of 118.41 feet to a 5/8-inch iron rod with aluminum cap stamped "TXDOT" found for the northeast corner of said 0.5456 acre tract;

THENCE South 64 degrees 35 minutes 00 seconds West, continuing along northerly right-of-way line and the south line of said 0.5456 acre tract, a distance of 314.87 feet to a 5/8-inch iron rod with cap stamped "SAM" for the south end of a corner clip at the intersection of said right-of-way line with said east right-of-way line of Hardin Road;

THENCE North 00 degrees 27 seconds West, along said corner clip, a distance of 29.84 feet to a 1/2-inch iron rod with cap set for the north end of said clip on said east right-of-way line;

THENCE North 01 degree 22 minutes 56 seconds West, along the common west line of said 0.5456 acre tract and said east right-of-way line, passing at a distance of 123.12 feet the common northwest corner of said 0.5456 acre tract and southwest corner of said 12.247 acre tract, and continuing along the common west line of said 12.247 acre tract and said east right-of-way line, in all a total cumulative distance of 251.43 feet to a 1/2-inch iron rod found for the beginning of a tangent circular curve to the right, having a radius of 1,324.83 feet, a chord bearing of North 00 degrees 29 minutes 37 seconds West, a chord distance of 41.09 feet;

THENCE Northwest, continuing along said common line and along said curve, through a central angle of 01 degree 46 minutes 40 seconds, an arc distance of 41.09 feet to a 1/2-inch iron rod found for the point of tangency;

THENCE North 00 degrees 23 minutes 40 seconds East, continuing along said common line, a distance of 85.10 feet to a 1/2-inch iron rod with cap stamped "RLG" found for corner;

THENCE North 04 degrees 34 minutes 36 seconds East, continuing along said common line, a distance of 147.52 feet to a 1/2-inch iron rod with cap stamped "RLG" for corner;

THENCE North 00 degrees 26 minutes 28 seconds East, continuing along said common line, a distance of 171.80 feet to the POINT OF BEGINNING AND CONTAINING 259,443 square feet or 5.956 acres of land, more or less.

Table with columns: LINE, DIRECTION, DISTANCE. Lists 35 line segments with bearings and distances.

Table with columns: CURVE, DELTA, RADIUS, AL, CB. Lists curve data for 44 curves.

LEGEND table defining symbols for O.P.R.C.C.T., SIR, FIR, FIRC, SQ.FT., DOC., NO., SIR.

OWNER/DEVELOPER: AUTO COMPANY VII, INC., A DELAWARE CORPORATION
200 SW 1ST AVENUE, 14TH FL
FORT LAUDERDALE, FL 33301
SURVEYOR: GEONAV
ATTN: JOEL C. HOWARD
3410 MIDCOURT RD., STE 110
CARROLLTON, TEXAS 75008
CHRIS.HOWARD@GEO-NAV.COM
ENGINEER: BIG RED DOG
ATTN: JENNIFER HAYNES
JENNIFER.HAYNES@BIGREDDOG.COM
PH: 214-307-4767

GEONAV SURVEYING • MAPPING • SCANNING
PRELIMINARY FINAL PLAT LOT 1, BLOCK A AutoNation MCKINNEY ADDITION (5.956 ACRES) SITUATED IN JONATHAN PHILLIPS SURVEY ABSTRACT NUMBER 719 CITY OF MCKINNEY COLLIN COUNTY, TEXAS
3410 MIDCOURT RD., STE 110; CARROLLTON, TEXAS 75006
SCALE 1"=80' (872) 243-2409 PROJECT NUMBER: 1314
DATE: JULY 1, 2019 DRAWN BY: LEO