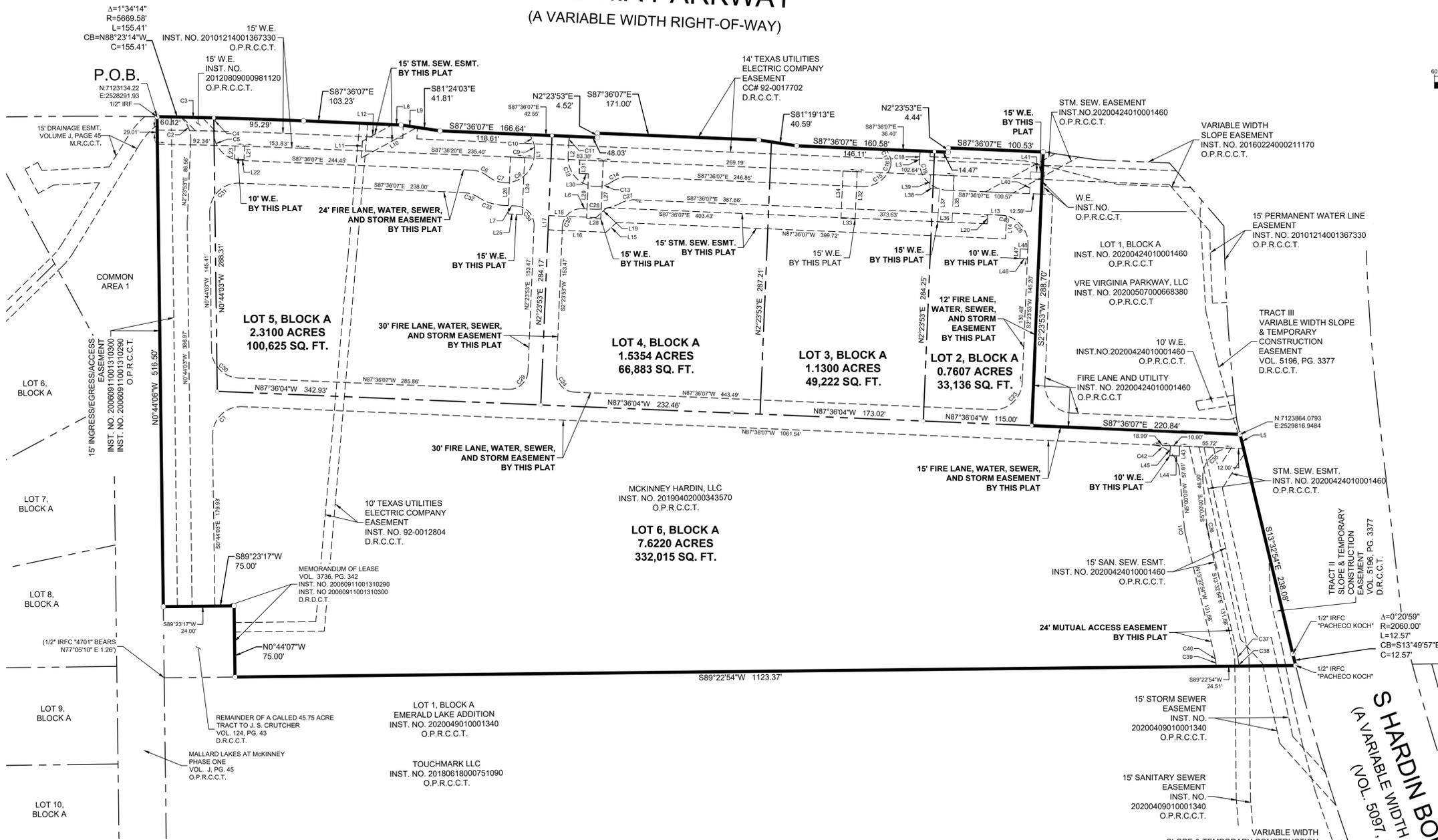
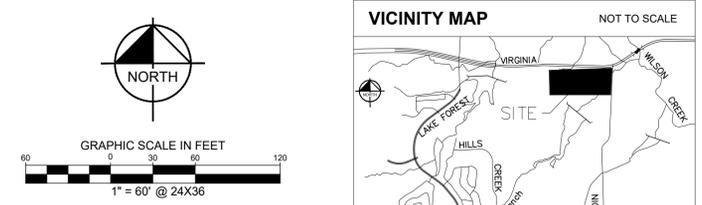


VIRGINIA PARKWAY (A VARIABLE WIDTH RIGHT-OF-WAY)



OWNER'S CERTIFICATION
 STATE OF TEXAS §
 COUNTY OF COLLIN §
 CITY OF MCKINNEY §

WHEREAS, MCKINNEY HARDIN, LLC being the owner of a tract of land situated in the James Herndon Survey, Abstract No. 391, City of McKinney, Collin County, Texas and being a portion of the tract of land described in Special Warranty Deed to McKinney Hardin, LLC recorded in Instrument No. 2019040200343570, Official Public Records of Collin County, Texas and being all of Lot 2, Block A, Hardin Crossing Addition, an addition to the City of McKinney, Texas according to the plat thereof recorded in Instrument No. 20200424010001460, Official Public Records Collin County, Texas being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the south right-of-way line of Virginia Parkway (a variable width right-of-way), for the northeast corner of Mallard Lakes at McKinney Phase One, an addition to the City of McKinney, recorded in Volume A, Page 45, of the Official Public Records of Collin County, Texas, and being the beginning of a curve to the right having a central angle of 1°34'14", a radius of 5669.58 feet, a chord bearing and distance of South 88°23'14" East, 155.41 feet;

THENCE with said south right-of-way line of Virginia Parkway, the following courses and distances:

In a southeasterly direction, with said curve to the right, an arc distance of 155.41 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
 South 87°36'07" East, a distance of 103.23 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
 South 81°24'03" East, a distance of 41.81 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
 South 87°36'07" East, a distance of 166.64 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
 North 2°23'53" East, a distance of 4.44 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
 South 87°36'07" East, a distance of 171.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
 South 81°19'13" East, a distance of 40.59 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
 South 87°36'07" East, a distance of 160.58 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
 North 2°23'53" East, a distance of 4.44 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
 South 87°36'07" East, a distance of 100.53 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

THENCE departing with said south right-of-way line of Virginia Parkway and with the west and south line of Lot 1, Block A, Hardin Crossing Addition, an addition to the City of McKinney, Texas according to the plat thereof recorded in Instrument No. 20200424010001460, of said Official Public Records the following courses and distances:

South 2°23'53" West, a distance of 288.70 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
 South 87°36'07" East, a distance of 220.84 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner in the west right-of-way line of Hardin Boulevard (a variable width right-of-way);

THENCE with said west right-of-way line of Hardin Boulevard, the following courses and distances:

South 13°32'54" East, a distance of 238.08 feet to a 1/2" iron rod with cap stamped "PACHECO KOCH" found at the beginning of a tangent curve to the left having a central angle of 00°20'59", a radius of 2060.00 feet, a chord bearing and distance of South 13°49'57" East, 12.57 feet;

In a southeasterly direction, with said curve to the left, an arc distance of 12.57 feet to a 1/2" iron rod with cap stamped "PACHECO KOCH" found at the northeast corner of Lot 1, Block A, Emerald Lake Addition, an Addition to the City of McKinney, Texas according to the plat thereof recorded in Instrument No. 2020049010001340, of said Official Public Records;

THENCE with the north line of said Lot 1, Block A, Emerald Lake Addition, South 89°22'54" West, a distance of 1123.37 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

THENCE departing with north line of said Lot 1, Block A, Emerald Lake Addition, North 04°40'07" West, a distance of 75.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 89°23'17" West, a distance of 75.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set in the east line of said Mallard Lakes at McKinney Phase One Addition;

THENCE with said east line of said Mallard Lakes at McKinney Phase One Addition, North 04°40'06" West, a distance of 516.50 feet to the **POINT OF BEGINNING** and containing 13.3581 acres or 581,882 square feet of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

- NOTES:**
- Bearing system is based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.
 - Coordinates shown are based on surface coordinate values.
 - All corners are 5/8" iron rods with a plastic cap stamped "KHA" set unless otherwise noted.
 - See Sheet 2 for Abandonment's by this Plat, easements that are being abandoned were recorded in Instrument No. 20200424010001460, Official Public Records, Collin County, Texas
 - 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.
 - Purpose of this plat is to be a survey of property approved by the City of McKinney, Texas for the purpose of sale or conveyance in its entirety or interests thereon defined

CURVE TABLE					CURVE TABLE					CURVE TABLE					CURVE TABLE								
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	93°07'56"	30.00'	48.76'	S45°49'55"W	43.57'	C13	36°25'28"	30.00'	19.07'	N74°11'09"E	18.75'	C29	90°00'00"	20.00'	31.42'	S47°23'53"W	28.28'	C41	8°32'54"	74.00'	11.04'	N09°16'27"W	11.03'
C2	52°42'56"	30.00'	27.80'	N23°57'35"W	26.64'	C14	38°25'28"	30.00'	19.07'	N74°11'09"E	18.75'	C30	86°52'04"	30.00'	45.48'	N44°10'05"W	41.25'	C42	82°36'07"	30.00'	43.25'	N46°18'04"W	39.60'
C3	0°33'45"	3869.99'	37.99'	N88°43'44"W	37.99'	C15	73°49'58"	30.00'	38.66'	N55°28'54"E	36.04'	C31	93°07'56"	30.00'	48.76'	N45°49'55"E	43.57'	C43	11°28'52"	30.00'	6.01'	N81°51'41"W	6.00'
C4	24°50'42"	26.43'	11.46'	S13°19'29"W	11.37'	C16	32°20'04"	15.00'	8.47'	N02°23'53"E	8.35'	C32	30°37'56"	30.00'	16.04'	S72°17'13"E	15.85'						
C5	90°00'00"	30.00'	47.12'	S42°36'07"E	42.43'	C17	21°39'48"	30.00'	11.34'	N24°36'03"W	11.28'	C33	30°37'56"	30.00'	16.04'	S72°17'13"E	15.85'						
C6	36°25'33"	30.00'	19.07'	S69°23'23"E	18.75'	C18	12°15'30"	30.00'	6.42'	S08°31'38"W	6.41'	C34	90°00'00"	20.00'	31.42'	S42°36'07"E	28.28'						
C7	36°25'33"	30.00'	19.07'	S69°23'23"E	18.75'	C19	90°00'00"	30.00'	47.12'	S42°36'07"E	42.43'	C35	97°23'53"	30.00'	51.00'	S43°41'56"W	45.08'						
C8	90°00'00"	30.00'	47.12'	N47°23'53"E	42.43'	C20	90°00'00"	30.00'	47.12'	S47°23'53"W	42.43'	C36	8°32'54"	50.00'	7.46'	S09°16'27"E	7.45'						
C9	15°40'00"	15.00'	4.10'	N04°33'23"W	4.09'	C21	90°00'00"	20.00'	31.42'	N42°36'07"W	28.28'	C37	8°02'07"	50.00'	7.01'	S09°31'57"E	7.01'						
C10	22°15'59"	30.13'	11.76'	N24°33'31"W	11.69'	C22	90°00'00"	20.00'	31.42'	N47°23'53"E	28.28'	C38	9°23'53"	50.00'	8.20'	S10°12'50"E	8.19'						
C11	12°53'33"	30.00'	6.75'	S08°50'40"W	6.74'	C23	30°37'56"	54.00'	28.87'	N77°04'55"E	28.53'	C39	4°42'25"	74.00'	6.08'	N07°52'06"W	6.08'						
C12	90°03'42"	30.00'	47.16'	S42°37'58"E	42.45'	C24	30°37'56"	30.00'	16.04'	N77°04'55"E	15.85'												

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH									
L1	N02°23'53"E	7.22'	L2	N61°26'07"E	36.65'	L7	S02°23'53"W	49.99'	L12	S87°36'07"E	10.00'	L17	N02°23'53"E	10.50'
L2	S02°23'53"W	15.00'	L3	S87°36'07"E	14.03'	L8	S02°23'53"W	59.97'	L13	N87°36'07"W	15.00'	L18	N87°36'07"W	10.00'
L3	S02°23'53"W	3.68'	L4	S02°23'53"W	24.06'	L9	S02°23'53"W	49.99'	L14	N02°23'53"E	10.50'	L19	S87°36'07"E	9.88'
L4	S13°32'54"E	30.52'	L5	S47°23'53"W	15.29'	L10	N87°36'07"W	15.00'	L15	S02°23'53"W	49.44'	L20	N02°23'53"E	23.00'
L5	S87°36'07"E	13.03'	L6	N87°36'07"W	61.43'	L11	N02°23'53"E	59.97'	L16	S87°36'07"E	403.43'	L21	N02°23'53"E	14.14'
L6	S87°36'07"E	13.03'	L7	N02°23'53"E	15.00'	L12	S02°23'53"W	61.21'	L17	N02°23'53"E	35.33'	L22	N87°36'07"E	12.50'
L7	S87°36'07"E	13.03'	L8	N87°36'07"E	50.21'	L13	N87°36'07"W	15.00'	L18	N87°36'07"W	9.88'			
L8	S87°36'07"E	8.91'	L9	N47°23'53"E	15.29'	L14	N02°23'53"E	47.12'	L19	N02°23'53"E	14.09'			
L9	S81°24'03"E	17.24'	L10	N24°33'31"W	11.69'	L15	N87°36'07"W	9.88'	L20	N02°23'53"E	23.00'			
L10	S61°26'07"W	67.03'	L11	N02°23'53"E	9.66'	L16	N87°36'07"W	9.88'	L21	N02°23'53"E	14.09'			
L11	N02°23'53"E	17.49'	L12	N02°23'53"E	14.14'	L13	N02°23'53"E	14.09'	L18	S87°36'07"E	12.50'			

LEGEND

Δ = CENTRAL ANGLE
 P.O.B. = POINT OF BEGINNING
 SAN. SEW. = SANITARY SEWER
 STM. SEW. = STORM SEWER
 W. = WATER
 ESMT. = EASEMENT
 VOL. = VOLUME
 PG. = PAGE
 SQ. FT. = SQUARE FEET
 INST. NO. = INSTRUMENT NUMBER
 IRFC = IRON ROD WITH CAP FOUND
 IRF = IRON ROD FOUND
 M.R.C.C.T. = MAP RECORDS OF COLLIN COUNTY, TEXAS
 O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS

FLOOD STATEMENT:

According to Community Panel No. 4808500260K, dated June 7, 2017 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is within Zone X (unshaded) "areas determined to be outside the 0.2% annual chance floodplain". If this site is not within an identified special hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

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 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.

OWNER:
 MCKINNEY HARDIN, LLC
 7120 E. KIERLAND BLVD., SUITE 807
 SCOTTSDALE, AZ 85254
 CONTACT: JIM RIGGS, MANAGER
 PHONE: 602.292.2398
 EMAIL: HOYATROJAN@AOL.COM

ENGINEER:
 KIMLEY-HORN AND ASSOCIATES, INC.
 280 EAST DAVIS STREET, SUITE 100,
 MCKINNEY, TEXAS 75069
 PHONE: 469.352.2959
 CONTACT: MICHAEL DOGGETT, PE

SURVEYOR:
 KIMLEY-HORN AND ASSOCIATES, INC.
 13455 NOEL ROAD, TWO GALLERIA OFFICE
 OFFICE
 TOWER, SUITE 700, DALLAS, TX 75240
 PHONE: 972-770-1300
 CONTACT: J. ANDY DOBBS, RPLS

**CONVEYANCE PLAT
 HARDIN CROSSING ADDITION
 LOTS 2-6, BLOCK A
 BEING A REPLAT OF HARDIN
 CROSSING ADDITION,
 LOT 2, BLOCK A AND
 BEING 13.3581 ACRES OUT OF THE
 JAMES HERNDON SURVEY
 ABSTRACT NO. 391
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS**

Kimley»Horn

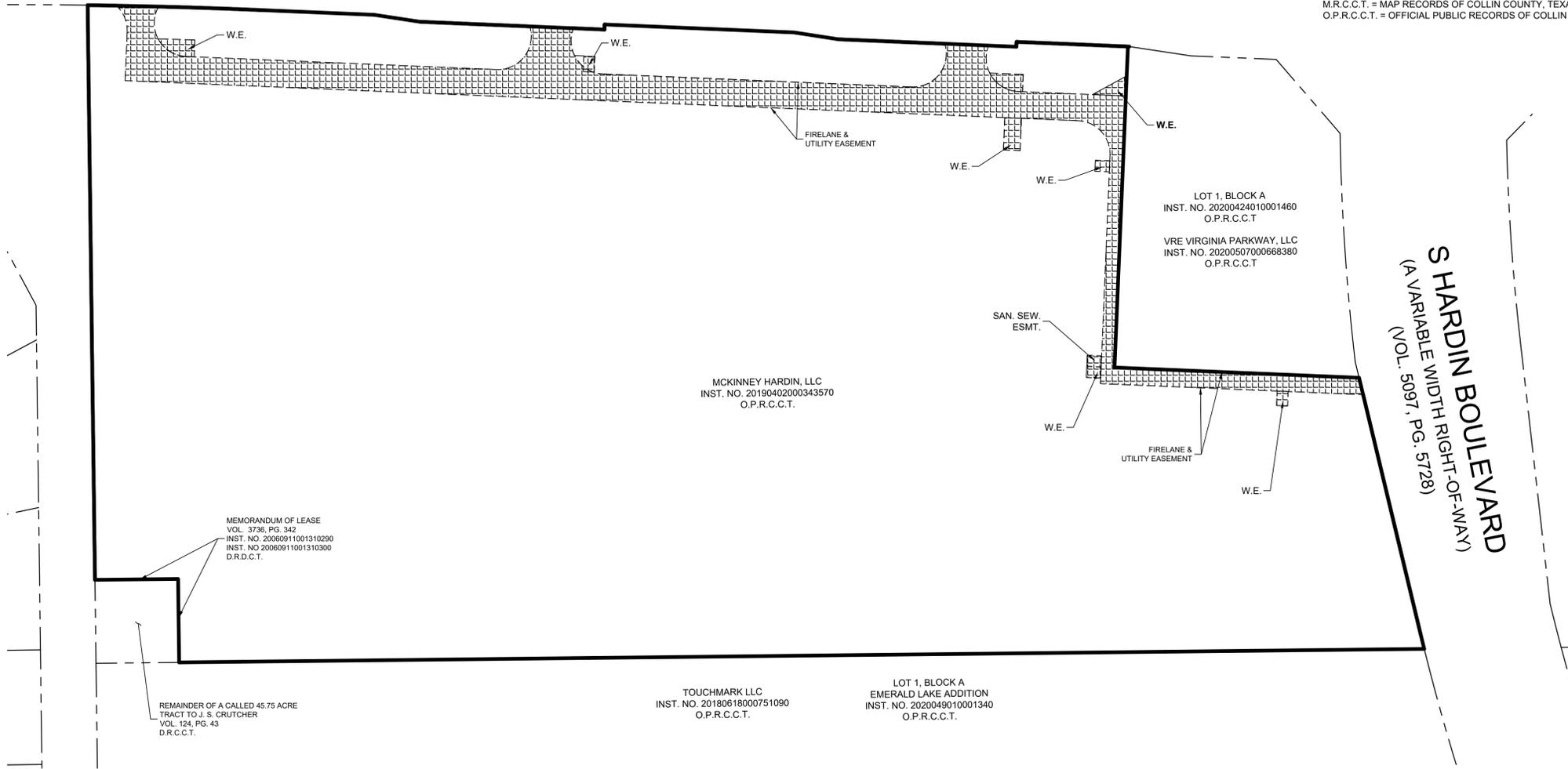
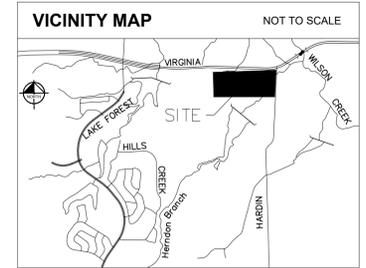
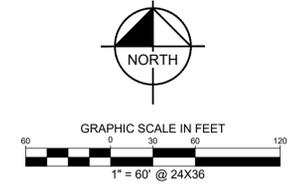
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3620

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	MGB	JAD	NOV. 2020	064546401	1 OF 2

DWG NAME: FCDO_SURVEY\064546401_SVC_VIRGINIA AND HARDIN\KIMLEY_HORN\MCKINNEY_CPLOTS_2-6.DWG PLOTTED BY: BEAKENSHIP, MATTHEW TITLE: 2020 4:11 PM LAST SAVED: 11/19/2020 4:11 PM

VIRGINIA PARKWAY (A VARIABLE WIDTH RIGHT-OF-WAY)

LEGEND
 Δ = CENTRAL ANGLE
 P.O.B. = POINT OF BEGINNING
 SAN. SEW. = SANITARY SEWER
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- NOTES:**
- Bearing system is based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.
 - Coordinates shown are based on surface coordinate values.
 - All corners are 5/8" iron rods with a plastic cap stamped "KHA" set unless otherwise noted.
 - See Sheet 2 for Abandonment's by this Plat, easements that are being abandoned were recorded in Instrument No. 20200424010001460, Official Publics Records, Collin County, Texas
 - 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.
 - Purpose of this plat is to be a survey of property approved by the City of McKinney, Texas for the purpose of sale or conveyance in its entirety or interests thereon defined

FLOOD STATEMENT:

According to Community Panel No. 48085C0260K, dated June 7, 2017 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is within Zone X (unshaded) "areas determined to be outside the 0.2% annual chance floodplain". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

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OWNER DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, I, **MCKINNEY HARDIN, LLC**, do hereby adopt this conveyance plat designating the herein above described property as **HARDIN CROSSING ADDITION, LOTS 2 - 6, BLOCK A**, an addition to the City of McKinney, Collin County, Texas and do hereby dedicate to the public use forever, the 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 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 constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems, without the necessity, at anytime, of procuring the permission of anyone.

This plat is made subject to the following Reservation: For Grantor and Grantor's Heirs, Successors, and Assigns Forever; A Reservation of all oil, gas, and other minerals in and under that may be produced from the property.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of McKinney, Texas.

WITNESS MY HAND at _____, this ___ day of _____, 20__.

MCKINNEY HARDIN, LLC

By: _____
 Name: Jim Riggs
 Title: Manager

STATE OF _____ §
 COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared Jim Riggs, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ___ day of _____, 20__.

 Notary Public in and for the State of _____

SURVEYOR'S CERTIFICATE

THAT I, J. Andy Dobbs, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of McKinney, Texas.

Dated this the ___ day of _____, 20__.

J. Andy Dobbs
 Registered Professional Land Surveyor No. 6196
 Kimley-Horn and Associates, Inc.
 13455 Noel Road,
 Two Galleria Office Tower, Suite 700
 Dallas, Texas 75240
 (972) 770-1300
 andy.dobbs@kimley-horn.com

STATE OF TEXAS §
 COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared J. Andy Dobbs, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

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

 Notary Public in and for the State of Texas

PRELIMINARY
 THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

OWNER:
 MCKINNEY HARDIN, LLC
 7120 E. KIERLAND BLVD., SUITE 807
 SCOTTSDALE, AZ 85254
 CONTACT: JIM RIGGS, MANAGER
 PHONE: 602 292 2398
 EMAIL: HOYATROJAN@AOL.COM

ENGINEER:
 KIMLEY-HORN AND ASSOCIATES, INC.
 280 EAST DAVIS STREET, SUITE 100,
 MCKINNEY, TEXAS 75069
 PHONE: 469 352 2959
 CONTACT: MICHAEL DOGGETT, PE

SURVEYOR:
 KIMLEY-HORN AND ASSOCIATES, INC.
 13455 NOEL ROAD, TWO GALLERIA
 OFFICE
 TOWER, SUITE 700, DALLAS, TX 75240
 PHONE: 972-770-1300
 CONTACT: J. ANDY DOBBS, RPLS

Approved

 Planning and Zoning Commission Chairman
 City of McKinney, Texas

Date _____

Attest

 Planning and Zoning Commission Secretary
 City of McKinney, Texas

Date _____

**CONVEYANCE PLAT
 HARDIN CROSSING ADDITION
 LOTS 2-6, BLOCK A
 BEING A REPLAT OF HARDIN
 CROSSING ADDITION,
 LOT 2, BLOCK A AND
 BEING 13.3581 ACRES OUT OF THE
 JAMES HERNDON SURVEY
 ABSTRACT NO. 391
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS**

Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3620

Scale 1" = 60'	Drawn by MGB	Checked by JAD	Date NOV. 2020	Project No. 064546401	Sheet No. 2 OF 2
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DWG NAME: FCDL_SURVEY064546401; SWG: VIRGINIA AND HARDIN; MCKINNEY_CPLOTS_2-6.DWG; PLOTTED BY: BLANKENSHIP; MATTHEW; 11/16/2020 4:11 PM; LST SAVED: 11/16/2020 4:11 PM