

LEGEND
 CM = CONTROLLING MONUMENT
 R.O.W. = RIGHT-OF-WAY
 5/8" IRF = 5/8 INCH IRON ROD FOUND
 1/2" IRF = 1/2 INCH IRON ROD FOUND
 3/8" IRF = 3/8 INCH IRON ROD FOUND
 2" IPF = 2 INCH IRON PIPE FOUND
 1/2 IRS = 1/2 INCH IRON ROD SET WITH A YELLOW CAP STAMPED "CBG SURVEYING"
 RR SPIKE = RAILROAD SPIKE FOUND
 PFC = POINT FOR CORNER
 D.R.C.C.T. = DEED RECORDS, COLLIN COUNTY, TEXAS
 M.R.C.C.T. = MAP RECORDS, COLLIN COUNTY, TEXAS
 O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
 INST. NO. = INSTRUMENT NUMBER
 VOL., PG. = VOLUME, PAGE
 ESMT. = EASEMENT

GENERAL NOTES
 1) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4201, NORTH AMERICAN DATUM OF 1983 (2011).
 2) 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.
 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
 5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
 6) ACCORDING TO THE F.I.R.M. IN MAP NO. 48085C0290J, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.
 7) BENCHMARK #44 IS A CAP ON A CULVERT LOCATED APPROXIMATELY 1/3 MILE EAST OF HIGHWAY 5, ON FM 546. (ELEV.=594.845')
 8) BENCHMARK #43 IS A CAP ON A CURB LOCATED AT THE NORTHEAST CORNER OF LOUISIANA AND MURRAY (ELEV.=586.464)
 9) THE OWNERS OF BLOCK A, LOT 1, OF THIS PLAT SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE OF THE STORM WATER DETENTION SYSTEM. THE OWNER 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 CITY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF THE REFERENCED SYSTEM, ALTHOUGH IT RETAINS THE RIGHT TO ENTER UPON THE EASEMENT FOR PUBLIC PURPOSES.

LOT 1AR, WOLFORD ADDITION
 INST. NO. 20070515010001760
 P.R.C.C.T.
 TEMPLE DE ALABANZA EDEN-EZER,
 A TEXAS NON-PROFIT CORPORATION
 VOL. 5241, PG. 2450
 D.R.C.C.T.

Line #	Direction	Length
L1	N 13°40'17" E	20.64'
L2	N 86°16'41" W	209.98'
L3	N 12°08'49" E	194.59'
L4	N 79°59'12" E	65.68'
L5	S 76°02'58" E	165.21'
L6	S 13°40'18" W	42.00'
L7	N 76°02'58" W	102.04'
L8	S 79°59'12" W	65.68'
L9	S 12°08'49" W	194.59'
L10	S 86°16'41" E	158.14'
L11	S 13°40'18" W	41.71'
L12	S 13°40'18" E	126.51'
L13	N 13°41'12" E	69.12'
L14	N 76°14'37" W	3.51'
L15	S 13°41'12" W	68.81'
L16	S 13°40'18" W	118.39'
L17	S 86°16'41" E	1.67"
L18	S 79°56'57" W	141.19'

STATE PLANE COORDINATE
 N:7,118,549.1563
 E:2,544,302.1054

Line #	Direction	Length
L19	N 86°16'41" W	243.87'
L20	S 10°03'03" E	11.58'
L21	S 79°59'12" W	65.01'
L22	S 55°33'30" E	15.58'
L23	S 29°38'50" W	3.38'
L24	N 65°08'51" W	15.58'
L25	S 12°08'49" W	96.57'
L26	S 77°51'11" E	15.50'
L27	S 12°08'49" W	21.00'
L28	N 77°51'11" W	15.50'
L29	S 12°08'49" W	73.17'
L30	N 78°22'59" W	15.59'
L31	S 06°22'08" W	4.28'
L32	N 88°54'00" W	15.58'
L33	S 03°43'19" W	10.25'
L34	N 86°16'41" W	78.05'
L35	N 12°29'41" E	342.69'
L36	N 79°56'57" E	115.60'

LOT 1, BLOCK 1
 CAROLYN'S WEST ADDITION
 INST. NO.
 20120629010001600
 O.P.R.C.C.T.
 ANNA KATHRYN JAMES,
 T.J. LANE, LISA MELINDA GREEN, AND
 T.J. LANE, TRUSTEE FOR ALAN MCKEMIE LANE
 INST. NO. 2007082000153680
 D.R.C.C.T.

Line #	Direction	Length
L37	S 13°40'18" W	328.00'
L38	S 13°40'18" W	381.99'
L39	S 13°40'18" W	381.99'
L40	S 13°40'18" W	381.99'
L41	S 13°40'18" W	381.99'
L42	S 13°40'18" W	381.99'
L43	S 13°40'18" W	381.99'
L44	S 13°40'18" W	381.99'
L45	S 13°40'18" W	381.99'
L46	S 13°40'18" W	381.99'
L47	S 13°40'18" W	381.99'
L48	S 13°40'18" W	381.99'
L49	S 13°40'18" W	381.99'
L50	S 13°40'18" W	381.99'
L51	S 13°40'18" W	381.99'
L52	S 13°40'18" W	381.99'
L53	S 13°40'18" W	381.99'
L54	S 13°40'18" W	381.99'
L55	S 13°40'18" W	381.99'
L56	S 13°40'18" W	381.99'
L57	S 13°40'18" W	381.99'
L58	S 13°40'18" W	381.99'
L59	S 13°40'18" W	381.99'
L60	S 13°40'18" W	381.99'

Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
C1	27.80'	28.17'	58°03'39"	N 59°33'12" W	26.98'
C2	54.00'	92.76'	98°25'30"	N 37°03'56" W	81.77'
C3	54.00'	63.94'	67°50'23"	N 46°04'01" E	60.27'
C4	54.00'	22.59'	23°57'50"	S 88°01'53" E	22.42'
C5	30.00'	23.97'	45°47'03"	N 81°03'31" E	23.34'
C6	30.00'	12.55'	23°57'50"	N 88°01'53" W	12.46'
C7	30.00'	35.52'	67°50'23"	S 46°04'01" W	33.48'
C8	30.00'	51.54'	98°25'30"	S 37°03'56" E	45.43'
C9	20.00'	27.94'	80°03'01"	N 53°41'48" E	25.72'
C10	30.00'	7.52'	14°21'27"	N 6°29'35" E	7.50'
C11	48.00'	12.04'	14°22'20"	N 6°30'01" E	12.01'
C12	18.00'	28.19'	89°44'10"	N 31°10'53" W	25.40'
C13	30.00'	23.81'	45°28'48"	N 53°30'13" W	23.19'
C14	18.00'	28.30'	90°04'12"	S 58°43'18" W	25.47'
C15	24.00'	6.35'	15°09'53"	S 6°06'15" W	6.33'
C16	30.00'	7.93'	15°08'59"	S 6°05'48" W	7.91'
C17	20.00'	34.89'	99°56'59"	S 36°18'12" E	30.63'
C18	30.00'	17.48'	33°22'31"	N 77°02'03" E	17.23'
C19	72.50'	58.13'	45°56'26"	S 57°01'01" W	56.59'
C20	2.50'	3.80'	86°58'59"	S 12°04'08" E	3.44'

OWNER'S CERTIFICATE
 STATE OF TEXAS
 COUNTY OF DALLAS
 Whereas Huzefa Y. Tinwala and Murtuza Y. Tinwala, are the owners of that tract of land situated in the Samuel McFarland survey, Abstract No. 558, Collin County, Texas, conveyed to Huzefa Y. Tinwala and Murtuza Y. Tinwala, by deed recorded in Instrument No. 20160408000423250, Deed Records, Collin County, Texas, and being more particularly described as follows:
 BEGINNING at a 1/2 inch iron rod found for corner, said corner being the Southeastery Northeast corner of that tract of land conveyed to K&H McKinney, LLC, a California Limited Liability Company, by deed recorded in Instrument No. 20060614000816160, Deed Records, Collin County, Texas, and the Southeast corner of said Tinwala tract, and in the West line of S. Tennessee Street (60 foot right-of-way);
 THENCE North 86 degrees 16 minutes 41 seconds West, along the most Southerly North line of said K&H McKinney, LLC tract, and the South line of said Tinwala tract, a distance of 328.00 feet to a railroad spike found for corner, said corner being Southwest corner of said Tinwala tract;
 THENCE North 12 degrees 29 minutes 41 seconds East, along the most Westerly East line of said K&H McKinney, LLC tract, and the West line of said Tinwala tract, a distance of 351.85 feet to a 5/8 inch iron rod found for corner, said corner being the Northwest corner of said K&H McKinney, LLC tract;
 THENCE North 79 degrees 56 minutes 57 seconds East, along the most Northerly South line of said K&H McKinney, LLC tract, and the North line of said Tinwala tract, a distance of 260.13 feet to a 1/2 inch iron rod set with plastic yellow cap stamped "CBG Surveying" for corner;
 THENCE South 02 degrees 32 minutes 34 seconds West, a distance of 46.47 feet to a 2 inch iron pipe found for corner;
 THENCE North 85 degrees 10 minutes 27 seconds East, a distance of 87.71 feet to a 1/2 inch iron rod set with plastic yellow cap stamped "CBG Surveying" for corner, said corner being the most Northerly Southeast corner of said K&H McKinney, LLC tract, the Northeast corner of said Tinwala tract, and in said West line of S. Tennessee Street;
 THENCE South 13 degrees 40 minutes 18 seconds West, along said West line of S. Tennessee Street, a distance of 381.99 feet to the POINT OF BEGINNING, and containing 125,031 square feet or 2.87 acres of land.

OWNER'S DEDICATION
 NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
 WHEREAS, Huzefa Y. Tinwala and Murtuza Y. Tinwala, does hereby adopt this plat, designating the herein described property as **LOT 1, BLOCK A, TINWALA ADDITION**, an addition to the City of McKinney, Collin County, Texas, and do hereby dedicate, to the public use forever any 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 or any public utility and the City of McKinney shall have the right to remove and keep removed all or parts of any buildings, fences, shrubs, trees or other improvements or growth, which in anyway endanger or 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 ordinances, rules, regulations and resolutions of the City of McKinney, Texas.

WITNESS, my hand at McKinney, Texas, this the _____ day of _____, 2018.
 BY: _____
 Huzefa Y. Tinwala
 (Owner)
 STATE OF TEXAS
 COUNTY OF COLLIN
 BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Huzefa Y. Tinwala, 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 considerations therein expressed.

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

 Notary Public in and for the State of Texas.
 WITNESS, my hand at McKinney, Texas, this the _____ day of _____, 2018.
 BY: _____
 Murtuza Y. Tinwala
 (Owner)
 STATE OF TEXAS
 COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Murtuza Y. Tinwala, 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 considerations therein expressed.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2018.

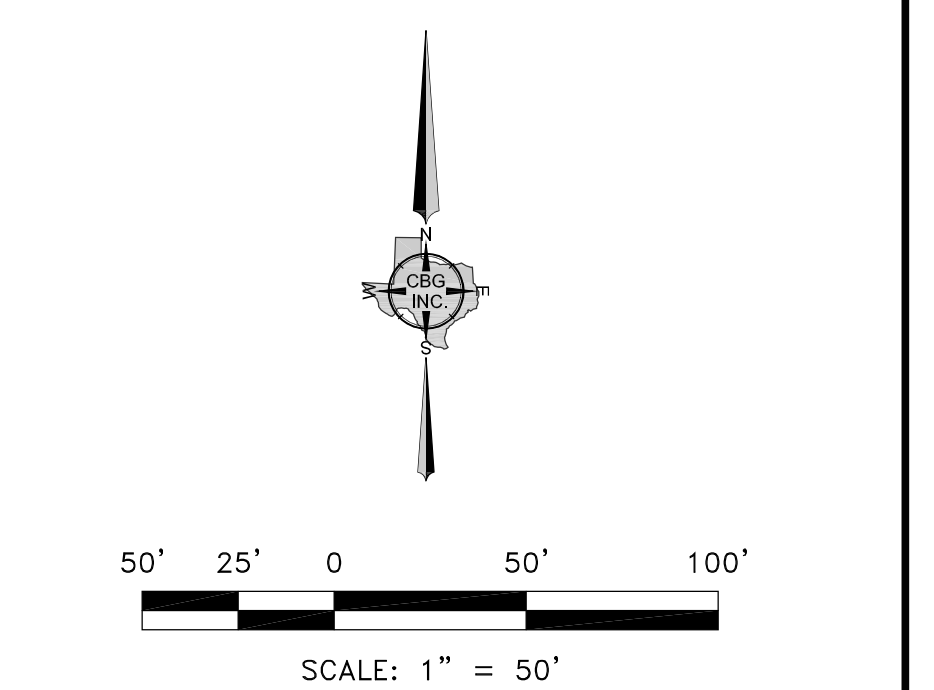
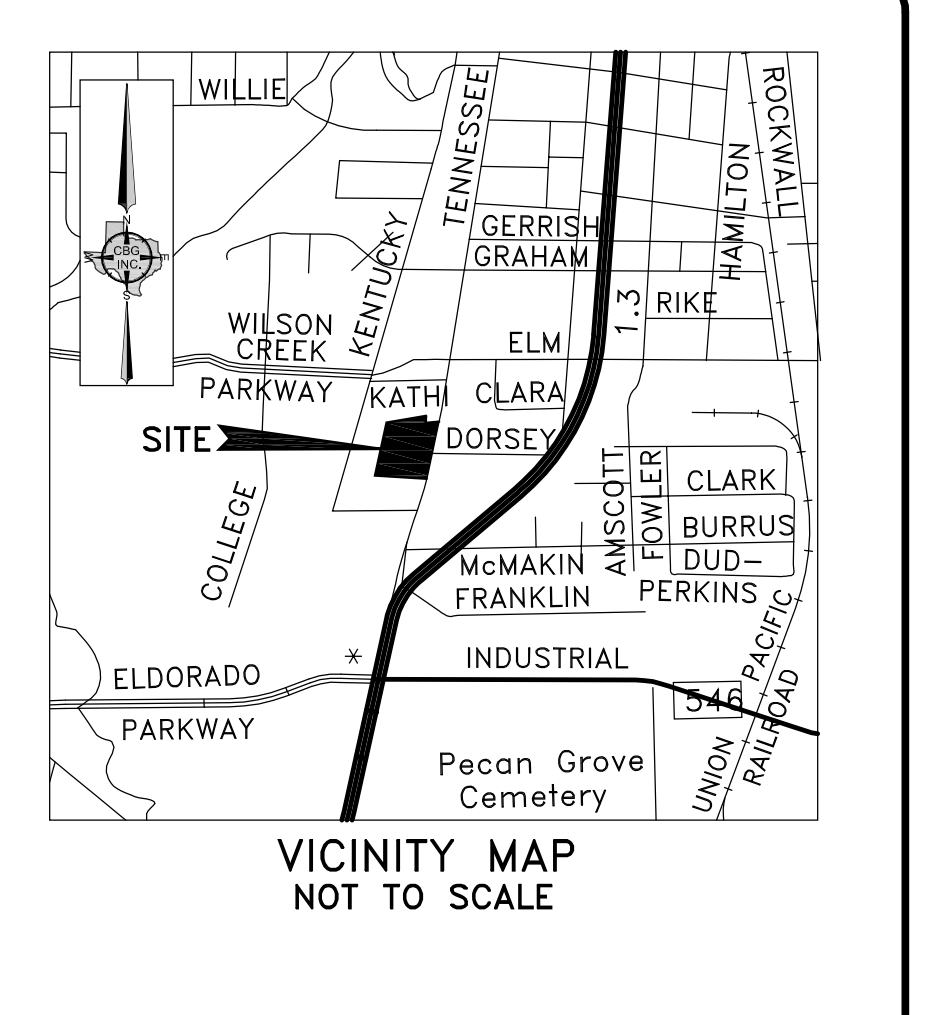
 Notary Public in and for the State of Texas.
SURVEYOR'S STATEMENT:
 I, Bryan Connolly, a Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that this plat was prepared from an actual and accurate survey of the land and that the crnr monuments shown thereon were either found or properly placed under my supervision, in accordance with the Subdivision Regulations of the City of McKinney, Collin County, Texas.

Dated this the _____ day of _____, 2018.
 RELEASED FOR REVIEW 06/07/18 PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. **PRELIMINARY-FINAL PLAT IS FOR REVIEW PURPOSES ONLY.**
 Bryan Connolly
 Texas Registered Professional Land Surveyor No. 5513
 STATE OF TEXAS
 COUNTY OF COLLIN
 BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connolly 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

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

 Notary Public in and for the State of Texas

Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
C23	2.50'	3.80'	86°58'59"	S 71°21'39" W	3.44'
C24	72.50'	16.58'	13°06'02"	N 18°41'50" E	16.54'
C25	2.50'	3.93'	90°00'00"	S 32°51'11" E	3.54'
C26	2.50'	3.93'	90°00'00"	S 57°08'49" W	3.54'
C27	2.50'	3.80'	86°58'59"	S 34°52'14" E	3.44'
C28	2.50'	3.80'	86°58'59"	S 47°36'30" W	3.44'
C29	72.50'	97.38'	76°57'22"	S 36°58'59" E	90.22'



PRELIMINARY-FINAL PLAT
TINWALA ADDITION
 LOT 1, BLOCK A
 125,031 SQ. FT. / 2.870 ACRES
 SAMUEL MCFARLAND SURVEY, ABSTRACT NO. 558
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
PLANNING & SURVEYING
 Main Office
 12025 Shiloh Road, Ste. 230
 Dallas, TX 75228
 P.214.349.9485
 F.214.349.2216
 orders@cbginctx.com
 Firm No. 10168800
 www.cbginctx.com
CBG
 SURVEYING INC.
 2224 CORTLAND DRIVE
 FRISCO, TEXAS 75034
 972-353-8482
 SCALE: 1"=40' / DATE: 12/09/16 / JOB NO. 1617347 / DRAWN BY: WTH

OWNER: HUZefa Y. TINWALA AND
 MURTUZA Y. TINWALA
 2224 CORTLAND DRIVE
 FRISCO, TEXAS 75034
 972-353-8482