

ASAMUELSON 09/28/2015 - 2:50PM N:\005\1603-14-079-CHICKEN EXPRESS-HWY 5\CIVIL 3D.DWG\1603-14-079-REPLAT.DWG © POGUE ENGINEERING & DEVELOPMENT COMPANY, INC. 2015. ALL RIGHTS RESERVED. THE ENGINEERING DESIGN, DETAIL AND ENGINEERING DRAWINGS FOR THIS PROJECT AND FOR ALL OTHER PROJECTS ARE THE LEGAL PROPERTY OF POGUE ENGINEERING & DEVELOPMENT COMPANY, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY POGUE ENGINEERING & DEVELOPMENT COMPANY, INC.

STATE OF TEXAS ~

COUNTY OF COLLIN ~  
 WHEREAS, LBS Partners, Inc. is the owner of a 1.1878 acre tract of land situated in the Mary Standifer Survey, Abstract No. 811, Collin County, Texas; said tract being all of Lot 1, Block A, Amending Plat of Linfer Addition, Lot 1, Block A, an addition to the City of McKinney, Texas according to the plat recorded in Volume 2010, Page 286 of the Plat Records of Collin County, Texas and all of that certain tract of land described in Warranty Deed to Linfer Properties, LLC recorded in County Clerk's File No. 20110719000746570 of the Deed Records of Collin County, Texas; said 1.1878 acre tract being more particularly described as follows:

BEGINNING, at a "+ " cut in concrete set for corner at the northeast end of a right-of-way corner clip at the intersection of the easterly right-of-way line of State Highway 5 (a 100-foot wide right-of-way) and the south right-of-way line of Anthony Street (a 40-foot wide right-of-way);

THENCE, North 89 degrees, 30 minutes, 22 seconds East, along the said south line of Anthony Street and the north line of said Lot 1, Block A, a distance of 101.20 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set for corner; said point also being at the northwest end of a right-of-way corner clip at the intersection of the said south line of Anthony Street and the west right-of-way line of Wilcox Street (a 40-foot wide right-of-way);

THENCE, South 46 degrees, 16 minutes, 19 seconds East, departing the said south line of Anthony Street and the said north line of Lot 1, Block A and along the second referenced right-of-way corner clip, a distance of 14.33 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set for corner; said point also being at the south end of said right-of-way corner clip;

THENCE, South 02 degrees, 03 minutes, 00 seconds East, along the said west line of Wilcox Street and the east line of said Lot 1, Block A, a distance of 289.21 feet to a "+ " cut in concrete set for corner; said point also being the southeast corner of said Lot 1, Block A and the northeast corner of that certain tract of land described in General Warranty Deed to Ruben Armijo, Sr. and Maria Armijo recorded in Volume 3437, Page 232 of the said Deed Records;

THENCE, North 89 degrees, 46 minutes, 03 seconds West, departing the said west line of Wilcox Street and the said east line of Lot 1, Block A and along the south line of said Lot 1, Block A and the north line of said Armijo tract, a distance of 135.71 feet to a fence post found for corner; said point also being the northeast corner of said Linfer Properties tract and the northwest corner of said Armijo tract;

THENCE, South 01 degrees, 11 minutes, 13 seconds East, departing the said south line of Lot 1, Block A and the said north line of Armijo tract and along the east line of Linfer Properties tract and the west line of said Armijo tract, a distance of 46.81 feet to a fence post found at an angle point; said point also being the southwest corner of said Armijo tract and the northwest corner of that certain tract of land described in Deed to Julius Santiago recorded in Volume 4764, page 164 of the said Deed Records;

THENCE, South 01 degrees, 05 minutes, 16 seconds West, continuing along the said east line of Linfer Properties tract and the west line of said Santiago tract, a distance of 42.90 feet to a 60D nail found for corner in the north right-of-way line of East Standifer Street (a 40-foot wide right-of-way); said point also being the southeast corner of said Linfer Properties tract and the southwest corner of said Santiago tract;

THENCE, North 89 degrees, 25 minutes, 50 seconds West, departing the said east line of Linfer Properties tract and the said west line of Santiago tract and along the said north line of East Standifer Street and south line of said Linfer Properties tract, a distance of 65.15 feet to a "+ " cut in concrete found for corner at the intersection of the said north line of East Standifer Street and the easterly line of State Highway 5; said point also being the southwest corner of said Linfer Properties tract;

THENCE, departing the said north line of East Standifer Street and said south line of Linfer Properties tract and along the said easterly line of State Highway 5, the westerly line of Linfer Properties tract and the westerly line of said Lot 1, Block A, the following four (4) calls:

North 01 degrees, 48 minutes, 43 seconds East, a distance of 35.40 feet to a concrete highway monument found at an angle point;

North 11 degrees, 00 minutes, 43 seconds East, a distance of 54.90 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set at an angle point; said point also being the northwest corner of said Linfer Properties tract and the southwest corner of said Lot 1, Block A;

North 10 degrees, 29 minutes, 51 seconds East, a distance of 209.45 feet to concrete highway monument found at the beginning of a tangent curve to the left;

In a northerly direction, along said curve to the left, having a central angle of 03 degrees, 41 minutes, 58 seconds, a radius of 1195.73 feet, a chord bearing and distance of North 08 degrees, 38 minutes, 52 seconds East, 77.19 feet, an arc distance of 77.21 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set at the end of said curve; said point also being at the south end of the first referenced right-of-way corner clip;

THENCE, North 47 degrees, 58 minutes, 26 seconds East, departing the said easterly line of State Highway 5 and said westerly line of Lot 1, Block A and along the first referenced right-of-way corner clip, a distance of 22.46 feet to the POINT OF BEGINNING;

CONTAINING, 51,741 square feet or 1.1878 acres of land, more or less.

STATE OF TEXAS ~

COUNTY OF COLLIN ~

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, We, LBS Partners, Inc., do hereby adopt this plat designating the hereinabove described property as LINFER ADDITION, LOT 1R, BLOCK A, an addition to the City of McKinney, Collin County, Texas, and do hereby dedicate to the public use forever, their 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 anyway, endanger interfere with the construction, maintenance or efficiency of it's respective systems on said Easements, and the City of McKinney and all public utilities constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of it's respective systems, without the necessity, at anytime, of procuring the permission of anyone. This plat approved subject to all platting ordinance, rules, regulations and resolutions of the City of McKinney, Texas.

WITNESS MY HAND at Collin County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

LBS PARTNERS, INC.

By: \_\_\_\_\_  
 Stanley A. Pounds, Director

STATE OF TEXAS ~

COUNTY OF COLLIN ~

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Stanley A. Pounds of LBS Partners, Inc., authorized to do business in the State of Texas.

WITNESS MY HAND at Collin County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Notary Public in and for the State of Texas

**SURVEYOR'S CERTIFICATE**

KNOW ALL MEN BY THESE PRESENTS:

That I, Roman L. Groyzman, do hereby certify that I prepared this plat from and actual survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of McKinney, Collin County, Texas.

**PRELIMINARY**

RELEASED 09/28/15 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

Roman L. Groyzman,  
 Registered Professional Land Surveyor  
 No. 5864



STATE OF TEXAS ~

COUNTY OF COLLIN ~

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Roman L. Groyzman, 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 Collin County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

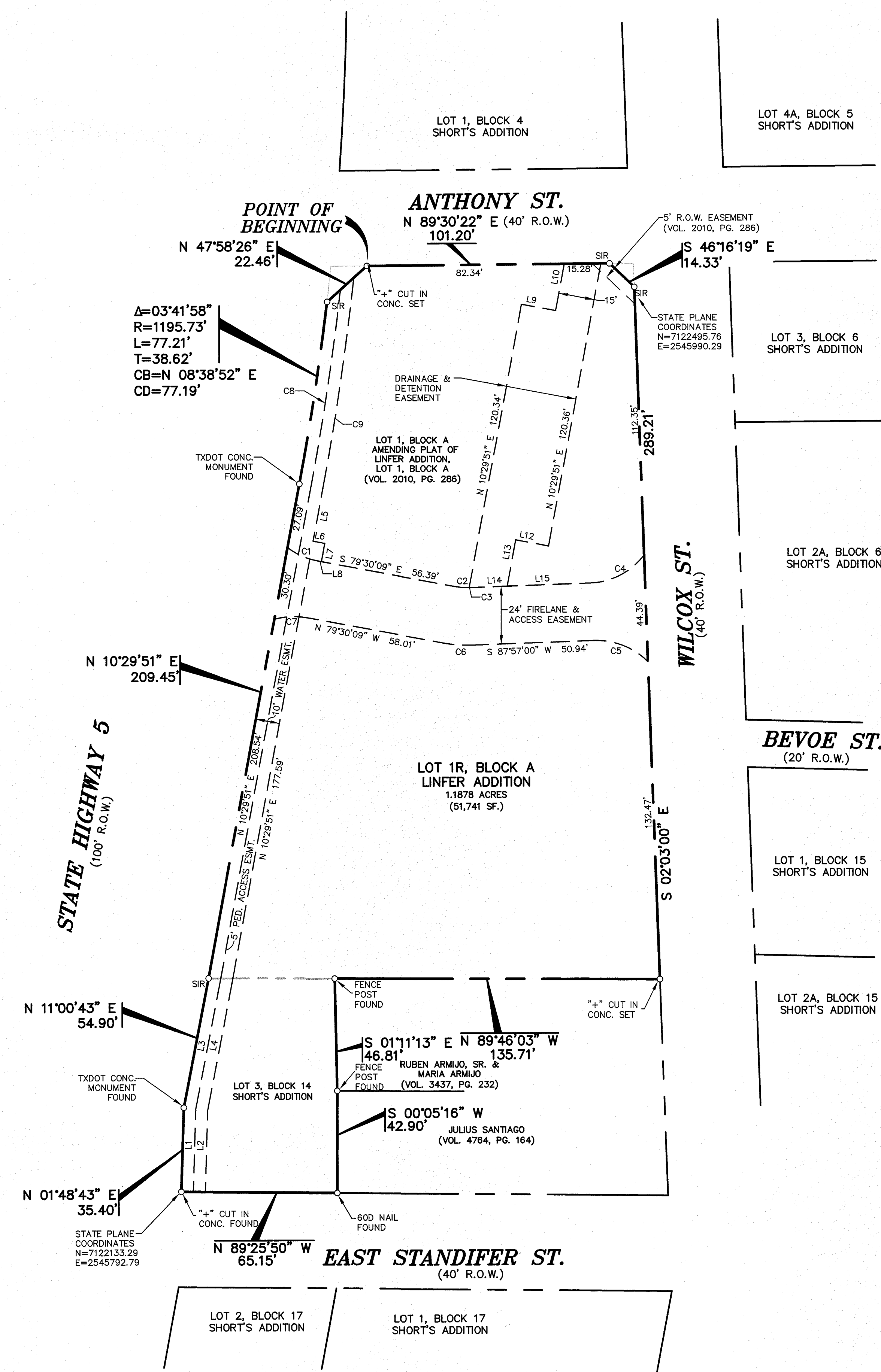
Notary Public in and for the State of Texas.

**NOTES**

- BEARING SYSTEM FOR THIS SURVEY IS BASED ON A BEARING OF SOUTH 02 DEGREES, 03 MINUTES, 00 SECONDS EAST FOR THE WEST RIGHT-OF-WAY LINE OF WILCOX STREET ACCORDING TO THE AMENDING PLAT OF LINFER ADDITION, LOT 1, BLOCK A, AN ADDITION TO THE CITY OF MCKINNEY, TEXAS RECORDED IN VOLUME 2010, PAGE 286 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS.
- 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.
- (C.M.) - CONTROLLING MONUMENT

**PRELIMINARY-FINAL REPLAT**  
**LINFER ADDITION**  
**LOT 1R, BLOCK A**  
 BEING A REPLAT OF LOT 1, BLOCK A, LINFER ADDITION  
 AND LOT 3, BLOCK 14, SHORT'S ADDITION  
 1.1878 ACRES  
 AN ADDITION TO THE CITY OF MCKINNEY, TEXAS  
 AND BEING OUT OF THE  
 MARY STANDIFER SURVEY, ABSTRACT No. 811  
 COLLIN COUNTY, TEXAS

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|---|--|--|
| <b>PREPARED FOR:</b><br>Mr. Stan Pounds<br>LBS Partners, Inc.<br>1001 West Wood Court<br>Allen, Texas 75013<br>(972) 359-9011 (PHONE) | <b>POGUE</b><br>ENGINEERING & DEVELOPMENT COMPANY, INC.<br>1512 BRAY CENTRAL DRIVE<br>SUITE 100<br>MCKINNEY, TEXAS 75069<br>TX BOARD PROF. ENGINEERS, CERT. # 000481; TX BOARD PROF. LAND SURVEYING, CERT. 100421-00 | <b>PREPARED</b> 09-28-2015<br><b>SURVEYED</b> 12-18-2014<br><b>SCALE:</b> 1" = 30'<br><b>PI NUMBER</b> 1603-14-079<br><b>DRAWN BY:</b> RLG<br><b>CHECKED BY:</b> AWS |
|---|--|--|



| LINE # | DIRECTION     | LENGTH |
|--------|---------------|--------|
| L1     | N 01°48'43" E | 34.89' |
| L2     | N 01°48'43" E | 34.38' |
| L3     | N 11°00'43" E | 55.45' |
| L4     | N 11°00'43" E | 56.00' |
| L5     | N 10°29'51" E | 22.55' |
| L6     | N 79°30'09" W | 5.00'  |
| L7     | N 10°29'51" E | 7.89'  |
| L8     | S 79°30'09" E | 1.61'  |
| L9     | S 79°30'09" E | 14.50' |
| L10    | N 10°29'51" E | 19.95' |
| L11    | S 79°30'09" E | 14.00' |
| L12    | N 10°29'51" E | 19.39' |
| L13    | N 87°57'00" E | 15.47' |
| L14    | N 87°57'00" E | 15.47' |
| L15    | N 87°57'00" E | 34.67' |

| CURVE # | DELTA     | RADIUS    | LENGTH | TANGENT | CHORD DIRECTION | CHORD LENGTH |
|---------|-----------|-----------|--------|---------|-----------------|--------------|
| C1      | 26°30'57" | 30.00'    | 13.88' | 7.07'   | S 66°14'40" E   | 13.76'       |
| C2      | 11°45'29" | 30.00'    | 6.16'  | 3.09'   | S 85°22'53" E   | 6.15'        |
| C3      | 0°56'31"  | 33.06'    | 0.54'  | 0.27'   | N 88°15'01" E   | 0.54'        |
| C4      | 49°49'16" | 30.01'    | 26.10' | 13.94'  | N 63°01'47" E   | 25.28'       |
| C5      | 47°29'38" | 30.01'    | 24.88' | 13.20'  | N 68°17'35" W   | 24.17'       |
| C6      | 12°32'51" | 54.00'    | 11.83' | 5.94'   | S 85°46'34" E   | 11.80'       |
| C7      | 26°28'51" | 30.00'    | 13.87' | 7.06'   | S 87°15'25" W   | 13.74'       |
| C8      | 3°58'18"  | 1,205.73' | 83.23' | 41.63'  | N 08°30'42" E   | 83.21'       |
| C9      | 4°14'24"  | 1,205.73' | 89.22' | 44.63'  | N 08°22'39" E   | 89.20'       |

THE PURPOSE OF THIS PRELIMINARY-FINAL REPLAT IS TO COMBINE TWO LOTS INTO ONE AND DEDICATE EASEMENTS NECESSARY FOR DEVELOPMENT OF LOT 1R.

**RECEIVED**  
 By Planning Department at 4:26 pm, Sep 28, 2015