

AREA NOTE:

The area (acres) shown hereon is based on the mathematical closure of the courses and distances reflected on this Survey. It does not include the tolerances that may be present due to positional accuracy of the boundary monuments in place.

REFERENCE BEARING NOTE:

The basis of bearings shown upon this Plat are geodetic and referenced to City of McKinney Control Monuments No. 13 and No. 38, Texas State Plane Coordinates, North Central Zone, NAD-83.

FLOOD ZONE NOTE:

This Surveyor has reviewed Flood Insurance Rate Map No. 48085C0255J (effective date June 2, 2009) published by the Federal Emergency Management Administration for Collin County, Texas and based upon said scaled map and graphic plotting, such review indicates that no part of the subject parcel lies within the 100 Year Floodplain.

MONUMENT NOTE:

All lot corner monuments are 1/2 inch diameter rebar, two feet long topped with a red plastic cap, stamped "RPLS 4701", unless otherwise noted.

NOTES:

All proposed lots situated entirely outside the city's corporate limits and within the city's extraterritorial jurisdiction comply with the requirements of the subdivision ordinance.

The owners of Block A, Lots 1 & 2, 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.

PROSPER PLAZA Vol. 2016, Pg. 63 P.R.C.C.T.

PART OF LOTS 6 & 7, BLOCK 2 PATRICIA STANDISH Vol. 1314, Pg. 483 D.R.C.C.T.

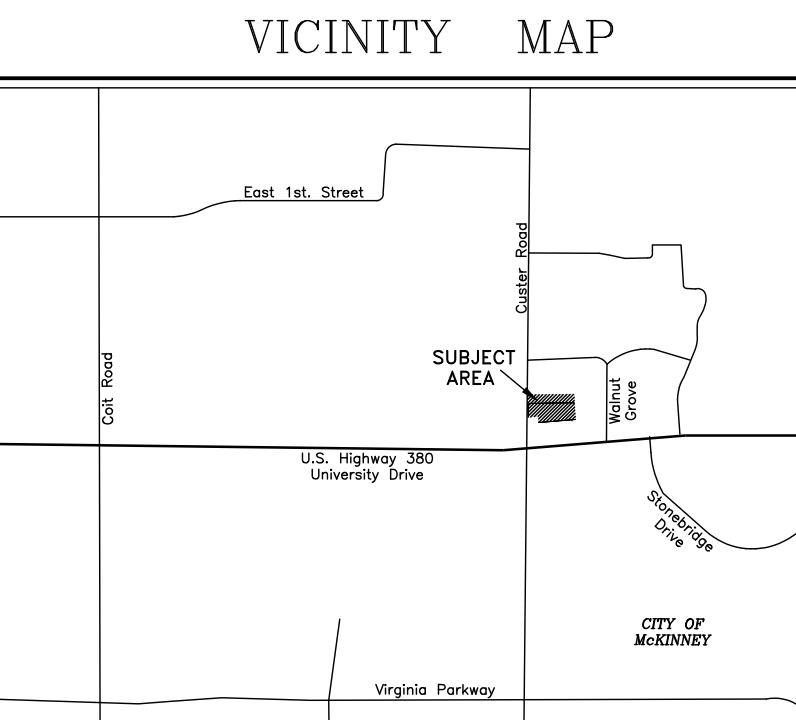
PART OF LOT 6, BLOCK 2 PATRICIA STANDISH Vol. 1004, Pg. 676 D.R.C.C.T.

PAUL B. BRACKEEN ET UX, BARBARA S. BRACKEEN Vol. 2176, Pg. 466 D.R.C.C.T.

CURVE TABLE with columns: CURVE, DELTA ANGLE, RADIUS, ARC LENGTH, CHORD LENGTH, BEARING, CHORD BEARING, CHORD LENGTH. Lists curves C1 through C13.

LINE TABLE with columns: LINE, BEARING, DISTANCE. Lists lines L1 through L38.

ABBREVIATIONS: Cab. = Cabinet, Vol. = Volume, Pg. = Page, Doc. No. = Document Number, Inst. No. = Instrument Number, D.R.C.C.T. = Deed Records, Collin County, Texas, P.R.C.C.T. = Plat Records, Collin County, Texas, CM = Controlling Monument, IRP = Iron Rod Found, IRS = 1/2" Iron Set with cap stamped "RPLS 4701"



CONVEYANCE PLAT ONLY: NOT FOR DEVELOPMENT

A conveyance plat is a map of property approved by the city for the purpose of sale or conveyance in its entirety or interests thereon defined. Lots created by a conveyance plat may not have all necessary public utilities available for immediate use. No certificate of occupancy shall be issued nor permanent public utility service provided to any lot(s) created by a conveyance plat until all required public improvements have been constructed and accepted and a record plat, minor plat, or minor replat is filed for record with the county clerk. Selling a portion of property by metes and bounds, except as shown on an approved, filed and accepted conveyance plat, record plat, minor plat or minor replat is a violation of the City's Code of Ordinances and state law.

SURVEYORS' CERTIFICATE

That I, Lawrence H. Ringley, do hereby certify that I have prepared this plat and the field notes shown hereon from an on the ground survey of the land, and this plat is a true, correct and accurate representation of the physical evidence found at the time of the survey; that the corner monuments shown hereon were found and/or placed under my personal supervision. This plat was prepared in accordance with the platting rules and regulations of the City of McKinney, Texas.

DATED this the ___ day of ___, 2016.

Lawrence H. Ringley, R.P.L.S. State of Texas, No. 4701

STATE OF TEXAS) COUNTY OF COLLIN)

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared LAWRENCE H. RINGLEY, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the ___ day of ___, 2016.

Notary Public, State of Texas

SHIRLEY GRAVES Managing Partner

STATE OF TEXAS) COUNTY OF COLLIN)

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared SHIRLEY GRAVES, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the ___ day of ___, 2016.

Notary Public, State of Texas

CERTIFICATE OF APPROVAL

Approved & Accepted

Planning and Zoning Commission Chairman City of McKinney, Texas

WITNESS MY HAND AND SEAL OF OFFICE, this the ___ day of ___, 2016.

Notary Public, State of Texas

COUNTY OF COLLIN) STATE OF TEXAS) WHEREAS, MICHAEL D. FREMMING JR., SHIRLEY GRAVES, MICHELE ANN LEWIS and SHERIDAN FREMMING are the owners of that certain tract of land, situated in the Briah P. Worley Survey, Abstract No. 995 and being all of that certain called 2.00 acre tract of land described in deed to Michael D. Fremming, Jr., Michele Ann Lewis, and Sheridan Fremming, recorded in Volume 2653, Page 646 of the Deed Records of Collin County, Texas (D.R.C.C.T.), and all of that certain called 3.991 acre tract of land described in deed to M. D. Fremming and Shirley Graves, recorded in County Clerks File No. 96-0020042, D.R.C.C.T. and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the northeast corner of said 2.00 acre tract on the east right-of-way line of Custer Road (F.M. 2478) (variable width R.O.W.), said point also being the southwest corner of a called 4.113 acre tract of land described in deed to Custer Storage Center, recorded in Document No. 20140929001058190, D.R.C.C.T.;

THENCE: North 89 deg. 24 min. 00 sec. East, departing from said Custer Road, along the common line of said 2.00 acre and 4.113 acre tracts, a distance of 689.55 feet to a 1/2 inch iron rod found for the northeast corner of said 2.00 acre tract and the southeast corner of said 4.113 acre tract and said point being on the west line of Lots 6 and 7, Block 2 of Walnut Grove, an addition to Collin County, according to the plat thereof, recorded in Volume 7, Page 19, Plat Records, Collin County, Texas (P.R.C.C.T.);

THENCE: South 01 deg. 16 min. 26 sec. East, along the common line of said 2.00 acre tract and Walnut Grove addition, a distance of 128.16 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for the southeast corner of said 2.00 acre tract and same being the northeast corner of the above described 3.991 acre Fremming tract;

THENCE: South 04 deg. 01 min. 15 sec. East, continuing along the common line of said 3.991 acre tract and Walnut Grove addition, a distance of 245.62 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for the southeast corner of said 3.991 acre tract and said point also being the northeast corner of that certain called 2.00 acre tract of land described in a deed to Paul B. Brackeen, et ux, Barbara S. Brackeen, recorded in Volume 2176, Page 466, D.R.C.C.T.;

THENCE: South 85 deg. 12 min. 09 sec. West, along the south line of said 3.991 acre tract and the north lines of said 2.00 acre Brackeen tract, Big Score Investors, LLC, recorded in Document No. 2012052400610240, D.R.C.C.T. and Custer/380 Addition, an addition to the City of McKinney, according to the plat thereof, recorded in Cabinet 2006, Page 505, P.R.C.C.T., a distance of 508.39 feet to a 1/2 inch iron rod found for corner on the north line of Lot 2, Block A of said Custer/380 Addition;

THENCE: South 86 deg. 07 min. 55 sec. West, continuing along the common line of said 3.991 acre tract and Lot 2, Block A, a distance of 39.25 feet to a 1/2 inch iron rod for the most southerly southwest corner of said 3.991 acre tract and same being an inside ell corner of said Lot 2, Block A;

THENCE: North 01 deg. 21 min. 02 sec. West, continuing along the common line of said 3.991 acre tract and Lot 2, Block A, a distance of 92.62 feet to a 1/2 inch iron rod found for an inside ell corner of said 3.991 acre tract and same being the most northerly northeast corner of said Lot 2, Block A;

THENCE: South 85 deg. 03 min. 15 sec. East, continuing along the common line of said 3.991 acre tract and Lot 2, Block A, at 134.77 feet, passing a 1/2 inch iron rod, topped with a plastic cap, stamped "Spiars" found for the northwest corner of said Lot 2, Block A and continuing for a total distance of 154.81 feet to a point for on the east right-of-way line of the above mentioned Custer Road for the most westerly southwest corner of said 3.991 acre tract;

THENCE: North 01 deg. 16 min. 27 sec. West, along the common line of said 3.991 acre tract and said Custer Road, a distance of 203.72 feet to a 1 inch iron pipe found for the northwest corner of said 3.991 acre tract and same being the southwest corner of the above described 2.00 acre tract;

THENCE: North 01 deg. 17 min. 00 sec. West, along the common line of said 2.00 acre tract and said Custer Road, a distance of 128.16 feet to the POINT OF BEGINNING and containing 262,472 square feet, or 6.026 acres of land.

DEDICATION STATE OF TEXAS) COUNTY OF COLLIN) NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT MICHAEL D. FREMMING JR., SHIRLEY GRAVES, MICHELE ANN LEWIS and SHERIDAN FREMMING, hereby adopts this Conveyance Plat designating the herein above described property as CALIBER COLLISION NORTHWEST ADDITION, LOTS 1 & 2, BLOCK A, being 6.026 acres of land consisting of a called 2.00 acre tract as described in a deed to to Shirley Grave, Mike D. Fremming and Sheridan Fremming, recorded in Volume 2653, Page 646 of the Deed Records of Collin County, Texas (D.R.C.C.T.), and all of that certain called 3.991 acre tract of land described in deed to M. D. Fremming, recorded in County Clerks File No. 96-0020042, D.R.C.C.T., do hereby dedicate to the public use forever, the streets and easements shown hereon for the purpose as indicated. The Firelane, Drainage, Mutual Access and Utility Easement being hereby dedicated for the 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 any way, endanger or interfere with the construction, maintenance or efficiency of its respective systems on said easements, and the City of McKinney and all public utilities shall, at all times, have the full right of ingress and egress to or from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of its respective systems, without the necessity at any time, 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 IN COLLIN COUNTY, TEXAS, this the ___ day of ___, 2016.

MICHAEL D. FREMMING, JR. Managing Partner

STATE OF TEXAS) COUNTY OF COLLIN)

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared MICHAEL D. FREMMING, JR., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the ___ day of ___, 2016.

Notary Public, State of Texas

MICHELE ANN LEWIS Managing Partner

STATE OF TEXAS) COUNTY OF COLLIN)

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared MICHELE ANN LEWIS, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the ___ day of ___, 2016.

Notary Public, State of Texas

SHERIDAN FREMMING Managing Partner

STATE OF TEXAS) COUNTY OF COLLIN)

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared SHERIDAN FREMMING, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the ___ day of ___, 2016.

Notary Public, State of Texas

CONVEYANCE PLAT

CALIBER COLLISION NORTHWEST ADDITION LOTS 1 & 2, BLOCK A 6.026 Acres situated in the BRIAH P. WORLEY SURVEY ABSTRACT NO. 995 City of McKinney Collin County, Texas

RINGLEY & ASSOCIATES, INC. SURVEYING • MAPPING • PLANNING Texas Firm Registration No. 10061300 701 S. Tennessee - McKinney, Texas 75069 (972) 542-1266

Table with columns: Drawn by, Date, Scale, Job, Title, Sheet. Mark Sheehy, 07/10/16, 1" = 60', 15118, 15118-CP.DWG, 1 of 1