

Notes:

1. The basis of bearing for this survey is the Texas Coordinate System of 1983, Texas North Central Zone (4202), geodetic bearing established by GPS measurements taken on the ground.

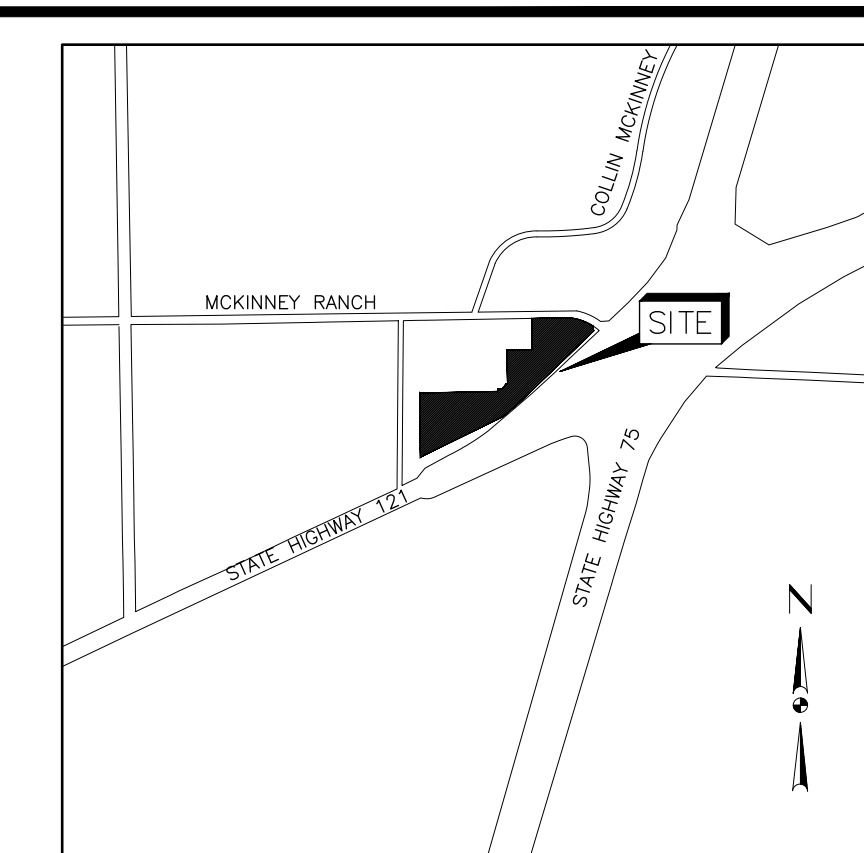
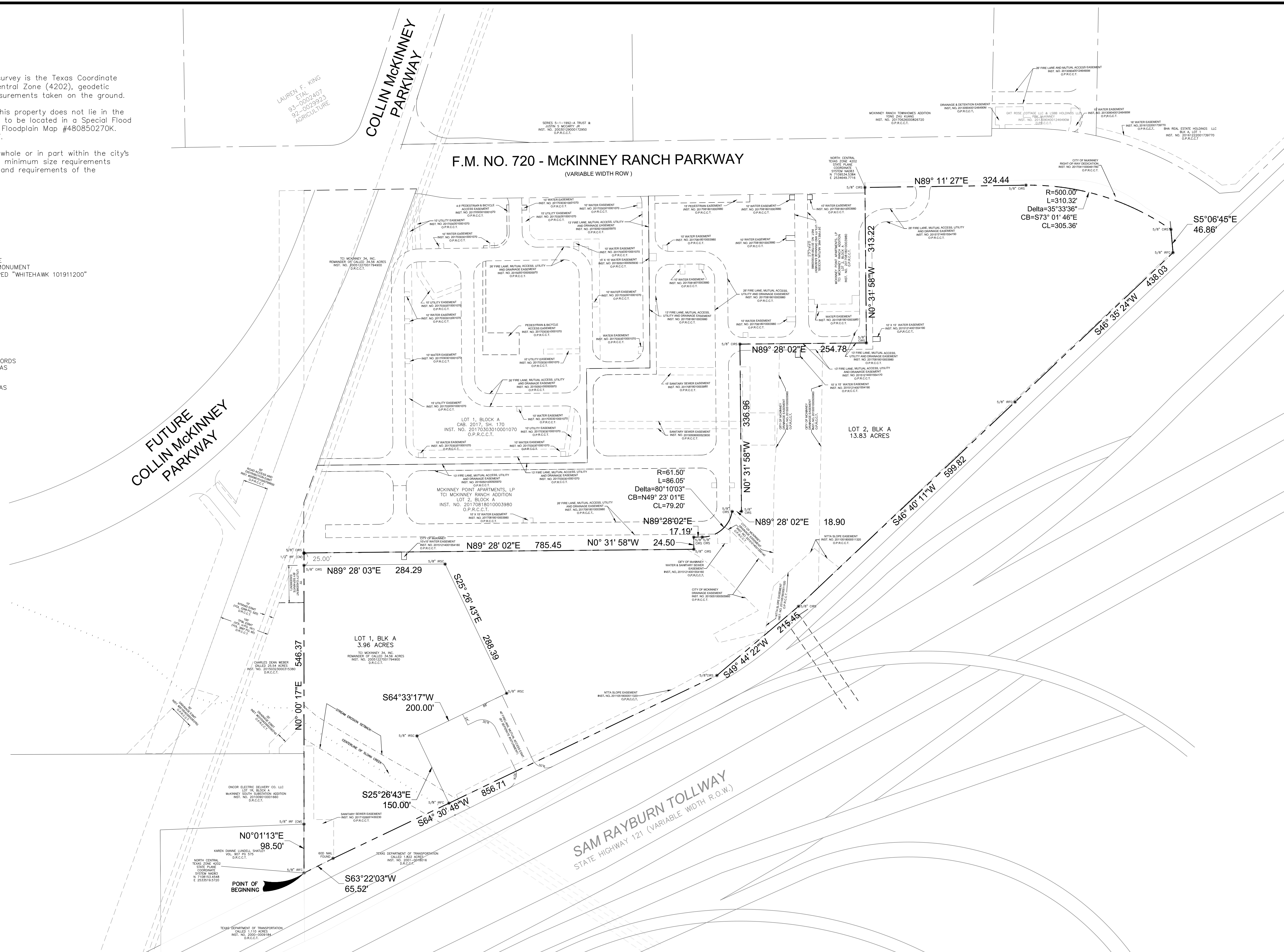
2. By graphic scaling methods this property does not lie in the 100-year floodplain and appears to be located in a Special Flood Hazard Area, Zone X, per FEMA Floodplain Map #480850270K. Map revised dated JUNE 7, 2017.

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 requirements of the subdivision ordinance.

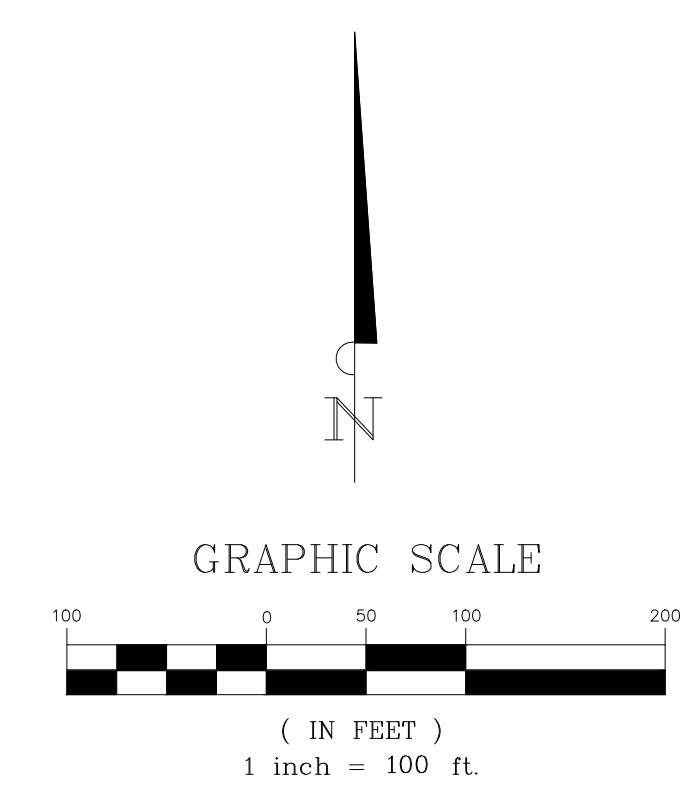
LEGEND

IRF—IRON ROD FOUND
 IRFC—IRON ROD FOUND IN CONCRETE
 IRFCM—IRON ROD FOUND CONTROL MONUMENT
 IRSC—IRON ROD SET W/ CAP STAMPED "WHITEHAWK 101911200"
 CIRF—CAPPED IRON ROD FOUND
 CIRS—CAPPED IRON ROD SET
 CM—CONTROL MONUMENT
 VOL—VOLUME
 PG.—PAGE
 INST.—INSTRUMENT
 NO.—NUMBER
 W.E.—WATER EASEMENT
 U.E.—UTILITY EASEMENT
 S.S.E.—SANITARY SEWER EASEMENT
 D.E.—DRAINAGE EASEMENT

O.P.R.C.C.T. — OFFICIAL PUBLIC RECORDS
 COLLIN COUNTY, TEXAS
 D.R.C.C.T. — DEED RECORDS
 COLLIN COUNTY, TEXAS



VICINITY MAP
N.T.S.



PRELIMINARY-FINAL PLAT
GRAYSON COLLIN SUBSTATION
LOTS 1&2, BLOCK A
 17.79 ACRES IN THE
 J. PHILLIPS SURVEY, ABSTRACT NO. 719
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
 PREPARED 07/11/2018

OWNER:
 TCI McKinney 34 Inc.
 1603 Lyndon B. Johnson Freeway
 STE 800
 Dallas, Texas 75234
 469-522-4200
 ATTN: Henry Butler

ENGINEER:
 SANCHEZ AND ASSOCIATES, LLC.
 2000 N MCDONALD STREET
 MCKINNEY, TEXAS 75071
 (469) 424-5900
 ATTN: CHRISTOPHER H. BLEVINS, PE

APPLICANT:
 SANCHEZ AND ASSOCIATES, LLC.
 2000 N MCDONALD STREET
 MCKINNEY, TEXAS 75071
 (469) 424-5900
 ATTN: CHRISTOPHER H. BLEVINS, PE

OWNERS DEDICATION

STATE OF TEXAS)

COUNTY OF COLLIN)

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, I, TCI McKinney 34, INC., do hereby adopt this plat designating the herein above described property as GRAYSON COLLIN SUBSTATION LOTS 1&2, BLOCK A to the City of McKinney, Collin County, Texas and do hereby dedicate to public use forever, their streets, alleys, and public use area shown hereon, the easements, as shown, for mutual use and accommodation of the City of McKinney and all public utilities desiring to use of 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 may 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, or 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 _____, 2018. BY TCI McKinney 34, INC.

Henry Butler
Vice President
TCI McKinney 34 Inc.

STATE OF TEXAS)

COUNTY OF COLLIN)

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared HENRY BUTLER, known to me to be the person's name that is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2017.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

I, David A. Minton, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying.

Dated this the ____ day of _____, 2018.

David A. Minton
Texas Registered Professional Land Surveyor No. 6233

STATE OF TEXAS)

COUNTY OF DALLAS)

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared David A. Minton, known to me to be the person's name that is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2018.

Notary Public in and for the Sate of Texas

OWNERS DEDICATION

STATE OF TEXAS

COUNTY OF COLLIN

WHEREAS TCI McKinney 34 is the owner of a 17.79 acre (775,103 square feet) tract of land situated in the J. PHILLIPS SURVEY, ABSTRACT NO. 719, City of McKinney, Collin County, Texas, and being a portion of that certain 34.56 acre tract of land described in Warranty Deed to TCI McKinney 34, LLC, as recorded in Instrument Number 20051227001794900, of the Deed Records of Collin County, Texas, (D.R.C.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped "WHITEHAWK 10191200" found for corner on the north Right-of-Way line of the Sam Rayburn Tollway (State Highway 121 - a variable width Right-of-Way), same being the southwest corner of said 34.56 acre tract, and also being the southeast corner of that certain called 2.02 acre tract of land conveyed to Karen Dianne Lundell Shatley as recorded in Volume 907 Page 575 (D.R.C.C.T.);

THENCE North 00 degrees 01 minutes 13 seconds East, a distance of 98.50 feet to a 5/8 inch iron rod found for corner, said corner being the northeast corner of said Shatley tract, same also being the most northerly southeast corner of Lot 1R Block A, McKinney South Substation, an addition to the City of McKinney, Collin County, Texas, according to the plat thereof as recorded in Instrument Number 20100901010001660, (D.R.C.C.T.), same being a point on the west line of said 34.56 acre tract;

THENCE North 00 degrees 00 minutes 17 seconds West, along the common line of the west line of said 34.56 acre tract of land and the east line of Lot 1R Block A, McKinney South Substation and the east line of a called 25.54 acre tract of land described in a deed to Charles Dean Weber as recorded in Instrument Number 20150323000315380 of the Deed Records of Collin County, Texas, a distance of 546.37 feet to a 5/8 inch iron rod with a plastic cap stamped "SANCHEZ & ASSOC. TBPLS 10194352" set for corner, from which a 1/2 inch iron rod found bears South 01 degrees 35 minutes 00 seconds West a distance of 0.85 feet, same being the southwest corner of Lot 2, Block A of the TCI McKinney Ranch Addition, an addition to the City of McKinney as recorded in Instrument Number 20170818010003980 of the Official Public Records of Collin County, Texas;

THENCE along the south and east lines of said TCI McKinney Ranch Addition, the following courses and distances:

North 89 degrees 28 minutes 02 seconds East, a distance of 785.45 feet to a 5/8 inch iron rod with a plastic cap stamped "SANCHEZ & ASSOC. TBPLS 10194352" set for corner;

North 00 degrees 31 minutes 58 seconds West, a distance of 24.50 feet to a 5/8 inch iron rod with a plastic cap stamped "SANCHEZ & ASSOC. TBPLS 10194352" set for corner;

North 89 degrees 28 minutes 02 seconds East, a distance of 17.19 feet to a 5/8 inch iron rod with a plastic cap stamped "SANCHEZ & ASSOC. TBPLS 10194352" set for corner at the beginning of a curve to the left having a radius of 61.50 feet, a central angle of 80 degrees 10 minutes 00 seconds and a chord that bears North 49 degrees 23 minutes 01 seconds East 79.20 feet;

Along said curve, an arc length of 86.05 feet to a 5/8 inch iron rod with a plastic cap stamped "SANCHEZ & ASSOC. TBPLS 10194352" set for corner;

North 89 degrees 28 minutes 02 seconds East, a distance of 18.90 feet to a 5/8 inch iron rod with a plastic cap stamped "SANCHEZ & ASSOC. TBPLS 10194352" set for corner;

North 00 degrees 31 minutes 58 seconds West, a distance of 336.96 feet to a 5/8 inch iron rod with a plastic cap stamped "SANCHEZ & ASSOC. TBPLS 10194352" set for corner;

North 89 degrees 28 minutes 02 seconds East, a distance of 254.78 feet to a 5/8 inch iron rod with a plastic cap stamped "SANCHEZ & ASSOC. TBPLS 10194352" set for corner;

North 00 degrees 31 minutes 58 seconds West, a distance of 313.22 feet to a 5/8 inch iron rod with a plastic cap stamped "SANCHEZ & ASSOC. TBPLS 10194352" set for corner in the south Right-of-Way line of McKinney Ranch Parkway (Variable Width Right-Of-Way);

THENCE along the south Right-Of-Way line of said McKinney Ranch Parkway, the following courses and distances:

North 89 degrees 11 minutes 27 seconds East, a distance of 324.44 feet to a 5/8 inch iron rod with cap stamped "SANCHEZ & ASSOC. TBPLS 10194352" set for corner at the beginning of a curve to the right having a radius of 500.00 feet, a central angle of 35 degrees 33 minutes 36 seconds, and a chord that bears South 73 degrees 01 minutes 46 seconds East a distance of 305.36 feet;

Along said curve an arc distance of 310.32 feet to a 5/8 inch iron rod with cap stamped "SANCHEZ & ASSOC. TBPLS 10194352" set for corner;

South 05 degrees 06 minutes 45 seconds East, a distance of 46.86 feet to a capped iron rod found for corner on the north Right-Of-Way line of the Sam Rayburn Tollway (State Highway 121 - Variable Width Right-Of-Way);

THENCE along the north Right-Of-Way line of said Sam Rayburn Tollway, the following courses and distances:

South 46 degrees 35 minutes 24 seconds West, a distance of 438.03 feet to a capped iron rod found for corner;

South 46 degrees 40 minutes 11 seconds West, a distance of 599.82 feet to a 5/8 inch iron rod with cap stamped "SANCHEZ & ASSOC. TBPLS 10194352" set for corner;

South 49 degrees 44 minutes 22 seconds West, a distance of 215.45 feet to a 5/8 inch iron rod with cap stamped "SANCHEZ & ASSOC. TBPLS 10194352" set for corner;

South 64 degrees 30 minutes 48 seconds West, a distance of 856.71 feet to a 60D nail found for corner;

South 63 degrees 22 minutes 03 seconds West, a distance of 65.52 to the POINT OF BEGINNING and containing 17.79 acre (775,103 square feet) of land, more or less.

PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY
PRELIMINARY-FINAL PLAT
GRAYSON COLLIN SUBSTATION
LOTS 1&2, BLOCK A
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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 requirements of the subdivision ordinance.

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ATTN: Henry Butler

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ATTN: DAVID A. MINTON RPLS

APPLICANT:

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ATTN: CHRISTOPHER H. BLEVINS, PE