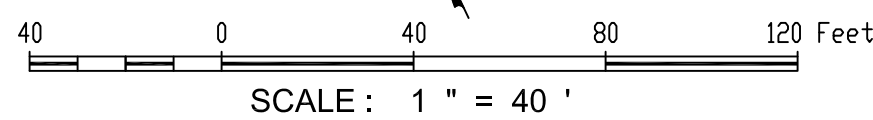


VICINITY MAP: 1" = 2000'



SCALE: 1" = 40'

Curve #	Length	Radius	Delta	CHORD
C1	48.76'	30.50'	91°35'29"	N19°42'03"W 43.73'
C2	62.12'	55.50'	64°07'58"	S16°51'52"E 58.93'
C3	18.30'	581.50'	1°48'12"	S60°11'46"E 18.30'
C4	44.21'	124.50'	20°20'40"	S71°16'12"E 43.98'
C5	27.66'	100.50'	15°46'03"	N73°33'30"W 27.57'
C6	44.51'	30.50'	83°36'32"	N23°52'13"W 40.66'
C7	24.10'	30.50'	45°16'42"	N40°34'24"E 23.48'
C8	24.22'	30.51'	45°29'23"	S4°16'29"E 23.59'
C9	29.81'	288.00'	5°55'47"	S20°53'57"W 29.79'
C10	6.00'	15.50'	22°11'36"	S17°56'03"W 5.97'
C11	43.72'	30.50'	82°07'47"	S70°05'45"W 40.07'
C12	20.99'	124.50'	9°39'43"	S73°40'13"E 20.97'
C13	60.15'	581.50'	5°55'36"	S81°27'52"E 60.12'
C14	57.39'	557.50'	5°53'55"	S81°27'02"E 57.37'
C15	14.06'	100.50'	8°01'04"	S74°29'33"E 14.05'
C16	50.22'	30.50'	94°20'51"	S23°18'35"E 44.74'
C17	47.69'	30.50'	89°35'49"	N68°39'45"E 42.98'
C18	32.38'	124.50'	14°54'11"	N73°59'26"W 32.29'
C19	35.69'	100.50'	20°20'40"	S71°16'12"E 35.50'
C20	6.98'	557.50'	0°43'04"	S60°44'20"E 6.98'
C21	46.03'	30.50'	86°28'29"	S17°08'33"E 41.79'
C22	31.22'	35.50'	50°23'22"	N69°43'46"E 30.22'
C23	52.33'	59.50'	50°23'22"	N69°43'46"E 50.66'

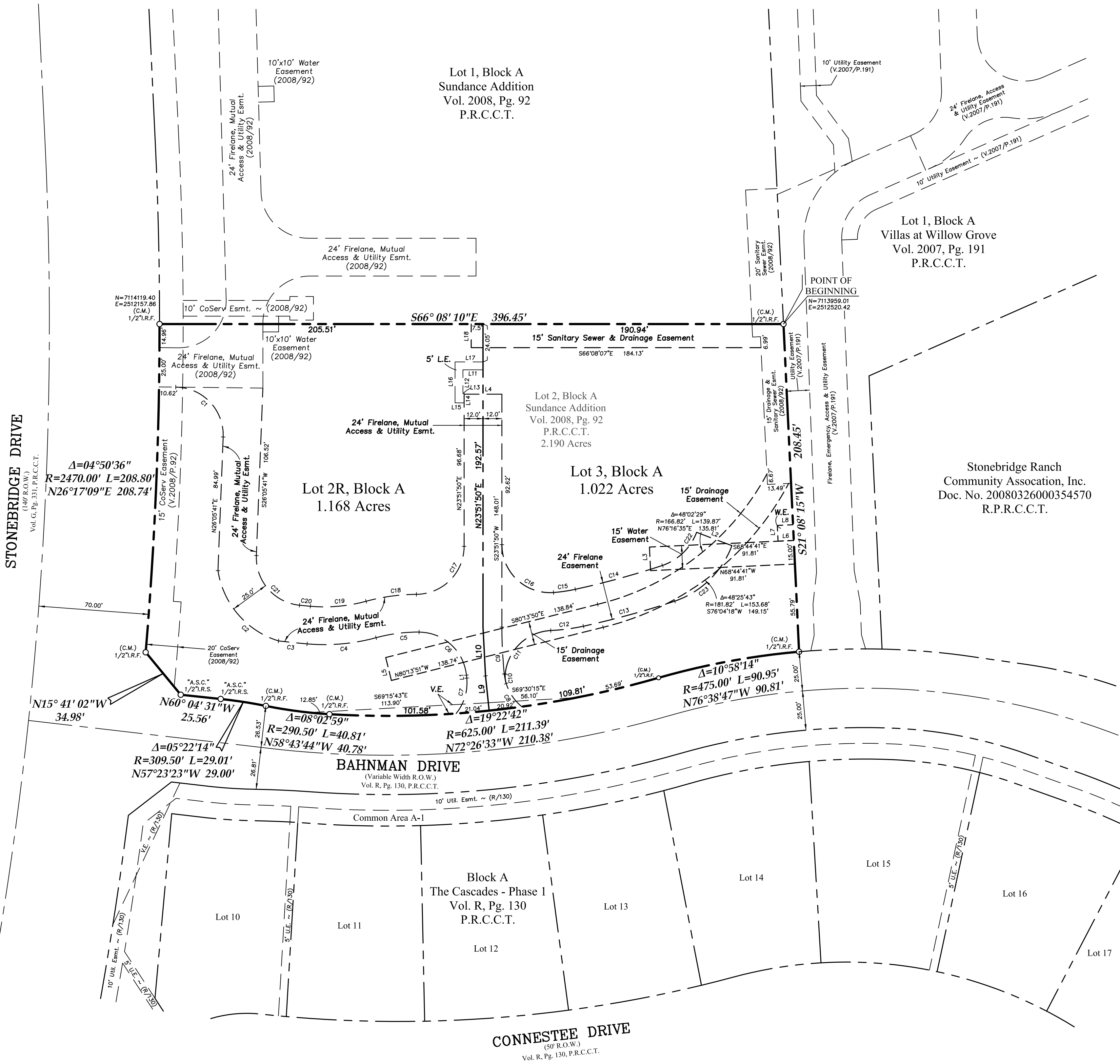
Line #	Direction	Length
L1	N17°56'03"E	1.90'
L2	S45°27'55"E	24.00'
L3	N21°08'15"E	15.00'
L4	S66°08'10"E	24.00'
L5	N9°46'09"E	15.00'
L6	N68°44'41"W	10.00'
L7	N21°08'15"E	10.00'
L8	S68°44'41"E	10.00'
L9	N17°56'03"E	22.19'
L10	N20°53'57"E	31.03'
L11	N66°08'10"W	12.75'
L12	S23°51'50"W	15.00'
L13	S23°51'50"W	15.00'
L14	S23°51'50"W	6.00'
L15	N66°08'10"W	5.75'
L16	N23°51'50"E	26.00'
L17	S66°08'10"E	17.75'
L18	N23°51'53"E	15.00'

**LEGEND:**  
 IRF - IRON ROD FOUND  
 IRS - IRON ROD SET  
 ROW - RIGHT-OF-WAY  
 CM - CONTROL MONUMENT  
 ASC - ARTHUR SURVEYING COMPANY  
 WE - WATER EASEMENT  
 PRCT - PLAT RECORDS, COLLIN COUNTY, TEXAS  
 RPRCCT - REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS  
 ESMT - EASEMENT  
 UTIL - UTILITY  
 DRNG - DRAINAGE  
 VOL - VOLUME  
 PG - PAGE  
 TPAL - TEXAS POWER & LIGHT  
 UE - UTILITY EASEMENT  
 EE - ELECTRIC EASEMENT  
 WE - WATER EASEMENT  
 VE - VISIBILITY EASEMENT  
 LE - LANDSCAPE EASEMENT

- NOTES:**
- It is my opinion that the property described hereon is not within the 100-year flood zone area according to the Federal Emergency Management Agency Flood Insurance Rate Map Community-Panel No. 480135 0265 J, present effective date of map, June 2, 2009, herein property 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 Sundance Addition, recorded in Volume 2008, Page 92, Plat Records, Collin County, Texas.
  - The surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other factors that an accurate and current title search may disclose.
  - 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 plat is to subdivide Lot 2, Block A into two (2) separate lots for commercial development.
  - Selling 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.

Lot 1R, Block A  
 Parcel 813B  
 Vol. 2014, Pg. 542  
 P.R.C.C.T.

Lot 1, Block A  
 Experian Data Center  
 Vol. K, Pg. 606  
 P.R.C.C.T.



State of Texas §  
 County of Denton §  
**SURVEYOR'S CERTIFICATE:**

This is to certify that I, Douglas L. Arthur, a Registered Professional Land Surveyor of the State of Texas, have plotted 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 11/2016

Douglas L. Arthur, R.P.L.S.  
 No. 4357

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 Douglas L. Arthur, 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

**OWNER / DEVELOPER**  
 Kline McKinney Real Estate Venture, LP  
 1300 Fulton St., Suite 301  
 Denton, TX 76201  
 Phone: (817)-368-0105  
 Contact: Kathy Kline

**Ridinger Associates, Inc.**  
 Civil Engineers - Planners  
 Firm No. 1969  
 550 S. Edmonds Lane, Suite 101  
 Lewisville, Texas 75067  
 Tel. No. (972) 353-8000  
 Fax No. (972) 353-8011

**Arthur Surveying Co., Inc.**  
 Professional Land Surveyors  
 (972) 221-9439 ~ Fax (972) 221-4675  
 220 Elm Street, Suite 200  
 Lewisville, Texas 75067 ~ TFRN No. 10069800  
 Established 1986  
 www.arthursurveying.com

State of Texas §  
 County of Collin §  
**Owner's Certificate and Dedication**

WHEREAS KLINE MCKINNEY REAL ESTATE VENTURE, L.P. is the owner of that certain lot, tract or parcel of land situated in the J. Naugle Survey, Abstract Number 662, City of McKinney, Collin County, Texas, and being Lot 2, Block A, Sundance Addition, an addition to the City of McKinney, Collin County, Texas, according to the plat thereof recorded in Volume 2008, Page 92 of the Plat Records of Collin County, Texas, and being more particularly described as follows:

**BEGINNING** at a 1/2 inch iron rod found for the northeast corner of said Lot 2 and the southeast corner of Lot 1 of said Block A, being in the westerly line of Lot 1, Block A, Villas at Willow Grove, an addition to the City of McKinney, Collin County, Texas, according to the plat thereof recorded in Volume 2007, Page 191 of the Plat Records of Collin County, Texas;

**THENCE** South 21 degrees 08 minutes 15 seconds West, with the westerly line of said Villas Willow Grove, a distance of 208.45 feet to a 1/2 inch iron rod found for the southwest corner of said Villas at Willow Grove, being in the northerly line of Bahman Drive, and being at the beginning of a non-tangent curve to the left having a radius of 475.00 feet, with a delta angle of 10 degrees 58 minutes 14 seconds, whose chord bears North 76 degrees 38 minutes 47 seconds West, a distance of 90.81 feet;

**THENCE** continuing with the northerly line of said Bahman Drive and with said curve an arc length of 90.95 feet to a 1/2 inch iron rod found for corner, being at the beginning of a reverse curve to the right having a radius of 625.00 feet, with a delta angle of 19 degrees 22 minutes 42 seconds, whose chord bears North 72 degrees 26 minutes 33 seconds West, a distance of 210.38 feet;

**THENCE** continuing with the northerly line of said Bahman Drive and with said curve an arc length of 211.39 feet to a 1/2 inch iron rod found for corner, being at the beginning of a reverse curve to the left having a radius of 475.00 feet, with a delta angle of 08 degrees 02 minutes 59 seconds, whose chord bears North 58 degrees 43 minutes 44 seconds West, a distance of 40.78 feet;

**THENCE** continuing with the northerly line of said Bahman Drive and with said curve an arc length of 40.81 feet to a 1/2 inch iron rod found for corner, being at the beginning of a reverse curve to the left having a radius of 309.50 feet, with a delta angle of 05 degrees 22 minutes 14 seconds, whose chord bears North 57 degrees 23 minutes 32 seconds West, a distance of 29.00 feet;

**THENCE** continuing with the northerly line of said Bahman Drive and with said curve an arc length of 29.01 feet to a 1/2 inch iron rod with a yellow cap stamped "ARTHUR SURVEYING COMPANY" (ASC) set for corner;

**THENCE** North 60 degrees 04 minutes 31 seconds West, continuing with the northerly line of said Bahman Drive, a distance of 25.56 feet to a 1/2 inch iron rod with a yellow cap stamped "ASC" set for corner;

**THENCE** North 15 degrees 41 minutes 02 seconds West, continuing with the northerly line of said Bahman Drive, a distance of 34.98 feet to a 1/2 inch iron rod found for the southwest corner of said Lot 2, being in the easterly line of Stonebridge Drive, said point being at the beginning of a non-tangent curve to the left having a radius of 2470.00 feet, with a delta angle of 04 degrees 50 minutes 36 seconds, whose chord bears North 26 degrees 17 minutes 09 seconds East, a distance of 208.74 feet;

**THENCE** continuing with the easterly line of said Stonebridge Drive and with said curve an arc length of 208.80 feet to a 1/2 inch iron rod found for the northwest corner of said Lot 2 and the southwest corner of said Lot 1, Block A of said Sundance Addition;

**THENCE** South 66 degrees 08 minutes 10 seconds East, with the southerly line of said Lot 1, a distance of 396.45 feet to the **POINT OF BEGINNING**, containing 2.190 acres of land, more or less.

**Now, therefore, know all men by these presents:**  
 THAT KLINE MCKINNEY REAL ESTATE VENTURE, L.P., does hereby adopt this Preliminary - Final Replat designating by and through their duly authorized representatives the hereinabove described property as **SUNDANCE ADDITION, Block A, Lots 2R and 3**, 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 over 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 \_\_\_\_\_, 2016.

KLINE MCKINNEY REAL ESTATE VENTURE, L.P.

By: \_\_\_\_\_  
 Kathy Kline, President

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 Kathy Kline, 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 \_\_\_\_\_, 2016.

Notary Public in and for the State of Texas

**CERTIFICATE OF APPROVAL:**  
 Approved and accepted

Chairperson  
 Planning and Zoning Commission  
 City of McKinney, Texas

"PRELIMINARY - FINAL REPLAT - FOR REVIEW PURPOSES ONLY"

**PRELIMINARY - FINAL REPLAT  
 SUNDANCE ADDITION**

**Lots 2R and 3, Block A**  
 being a replat of Sundance Addition, Lot 2, Block A,  
 an addition to the City of McKinney, Collin County, Texas  
 according to the minor replat recorded in Volume 2008,  
 Page 92, Plat Records, Collin County, Texas  
 2.190 Acres out of the  
 J. J. Naugle Survey, Abst. No. 662  
 City of McKinney, Collin County, Texas

**RECEIVED**  
 By Planning Department at 8:14 am, Feb 12, 2016