

GENERAL NOTES:

- 1. The Basis of Bearings is the Texas Coordinate System of 1983, North Central Zone (4202).
2. This plat was prepared without the benefit of a title report.
3. The owners of Block A, Lots 1 and 2 of this plat shall be solely responsible for the maintenance of the storm water detention system.
4. 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.
5. Access to State right-of-way may be modified as requested for approval from TXDOT and NTTA.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Auto Company VII, Inc., a Delaware Corporation does hereby adopt this plat designating the hereinabove described property as Lots 1 & 2, Block A, AutoNation McKinney Addition, an addition to the City of McKinney, Collin County, Texas, and does hereby dedicate to the public use forever, the 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.

WITNESS MY HAND at _____, Texas, this _____ day of _____ 20__

Owner's / Company's Name
By: OWNER: Auto Company VII, Inc., a Delaware Corporation
AGENT: Charles W. Sabadash III
TITLE: Authorized Signatory

STATE OF TEXAS §
COUNTY OF COLLIN §

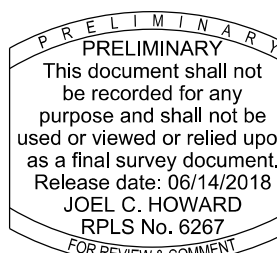
BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Charles W. Sabadash III, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

WITNESS MY HAND at _____, Texas, this _____ day of _____ 20__

Notary Public in and for the State of Texas (NOTARY SEAL)

SURVEYOR'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS:
THAT I, JOEL C. HOWARD, do hereby certify that I prepared this plat from an actual on-the-ground survey of the above described property, and that the corner monuments shown hereon were found or were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of McKinney, Collin County, Texas.



Joel C. Howard
Texas RPLS No. 6267

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Joel C. Howard, 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 purposes and consideration therein expressed and in the capacity therein stated.

WITNESS MY HAND at _____, Texas, this _____ day of _____ 20__

Notary Public in and for the State of Texas (NOTARY SEAL)

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, MONTY JACKSON, does hereby adopt this plat designating the hereinabove described property as Lots 1 & 2, Block A, AutoNation McKinney Addition, an addition to the City of McKinney, Collin County, Texas, and does hereby dedicate to the public use forever, the 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.

WITNESS MY HAND at _____, Texas, this _____ day of _____ 20__

Owner's / Company's Name
By: OWNER: MONTY JACKSON

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared MONTY JACKSON 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 purposes and consideration therein expressed and in the capacity therein stated.

WITNESS MY HAND at _____, Texas, this _____ day of _____ 20__

Notary Public in and for the State of Texas (NOTARY SEAL)

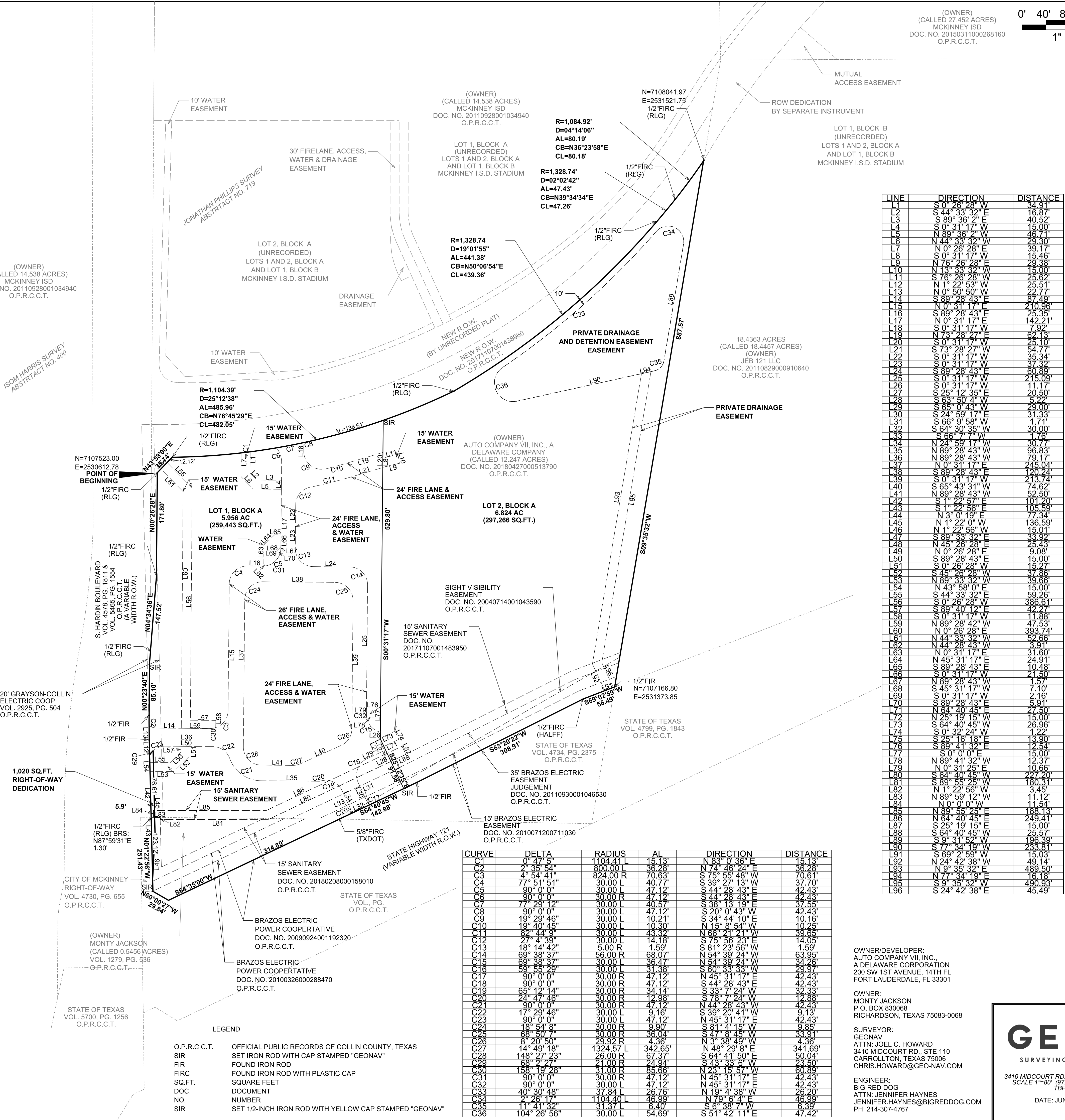
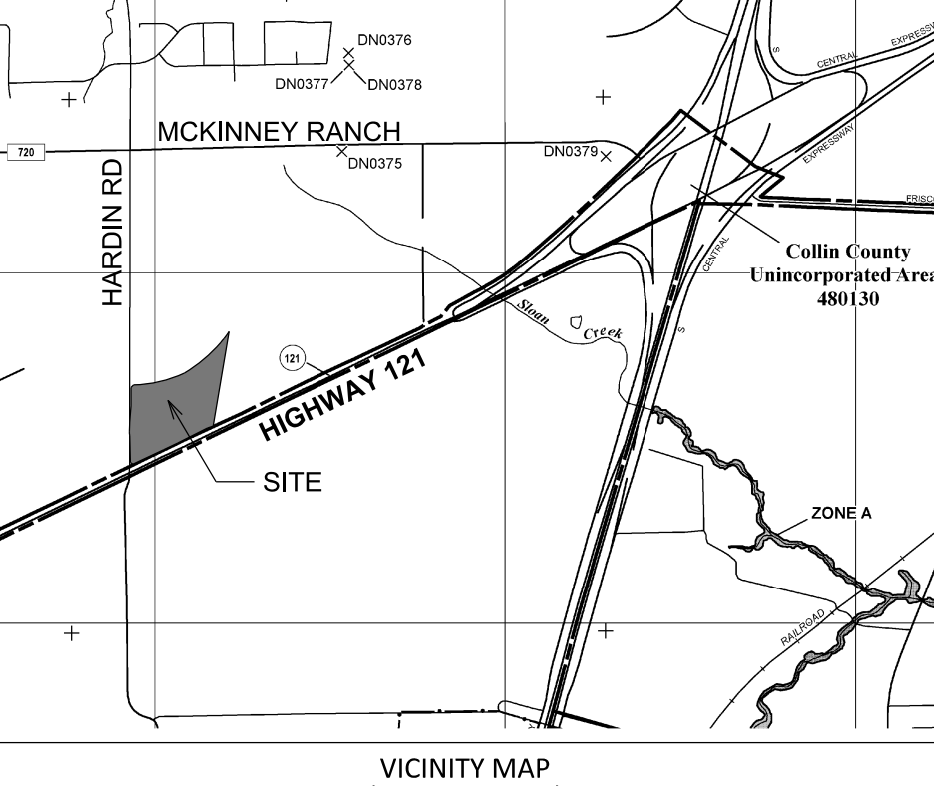
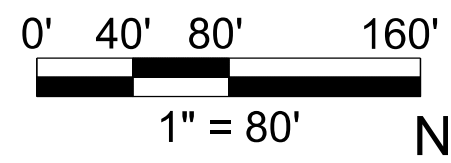


Table with columns: CURVE, DELTA, RADIUS, AL, DIRECTION, DISTANCE. Lists curve data for various points in the survey.



OWNER'S DEDICATION:

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS AUTO COMPANY VII, INC., a Delaware Corporation is the owner of a 12.247 acre tract of land, and MONTY JACKSON is the owner of a called 0.5456 acre tract of land, both situated in the Jonathan Phillips Survey, Abstract Number 719, City of McKinney, Collin County, Texas, said tract being all of that tract of land described in deed to Auto Company VII, Inc., a Delaware Corporation, as recorded in Document Number 20180427000513790 of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.), and being all of the remainder of that tract of land described in deed to Monty Jackson, as recorded in Volume 1279, Page 356, O.P.R.C.C.T., and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with cap stamped "RLG" found at the south end of a corner clip at the intersection of the east right-of-way line of Hardin Road (a variable width public right-of-way) with the south line of an unnamed new variable width right-of-way as dedicated in Document Number 20171107001438960, O.P.R.C.C.T.;

THENCE North 43 degrees 58 minutes 00 seconds East, along said corner clip, a distance of 35.74 feet to a 1/2-inch iron rod with cap stamped "RLG" found for the north end of said corner clip, said iron rod being the beginning of a non-tangent circular curve to the left, having a radius of 1,104.39 feet, a chord bearing of North 76 degrees 45 minutes 29 seconds East, a chord distance of 482.05 feet;

THENCE Northeastly, along said south line and along said curve, through a central angle of 25 degrees 12 minutes 38 seconds, an arc distance of 435.95 feet to a 1/2-inch iron rod with cap stamped "RLG" found for the beginning of a non-tangent circular curve to the left having a radius of 1,328.72 feet, a chord bearing of North 50 degrees 06 minutes 54 seconds East, a chord distance of 439.36 feet;

THENCE Northeastly, continuing along said south line and along said curve, through a central angle of 19 degrees 01 minute 55 seconds, an arc distance of 441.38 feet to a 1/2-inch iron rod with cap stamped "RLG" found for the beginning of a non-tangent circular curve to the left, having a radius of 1,328.74 feet, a chord bearing of North 39 degrees 34 minutes 34 seconds East, chord distance of 47.26 feet;

THENCE Northeastly, along continuing along said south line and along said curve, through a central angle of 02 degrees 02 minutes 42 seconds, an arc distance of 47.43 feet to a 1/2-inch iron rod with cap stamped "RLG" found for the beginning of a non-tangent circular curve to the left, having a radius of 1,084.92 feet, a chord bearing of North 36 degrees 23 minutes 58 seconds East, a chord distance of 80.18 feet;

THENCE Northeastly, continuing along said south line and along said curve, through a central angle of 04 degrees 14 minutes 06 seconds, an arc distance of 80.19 feet to a 1/2-inch iron rod with cap stamped "RLG" found for the common northeast corner of said 12.247 acre tract on the west line of that tract of land described in deed to JEB 121, LLC, as recorded in Document Number 2011062900910640, O.P.R.C.C.T.;

THENCE South 09 degrees 35 minutes 32 seconds West, along the common east line of said 12.25 acre tract and west line of said JEB 121, LLC tract, a distance of 887.57 feet to a 1/2-inch iron rod at the common southwest corner of said JEB 121, LLC tract and southeast corner of said 12.247 acre tract, said corner being on the northerly right-of-way of State Highway 121 (a variable width public right-of-way);

THENCE South 69 degrees 02 minutes 59 seconds West, along the common south line of said 12.247 acre tract and said north-south line, a distance of 56.49 feet to a 1/2-inch iron rod with cap stamped "HALFF" found for corner;

THENCE South 63 degrees 20 minutes 22 seconds West, continuing along said common line, a distance of 308.91 feet to a 1/2-inch iron rod found for corner;

THENCE South 64 degrees 40 minutes 45 seconds West, continuing along said common line, a distance of 142.98 feet to a 5/8-inch iron rod with aluminum cap stamped "TXDOT" found for the northeast corner of said 0.5456 acre tract;

THENCE South 64 degrees 35 minutes 00 seconds West, continuing along northerly right-of-way line and the south line of said 0.5456 acre tract, a distance of 314.89 feet to a 1/2-inch iron rod with cap set at the intersection of said right-of-way line with said east right-of-way line of Hardin Road;

THENCE North 63 degrees 10 minutes 37 seconds West, along said corner clip, a distance of 29.84 feet to a 1/2-inch iron rod with cap set for the north end of said clip on said east right-of-way line;

THENCE North 01 degree 22 minutes 56 seconds West, along the common west line of said 0.5456 acre tract and said east right-of-way line, passing at a distance of 123.12 feet the common northwest corner of said 0.5456 acre tract and southwest corner of said 12.247 acre tract, and continuing along the common west line of said 12.247 acre tract and said east right-of-way line, in all a total cumulative distance of 251.43 feet to a 1/2-inch iron rod found for the beginning of a tangent circular curve to the right, having a radius of 1,324.83 feet, a chord bearing of North 00 degrees 29 minutes 37 seconds West, a chord distance of 41.09 feet;

THENCE Northwestly, continuing along said common line and along said curve, through a central angle of 01 degree 46 minutes 40 seconds, an arc distance of 41.09 feet to a 1/2-inch iron rod found for the point of tangency;

THENCE North 00 degrees 23 minutes 40 seconds East, continuing along said common line, a distance of 85.10 feet to a 1/2-inch iron rod with cap stamped "RLG" found for corner;

THENCE North 04 degree 34 minutes 36 seconds East, continuing along said common line, a distance of 147.52 feet to a 1/2-inch iron rod with cap stamped "RLG" for corner;

THENCE North 00 degrees 26 minutes 28 seconds East, continuing along said common line, a distance of 171.80 feet to the POINT OF BEGINNING AND CONTAINING 556.709 square feet or 12.78 acres of land, more or less.

PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY

OWNER/DEVELOPER:
AUTO COMPANY VII, INC.,
A DELAWARE CORPORATION
200 SW 1ST AVENUE, 14TH FL
FORT LAUDERDALE, FL 33301

OWNER:
MONTY JACKSON
P.O. BOX 830068
RICHARDSON, TEXAS 75083-0068

SURVEYOR:
GEO NAV
ATTN: JOEL C. HOWARD
3410 MIDCOURT RD., STE 110
CARROLLTON, TEXAS 75006
CHRIS.HOWARD@GEO-NAV.COM

ENGINEER:
BIG RED DOG
ATTN: JENNIFER HAYNES
JENNIFER.HAYNES@BIGREDDOG.COM
PH: 214-307-4767

Logo for GEO NAV SURVEYING • MAPPING • SCANNING. Includes address: 3410 MIDCOURT RD., STE 110, CARROLLTON, TEXAS 75006. Scale: 1"=80'. Date: JUNE 14, 2018. Drawn by: JCH.

PRELIMINARY FINAL PLAT
LOTS 1 AND 2, BLOCK A
AutoNation MCKINNEY ADDITION
(12.78 ACRES)
SITUATED IN
JONATHAN PHILLIPS SURVEY
ABSTRACT NUMBER 719
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS