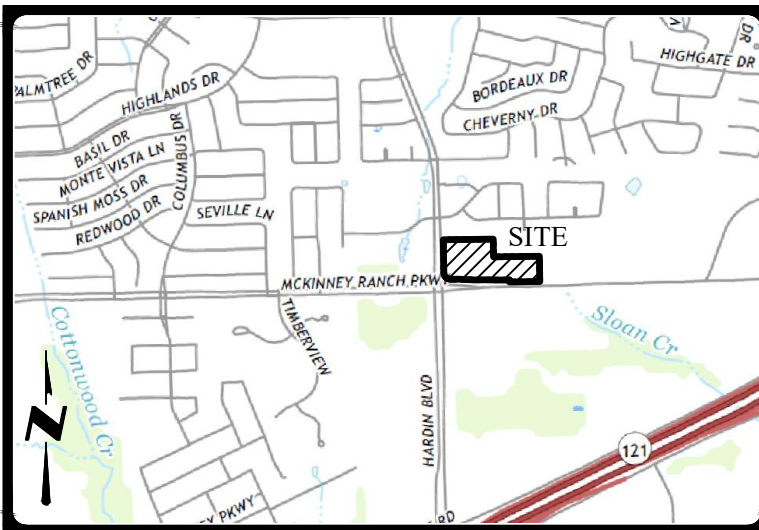


VICINITY MAP
NOT TO SCALE



LEGEND OF ABBREVIATIONS
 O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
 D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
 M.R.C.C.T. MAP RECORDS, COLLIN COUNTY, TEXAS
 R.O.W. RIGHT OF WAY
 B.L. BUILDING LINE
 FND. FOUND
 C.M. CONTROLLING MONUMENT

SURVEYOR'S NOTES:

- Bearings and distances are based on Texas State Plane Coordinate System, Texas North Central Zone 4202 North American Datum of 1983 (NAD 83) (U.S. Foot) with a combined scale factor of 1.00015271.
- This property lies within Zone "X" (Unshaded) of the Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas, map no. 48085C02701, dated June 2, 2009, via scaled map location and graphic plotting.
- Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
- 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.

Line #	Distance	Bearing
L1	55.99'	N00°46'29"W
L2	1.52'	S00°46'29"E
L3	14.10'	N00°54'38"W
L4	17.39'	S00°54'38"E
L5	46.93'	N89°34'16"E
L6	15.00'	S00°54'38"E
L7	32.05'	S89°34'16"W
L8	15.00'	S89°08'07"W
L9	32.54'	S89°08'07"W
L10	20.25'	N89°09'18"W

STATE OF TEXAS §
 COUNTY OF DENTON §

This is to certify that I, Thomas W. Mauk, a Registered Professional Land Surveyor of the State of Texas, have platted the subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

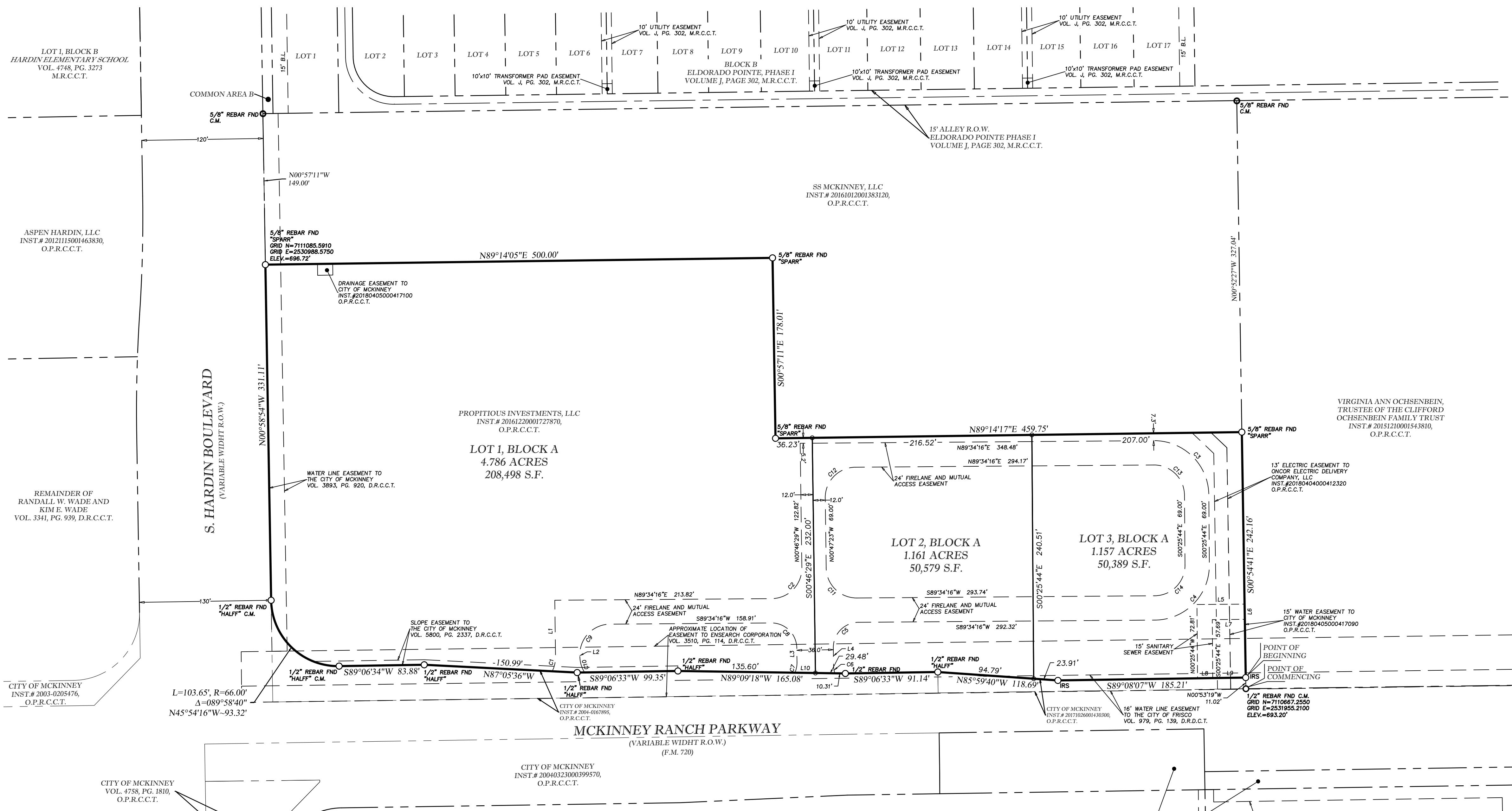
PRELIMINARY
 THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT
 DATED 6/12/2018
 Thomas W. Mauk, R.P.L.S.
 No. 5119

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 Thomas W. Mauk, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 20__.

Notary Public in and for the State of Texas



STATE OF TEXAS §
 COUNTY OF COLLIN §

WHEREAS PROPITIOUS INVESTMENTS, LLC is the owner of a 7.104 acre tract of land situated in the E.D. McCoy Survey, Abstract Number 577, City of McKinney, Collin County, Texas, being a part of that same tract described by deed to Propitious Investments, LLC, recorded under Instrument Number 20161220001727870, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), the subject tract being more particularly described by metes and bounds as follows (Bearings are based on Texas State Plane Coordinate System, Texas North Central Zone 4202 North American Datum of 1983 (NAD 83) (U.S. Foot) with a combined scale factor of 1.00015271):

COMMENCING at a 1/2 inch rebar found at the southeast corner of a tract of land described to the City of McKinney, by deed recorded in Instrument No. 2017102601430300, O.P.R.C.C.T., same being the southwest corner of the tract described in the deed to Virginia Ann Ochsenbein, Trustee of the Clifford Ochsenbein Family Trust, recorded under Instrument Number 20151210001543810, O.P.R.C.C.T., said point being in the previous north right-of-way of McKinney Ranch Parkway (a variable width right-of-way);

THENCE NORTH 00 degrees 53 minutes 19 seconds WEST, departing the previous North right-of-way line of said McKinney Ranch Parkway, with the East line of said City of McKinney tract, and with the West line of said Ochsenbein tract, a distance of 11.02 feet to a 1/2 inch rebar with a cap stamped "ASC" set for the Northeast corner of said City of McKinney tract, same being the **POINT OF BEGINNING** of the herein described tract and lying on the current North right-of-way line of said McKinney Ranch Parkway;

THENCE SOUTH 89 degrees 08 minutes 07 seconds WEST, with the north line of said City of McKinney tract and the current north right of way line of said McKinney Ranch Parkway, a distance of 185.21 feet to a 1/2 inch rebar with a cap stamped "ASC" set for corner, same being an interior "ell" corner of said City of McKinney tract;

THENCE NORTH 85 degrees 59 minutes 40 seconds WEST, continuing with the current North right-of-way line of said McKinney Ranch Parkway, and with the North line of said City of McKinney tract, a distance of 118.69 feet to a 1/2 inch rebar with a cap stamped "HALFF" found at the Northwest corner of said City of McKinney tract, same being the Northeast corner of a tract of land described to the City of McKinney, recorded under Instrument Number 2004-0167895, O.P.R.C.C.T.

THENCE with the perimeter and to the corners of said second-referenced City of McKinney tract, the following courses and distances;

- SOUTH 89 degrees 06 minutes 33 seconds WEST, a distance of 91.14 feet to a 1/2 inch rebar with cap stamped "HALFF" found;
- NORTH 89 degrees 09 minutes 18 seconds WEST, a distance of 165.08 feet to a 1/2 inch rebar with cap stamped "HALFF" found;
- SOUTH 89 degrees 06 minutes 33 seconds WEST, a distance of 99.35 feet to a 1/2 inch rebar with cap stamped "HALFF" found;
- NORTH 87 degrees 05 minutes 36 seconds WEST, a distance of 150.99 feet to a 1/2 inch rebar with cap stamped "HALFF" found;
- SOUTH 89 degrees 06 minutes 34 seconds WEST, a distance of 83.88 feet to a 1/2 inch rebar with cap stamped "HALFF" found at the beginning of a tangent curve to the right, having a radius of 66.00 feet, a central angle of 89 degrees 58 minutes 40 seconds, and whose chord bears NORTH 45 degrees 54 minutes 16 seconds WEST, a distance of 93.32 feet;
- NORTHWESTERLY, along the arc of said curve to the right, an arc length of 103.65 feet to a 1/2 inch rebar with cap stamped "HALFF" found at the most northerly corner of said second-referenced City of McKinney tract, said point being in the east right of way of S. Hardin Boulevard (a variable width right of way);

THENCE NORTH 00 degrees 58 minutes 54 seconds WEST, with the east right of way line of said S. Hardin Boulevard, a distance of 331.11 feet to a 5/8 inch rebar with cap stamped "SPARR" found at the most westerly southwest corner of the tract of land described by deed to SS McKinney, LLC, recorded under Instrument Number 20161012001383120, O.P.R.C.C.T.;

THENCE with the perimeter and to the corners of said SS McKinney, LLC tract, the following courses and distances;

- NORTH 89 degrees 14 minutes 05 seconds EAST, a distance of 500.00 feet to a 5/8 inch rebar with cap stamped "SPARR" found;
- SOUTH 00 degrees 57 minutes 11 seconds EAST, a distance of 178.01 feet to a 5/8 inch rebar with cap stamped "SPARR" found;
- NORTH 89 degrees 14 minutes 17 seconds EAST, a distance of 459.75 feet to a 5/8 inch rebar with cap stamped "SPARR" found, said point being in the west line of said Ochsenbein tract;

THENCE SOUTH 00 degrees 54 minutes 38 seconds EAST, a distance of 242.16 feet, returning to the **POINT OF BEGINNING** and enclosing 7.104 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT PROPITIOUS INVESTMENTS, LLC, does hereby adopt this Plat designating by and through their duly authorized representatives the hereinabove described property as **Lots 1, 2 and 3, Block A, PROPITIOUS ADDITION**, an addition to the City of McKinney, 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.

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 along such fire lanes, stating "Fire Lane, No Parking". The Fire Marshall 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 _____, Texas, this _____ day of _____, 20__.

PROPITIOUS INVESTMENTS, LLC

By:

Ramesh Ravi, Owner

STATE OF TEXAS §
 COUNTY OF _____ §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 20__.

Notary Public in and for the State of Texas

PRELIMINARY-FINAL PLAT
FOR REVIEW PURPOSES ONLY

PRELIMINARY-FINAL PLAT
PROPITIOUS ADDITION
LOTS 1, 2, AND 3, BLOCK A
 an addition to the City of McKinney
 Collin County, Texas
 being 7.104 acres out of the
 E.D. McCoy Survey, Abstract No. 577
 City of McKinney, Collin County, Texas

WINDROSE
 LAND SURVEYING | PLATTING
 220 Elm Street, Suite 200 | Lewisville, TX 75057 | 214.217.2544
 firm@windrose.com | 10194331 | WINDROSESERVICES.COM

ARTHUR
 LAND SURVEYING
 220 Elm St., # 200 - Lewisville, TX 75057
 Ph. 214.217.2544 - TFRN# 10063800
 arthur@windrose.com Established 1986

ENGINEER
 KIRKMAN ENGINEERING
 4821 Merlot Avenue, Suite 210
 Grapevine, TX 76051
 Phone: (817) 488-4960
 Contact: Jonathan Schindler
 OWNER/DEVELOPER
 Propitious Investments, LLC
 404 Rio Grande Drive
 Irving, TX 75039

DRAWN BY: JHB DATE: 05/24/2017 CHECKED BY: T.M. JOB NO.: C1704355-2

-- 2018 --

Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	14.60'	30.00'	027°53'02"	N13°10'02"E	14.46'
C2	47.30'	30.00'	090°20'44"	N44°23'53"E	42.55'
C3	84.82'	54.00'	090°00'00"	S45°25'44"E	76.37'
C4	84.82'	54.00'	090°00'00"	S44°34'16"W	76.37'
C5	39.48'	25.00'	090°28'50"	S44°19'47"W	35.50'
C6	7.65'	25.00'	017°31'32"	S09°40'24"E	7.62'
C7	10.65'	25.00'	024°24'58"	N11°77'51"E	10.57'
C8	39.06'	25.00'	089°31'07"	N45°40'11"W	35.21'
C9	47.30'	30.00'	090°20'44"	S44°23'53"W	42.55'
C10	16.57'	30.00'	031°39'08"	S16°36'03"E	16.36'
C11	46.94'	30.00'	089°39'16"	N45°36'07"W	42.30'
C12	47.30'	30.00'	090°20'44"	N44°23'53"E	42.55'
C13	47.12'	30.00'	090°00'00"	S45°25'44"E	42.43'
C14	47.12'	30.00'	090°00'00"	S44°34'16"W	42.43'

MCKINNEY INDEPENDENT SCHOOL DISTRICT
 INST # 20110928001034940, O.P.R.C.C.T.

PROPOSED RIGHT-OF-WAY
 DEDICATION BY SEPARATE
 INSTRUMENT

MCKINNEY INDEPENDENT SCHOOL DISTRICT
 INST # 20150311000268160, O.P.R.C.C.T.

