

LINE	BEARING	DISTANCE
L1	N85°16'57"E	26.03'
L2	S85°16'57"W	13.37'
L3	S71°25'27"E	43.02'
L4	S88°57'35"E	16.61'
L5	N01°02'25"E	15.00'
L6	N88°57'35"W	11.70'
L7	N01°02'25"E	15.00'
L8	N88°57'35"W	15.00'
L9	S01°02'25"W	15.00'
L10	S44°27'47"E	15.21'
L11	N45°32'13"E	15.00'
L12	N44°27'47"W	15.93'
L13	N73°03'54"W	12.72'
L14	S73°03'54"E	12.72'
L15	S01°02'25"W	6.00'
L16	N01°02'25"E	15.00'
L17	N88°57'35"W	15.00'
L18	S01°02'25"W	15.00'
L19	N80°12'30"E	47.57'
L20	N88°57'35"W	100.64'
L21	S88°57'35"E	90.34'
L22	N03°53'58"E	129.60'
L23	S03°53'58"W	113.95'
L24	S84°26'44"E	26.34'
L25	S80°12'30"W	47.58'
L26	S79°36'36"E	9.52'
L27	N79°36'36"W	15.63'
L28	N10°38'50"E	1.05'
L29	S09°27'31"W	21.69'
L30	S77°40'50"E	12.13'
L31	S12°19'10"W	15.00'
L32	N77°40'50"W	15.00'
L33	N77°40'50"W	10.26'
L34	N12°19'10"E	10.00'
L35	S77°40'50"E	10.50'

CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	35.35'	20.00'	101°16'45"	N51°40'48"E 30.93'
C2	68.69'	50.00'	78°42'43"	S51°40'32"W 63.41'
C3	31.41'	20.00'	89°59'28"	N46°02'09"E 28.28'
C4	31.42'	20.00'	90°00'00"	S43°57'35"E 28.28'
C5	47.12'	30.00'	90°00'00"	N46°02'25"E 42.43'
C6	47.12'	30.00'	90°00'00"	S43°57'35"E 42.43'
C7	78.54'	50.00'	90°00'00"	N43°57'35"W 70.71'
C8	47.12'	30.00'	90°00'00"	S43°57'35"E 42.43'
C9	47.12'	30.00'	90°00'00"	S46°02'25"W 42.43'
C10	78.54'	50.00'	90°00'00"	N46°02'25"E 70.71'
C11	78.54'	50.00'	90°00'00"	S43°57'35"E 70.71'
C12	27.48'	20.00'	78°43'15"	N38°19'12"W 25.37'
C13	27.48'	20.00'	78°43'15"	S51°40'48"W 25.37'
C14	31.42'	20.00'	90°00'00"	N43°57'35"W 28.28'
C15	47.12'	30.00'	90°00'00"	N46°02'25"E 42.43'
C16	31.42'	20.00'	90°00'00"	S43°57'35"E 28.28'
C17	27.86'	54.00'	29°33'56"	S85°00'32"E 27.56'
C18	15.48'	30.00'	29°33'56"	S85°00'32"E 15.31'
C19	9.81'	30.00'	18°44'01"	N79°35'35"W 9.77'
C20	17.66'	54.00'	18°44'01"	N79°35'35"W 17.58'
C21	10.65'	30.00'	20°19'51"	S80°52'29"W 10.59'
C22	19.16'	54.00'	20°19'51"	S80°52'29"W 19.06'
C23	16.55'	30.00'	31°36'37"	N86°30'52"E 16.34'
C24	30.57'	30.00'	58°23'23"	S41°30'52"W 29.27'
C25	47.12'	30.00'	90°00'00"	N32°40'50"W 42.43'
C26	47.12'	30.00'	90°00'00"	S57°19'10"W 42.43'
C27	46.11'	30.00'	88°04'14"	N56°21'17"E 41.71'
C28	34.83'	30.00'	66°30'44"	N46°21'14"W 32.90'
C29	47.12'	30.00'	90°00'00"	S32°40'50"E 42.43'
C30	60.87'	54.00'	64°34'58"	S45°23'21"E 57.70'
C31	47.12'	30.00'	90°00'00"	N57°19'10"E 42.43'
C32	15.42'	10.00'	88°19'40"	N33°31'00"W 13.93'
C33	16.75'	30.00'	31°59'40"	S25°27'21"W 16.54'
C34	27.46'	54.00'	29°08'01"	N26°53'11"E 27.16'

Right-of-way Dedication to the State of Texas  
 Doc. No. 20080207000147440  
 O.P.R.C.C.T.

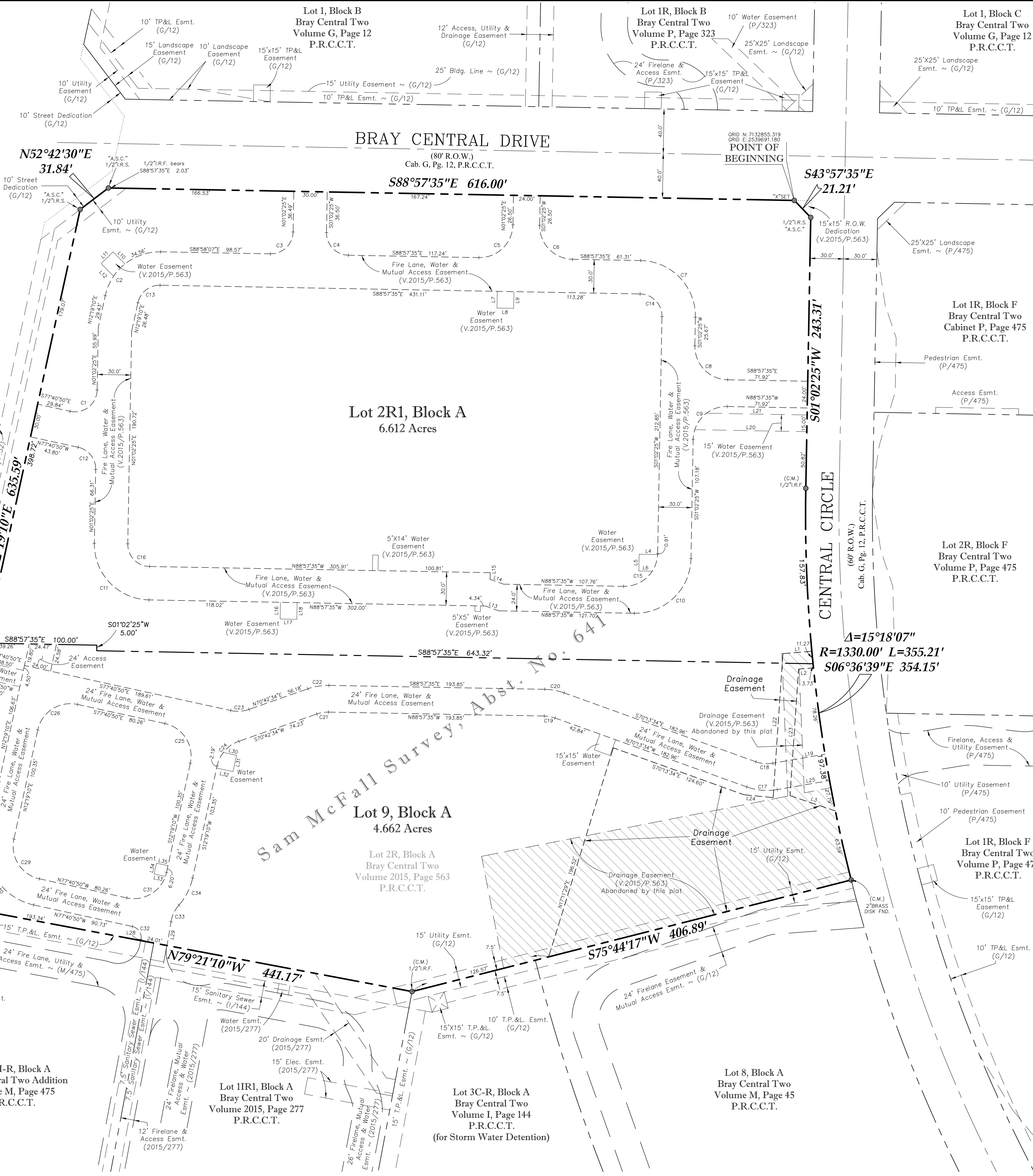
Right-of-way Dedication to the State of Texas  
 Doc. No. 20070126000114360  
 O.P.R.C.C.T.

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 O.P.R.C.C.T.

RECEIVED  
 By Planning Department at 10:06 am, Mar 29, 2016



**NOTICE:**  
 The owner of Block A, Lot 2R and Lot 9 of this plat shall be solely responsible for the maintenance of the storm water detention system serving said lot. The owners shall further hold the City of McKinney harmless from any damages to persons, to the owner's lot or any affected lot arising from such maintenance responsibility. The detention easement shown hereunder shall not create any affirmative duty to the City to repair, maintain, or correct any condition that exists or occurs due to the natural flow of storm water runoff, including but not limited to, storm water overflow, bank erosion and sloughing, loss of vegetation and trees, bank subsidence, and interfere with structures. The City retains the right to enter upon these easements for public purposes. Additionally, the City requires that a Detention Pond Maintenance Agreement be submitted to the City and filed with the County prior to the issuance of a Certificate of Occupancy.

- NOTES:**
- It is my opinion that no portion of subject property appears to lie within a Special Flood Hazard Area according to the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No. 480135 0260-I, present effective date of map June 2, 2009, herein property is situated within Zone X (unshaded).
  - All iron rods found are 1/2 inch unless otherwise noted. All iron rods set are 1/2 inch with a yellow cap stamped "Arthur Surveying Company".
  - Bearings shown are based on Bray Central Two, recorded in Cabinet G, Page 12, Plat Records, Collin County, Texas.
  - All proposed lots situated, in whole or in part, within the City's corporate limits must comply with the minimum size requirements of the governing zoning district and the requirements of the subdivision ordinance.
  - The purpose of this replat is to create two (2) lots from an existing lot.
  - Filing a portion of this addition by metes and bounds is a violation of State law and is subject to fines and withholding of utilities and building permits.

State of Texas §  
 County of Collin §  
 WHEREAS SRE TEXAS 13, LLC is the owner of an 11.274 acre tract of land situated in the Sam McFall Survey, Abstract Number 641, City of McKinney, Collin County, Texas, and being all of Lot 2R, Block A, Bray Central Two, an addition to the City of McKinney, Collin County, Texas, according to the plat thereof recorded in Volume 2015, Page 563 of the Plat Records of Collin County, Texas, and being that certain tract of land described by deed to SRE Texas 13, LLC, recorded under Document Number 201510050100055620 of the Official Public Records of Collin County, Texas, and being more particularly described as follows:

**BEGINNING** at an "X" cut set in concrete, being the most northern northeast corner of said Lot 2R and being the northwest corner of a corner clip, being in the south line of Bray Central Drive, an 80 foot wide right-of-way;

**THENCE** South 43 degrees 57 minutes 35 seconds East, with the southwest line of said corner clip, a distance of 21.21 feet to a 1/2 inch iron rod with a yellow cap stamped "ARTHUR SURVEYING COMPANY" (ASC) set for the most east, northeast corner of said Lot 2R and being in the west line of Central Circle, having a 60 foot wide right-of-way;

**THENCE** South 01 degrees 02 minutes 25 seconds West, with the west line of said Central Circle, a distance of 243.31 feet to a 1/2 inch iron rod found for corner, being the beginning of a curve to the left having a radius of 1330.00 feet, a delta angle of 15 degrees 18 minutes 07 seconds, whose chord bears South 06 degrees 36 minutes 39 seconds East, a distance of 354.15 feet;

**THENCE** continuing with the west line of said Central Circle and with said curve, an arc length of 355.21 feet to a 2 inch brass disk found for the common east corner of said Lot 2R and Lot 8, Block A, Bray Central Two, an addition to the City of McKinney, Collin County, Texas, according to the plat thereof recorded in Cabinet M, Page 45 of the Plat Records of Collin County, Texas;

**THENCE** South 75 degrees 44 minutes 17 seconds West, with the common line of said Lot 2R and said Lot 8, continuing with the north line of Lot 3C-R, Block A, Bray Central Two, an addition to the City of McKinney, Collin County, Texas, according to the plat thereof recorded in Cabinet I, Page 144 of the Plat Records of Collin County, Texas, a distance of 406.89 feet to a 1/2 inch iron rod found for the common corner of said Lot 2R, said Lot 3C-R and Lot 11R1, Block A, Bray Central Two, an addition to the City of McKinney, Collin County, Texas, according to the plat thereof recorded in Volume 2015, Page 277, Plat Records of Collin County, Texas;

**THENCE** North 79 degrees 21 minutes 10 seconds West, with the common line of said Lot 2R and said Lot 11R1, and continuing with the north line of Lot 11R-R, Block A, Bray Central Two Addition, an addition to the City of McKinney, Collin County, Texas, according to the plat thereof recorded in Volume M, Page 475 of the Plat Records of Collin County, Texas, a distance of 441.17 feet to a Texas Department of Transportation monument found for corner, being the southeast corner of that certain tract of land described by deed to the State of Texas, recorded under Document Number 2008010900032830 of the Official Public Records of Collin County, Texas, said point being the new easterly right-of-way line of U. S. Highway No. 75, also known as Central Expressway;

**THENCE** North 12 degrees 19 minutes 10 seconds East, with the easterly line of said Central Expressway, a distance of 635.59 feet to a 1/2 inch iron rod with a yellow cap stamped "ARTHUR SURVEYING COMPANY" set for corner being in the northwesterly line of said Lot 2;

**THENCE** North 52 degrees 42 minutes 30 seconds East, with the northwesterly line of said Lot 2, a distance of 31.84 feet to a point for corner in the south line of said Bray Central Drive, from which a 1/2 inch iron rod found bears South 88 degrees 57 minutes 35 seconds East, a distance of 2.03 feet;

**THENCE** South 88 degrees 57 minutes 35 seconds East, with the south line of said Bray Central Drive, a distance of 616.00 feet to the **POINT OF BEGINNING**, and containing 11.274 acres or 491,123 square feet of land, more or less.

**NOTE, therefore, know all men by these presents:**  
 THAT SRE Texas 13, LLC, does hereby adopt this minor replat designating by and through their duly authorized representatives the hereinabove described property as **BRAY CENTRAL TWO, Lot 2R1 and Lot 9, Block A**, being a replat of Bray Central Two, Block A, Lot 2R, an addition to the City of McKinney, Collin County, Texas, according to the plat recorded in Volume 2015, Page 563, Plat Records, Collin County, Texas, and does hereby dedicate to the City of McKinney, Texas, for public use forever, the streets, alleys, public use areas and easements shown thereon. The streets and the alleys are dedicated for street purposes. The Easements and public use areas, as shown, are dedicated to the City of McKinney, Texas, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in Landscape Easements, if approved by the City of McKinney. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of McKinney's use thereof. The City of McKinney and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of McKinney and public utility entities 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 their respective systems without the necessity at any time of procuring permission from anyone.

That the undersigned does hereby covenant and agree that they shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface and that they shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the access of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places and striking along such fire lanes, stating "Fire Lane, No Parking". The Fire Marshal or his duly authorized representative or the Chief of Police or his duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of McKinney, Texas.  
 Witness, our hands at \_\_\_\_\_, North Carolina, this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

SRE Texas 13, LLC  
 By: \_\_\_\_\_  
 John Russ, Vice President

State of North Carolina §  
 County of Merkleburg §  
 BEFORE ME, the undersigned authority, a Notary Public in and for the State of North Carolina, on this day personally appeared John Russ, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Public in and for the State of North Carolina  
 \_\_\_\_\_  
 State of Texas §  
 County of Denton §  
**SURVEYOR'S CERTIFICATE:**  
 This is to certify that I, F. H. Westphal, a Registered Professional Land Surveyor in the State of Texas, have directed the subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my supervision and supervision.

**PRELIMINARY**  
 THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT DATED 3/24/2016  
 F. H. Westphal, R.P.L.S.  
 No. 5832

State of Texas §  
 County of Denton §  
 BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared F.H. Westphal, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Public in and for the State of Texas  
 \_\_\_\_\_

**CERTIFICATE OF APPROVAL:**  
 Approved and accepted  
 \_\_\_\_\_  
 Planning and Zoning Chairman  
 City of McKinney, Texas

**MINOR REPLAT**  
**BRAY CENTRAL TWO**  
**Lot 2R1 and Lot 9, Block A**  
 11.274 acres  
 being a replat of Bray Central Two, Lot 2R, Block A  
 an addition to the City of McKinney, Collin County, Texas,  
 according to the plat recorded in Volume 2015, Page 563  
 Plat Records, Collin County, Texas  
 Sam McFall Survey, Abstract No. 641  
 City of McKinney, Collin County, Texas  
 - 2016 -

**ENGINEER**  
 Freeland & Kaufman, Inc.  
 209 West Stone Avenue  
 Greenville, SC 29609  
 Phone: (864)-672-3430  
 Contact: Charles Garcia

**OWNER**  
 SRE Texas 13, LLC  
 4401 Colwick Road  
 Charlotte, NC 28211  
 Phone:  
 Contact:

**Arthur Surveying Co., Inc.**  
 Professional Land Surveyors  
 (972) 221-9439 ~ Fax (972) 221-4675  
 230 Elm Street, Suite 100, P.O. Box 54  
 Lewisville, Texas 75067 ~ TFRN No: 10063800  
 Established 1986  
 www.arthursurveying.com