

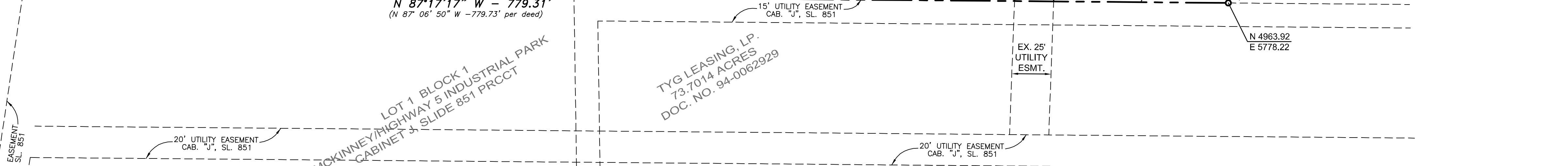
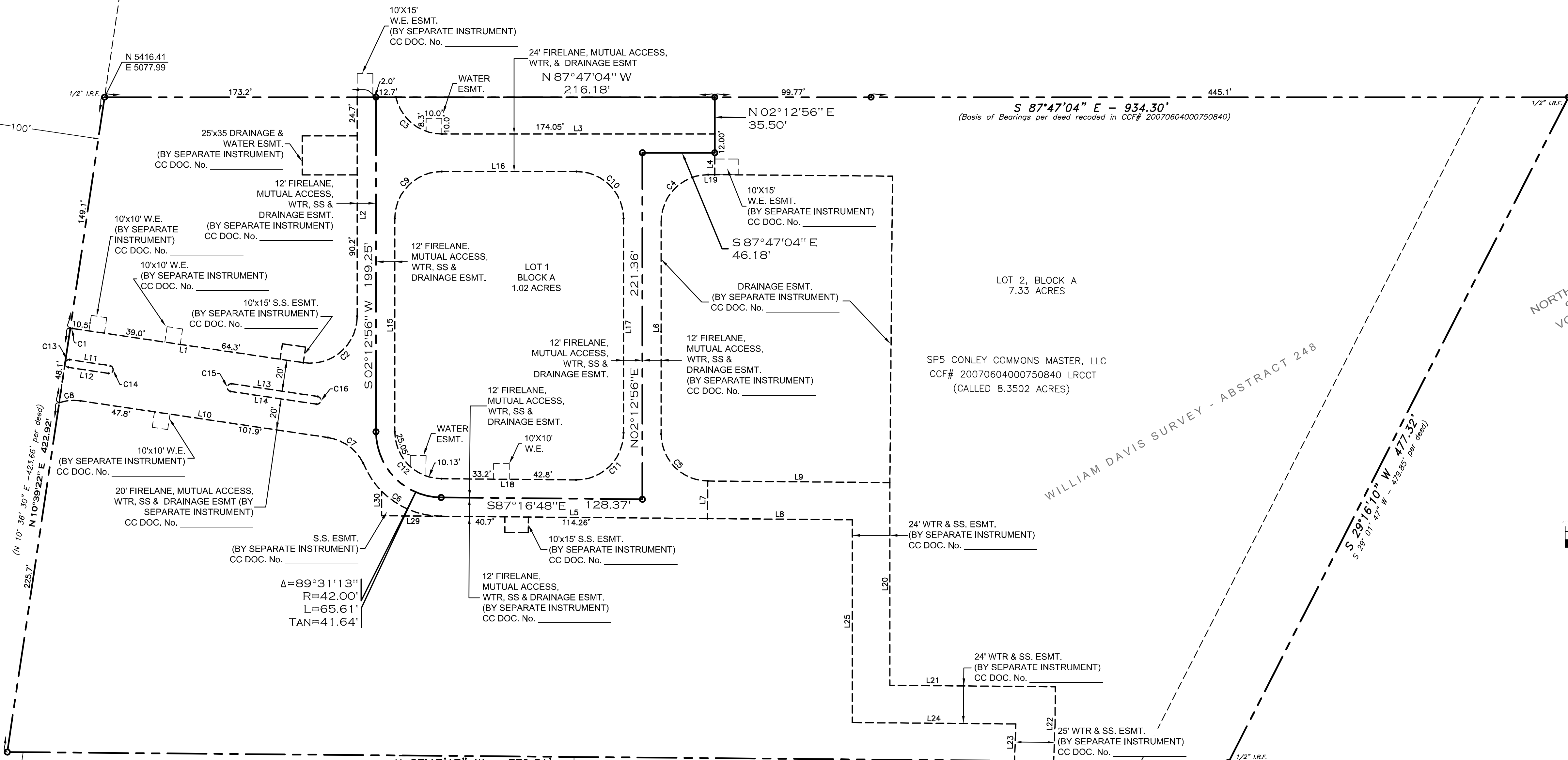
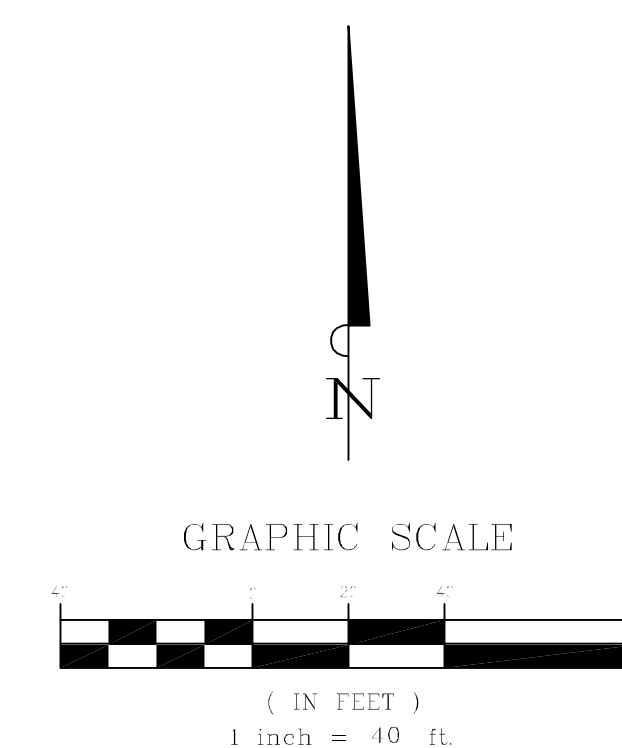
TOM B. WILSON
8.00 ACRES
VOL. 380, PG. 212

OAK HOLLOW GOLF
COURSE
CURRENT ZONING:
PD 0305-052
03-05-053

STATE HIGHWAY 5
(VARIABLE WIDTH RIGHT-OF-WAY)

NORTHEAST LOOP J.V.
9.156 ACRES
VOL. 1892, PG. 968

WILLIAM DAVIS SURVEY - ABSTRACT 248



NOTES

1. 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.

LEGEND

	Outer Boundary Line
	Right Of Way line
	Lot Line
	Drainage Easement
	Sanitary Sewer Easement
	Water Easement
	Street Name Change
	Official Public Records
	Collin County Document Number

PRELIMINARY - FINAL PLAT
"FOR REVIEW PURPOSE ONLY"

CONLEY COMMONS
LOT 1 AND LOT 2, BLOCK A

8.35 ACRES
EMBRACING A PORTION OF A TRACT OF LAND
OUT OF THE WILLIAM DAVIS SURVEY, ABSTRACT No. 248
IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

Owner:
SP5 CONLEY COMMONS, LP
402 N. Tennessee street
McKinney, Texas 75069
(469) 424-5900
Attn: Dexter Cookley,
Martin & Kim Sanchez

Surveyor:
MADDOX SURVEYING
P.O. Box 2109
Fomey, Texas 75126
(972) 564-4416

THIS PLAT FILED IN CAB. ____, SL. ____, D.R.C.C.T.
SHEET 1 OF 2 08-29-2013

RECEIVED
By Kathy Wright at 11:17 am, Oct 28, 2013

File: 02007-Pre-Final Plat.dwg Directory: G:\02007-SUDO\007-Conley Commons 20-Comm\Plats Printed by: scroymandb Mon, 28 Oct 2013 10:33am Layout: 1 of 2

LINE TABLE		
LINE	LENGTH	BEARING
L1	148.84'	S79°20'38"E
L2	139.94'	N02°12'56"E
L3	174.18'	S87°47'04"E
L4	26.00'	N02°12'56"E
L5	170.01'	S87°17'17"E
L6	135.70'	S02°12'56"W
L7	24.00'	N02°42'43"E
L8	92.42'	S87°17'17"E
L9	116.21'	S87°17'17"E
L10	159.70'	N79°20'38"W
L11	26.00'	S79°20'38"E
L12	26.00'	N79°20'38"W
L13	55.37'	S79°20'38"E
L14	55.37'	N79°20'38"W
L15	136.23'	N02°12'56"E
L16	86.00'	S87°47'04"E
L17	136.97'	S02°12'56"W
L18	86.00'	N87°17'17"W
L19	4.18'	N87°47'04"W
L20	129.51'	S02°12'56"W
L21	105.65'	S87°17'17"E
L22	47.50'	S03°30'52"W
L23	23.51'	N04°20'01"E
L24	104.43'	N87°17'17"W
L25	129.51'	N02°12'56"E
L29	37.99'	N87°16'48"W
L30	15.61'	N02°43'12"E

CURVE TABLE					
CURVE	Delta	RADIUS	TANGENT	CHORD DIRECTION	LENGTH
C1	2°53'04"	30.00'	0.78'	S77°54'08"E	1.51'
C2	98°26'28"	30.00'	34.78'	N51°26'09"E	51.54'
C3	77°29'12"	30.00'	24.07'	S49°02'28"E	40.57'
C4	90°00'00"	30.00'	30.00'	S47°12'56"W	47.12'
C5	89°30'13"	30.00'	29.74'	S42°32'11"E	46.86'
C6	67°40'40"	54.00'	36.20'	S53°26'57"E	63.78'
C7	55°03'59"	30.14'	15.71'	N51°48'38"W	28.96'
C8	26°08'38"	30.00'	6.97'	S87°35'03"W	13.69'
C9	90°00'00"	30.00'	30.00'	S47°12'56"W	47.12'
C10	90°00'00"	30.00'	30.00'	N42°47'04"W	47.12'
C11	90°29'47"	30.00'	30.26'	N47°27'49"E	47.38'
C12	89°30'13"	30.00'	29.74'	S42°32'11"E	46.86'
C13	180°00'00"	2.50'	INFINITE'	S10°39'22"W	7.85'
C14	180°00'00"	2.50'	INFINITE'	N10°39'22"E	7.85'
C15	180°00'00"	2.50'	INFINITE'	S10°39'22"W	7.85'
C16	180°00'00"	2.50'	INFINITE'	N10°39'22"E	7.85'

OWNERS CERTIFICATE

(STATE OF TEXAS)
(COUNTY OF COLLIN)

WHEREAS SP5 Conley Commons Master, LLC is the owner of all that certain lot, tract or parcel of land in the City of McKinney, Collin County, Texas out of the William Davis Survey, Abstract No. 248, being a resurvey of 7.52 acres of land described in a deed from Add G. Wilson, Sr., and wife Pearl Waters Wilson to Evelyn Wilson Cole sated June 22, 1949, recorded in Volume 403 at Page 447, both deeds of the Collin County Deed Records, abd being the same property called 8.3502 acres as conveyed from Evelyn Cole Family, Ltd. to SP5 Conley Commons Master, LLC by deed recorded in County Clerks File No. 20070804000750840 of the Land Records of Collin County, Texas, and being described by metes and bounds as follows:

BEGINNING at a 1/2" Iron rod found for the Southwest corner of said 7.52 acre tract and being the West, Northwest corner of the TYG Leasing, LP 73.7014 acre parcel as recorded in Instrument Number 94-0062929 and and the Southwest corner of said 8.3502 acre tract and also being in the East right of way line of State Highway No. 5;

THENCE North 10° 39' 22" East (North 10° 36' 30" East per deed) with the East line of said 7.52 acre tract and the East right of way line of State Highway No. 5 for a distance of 422.92 feet (423.66 feet per deed) to a 1/2" iron rod found for the Northwest corner of said 7.52 acre tract and also being the Southwest corner of the Tom B. Wilson 7.00 acre parcel as recorded in Volume 360 at Page 212 of the Deed Records of Collin County, Texas and the Northwest corner of said 8.3502 acre tract;

THENCE South 87° 47' 04" East with the North line of said 7.52 acre tract and with the South line of said 7.00 acre tract, passing 1/2" iron rods found at 200 feet, 400 feet and 600 feet and continuing in all for a distance of 934.3 feet to a 1/2" iron rod found for the Northeast corner said 0.86 acre tract and the Southeast corner of the Tom B. Wilson 0.71 acre parcel as recorded in Volume 403 at Page 445 of the Deed Records of Collin County, Texas, and being the Northeast corner of said 8.3502 acre tract and being in the West line of the Northeast Loop J.V. 9.156 acre parcel as recorded in Volume 1892 at Page 968 of the Deed Records of Collin County, Texas and in line with an old north-south fence;

THENCE South 29° 16' 10" West (South 29° 01' 47" West per deed) for a distance of 477.32 feet (479.85 feet per deed) with the East line said 0.86 acre tract and the West line of said 9.156 acre tract and with said old fence to a 1/2" iron rod found for the Southeast corner said 0.86 acre tract, and being the Southeast corner of said 8.3502 acre tract and the Southwest corner of said 9.156 acre tract and in the North line of said 73.7014 acre tract;

THENCE North 87° 17' 17" West (North 87° 06' 50" West per deed) for a distance of 779.31 feet (779.73 feet per deed) with the South line said 0.86 acre tract and the South line of said 7.52 acre tract and the North line of said 73.7014 acre tract to the PLACE OF BEGINNING and CONTAINING 8.3056 ACRES OF LAND (8.3502 acres per deed) more or less.

NOTE:
EASEMENT TO TEXAS POWER & LIGHT REF. VOL. 313, PG.168 DOES NOT APPLY TO THE LAND DESCRIBED AND PLATTED HEREON. EASEMENT TO THE TEXAS COMPANY REF. VOL. 395, PG. 1 DOES NOT APPLY TO THE LAND DESCRIBED HEREON.

FLOOD NOTE:
THE LAND DESCRIBED AND PLATTED HEREON LIES IN ZONE X (OUTSIDE OF THE 500 YEAR FLOOD PLAIN) AND IS LOCATED IN THE BOUNDS OF F.E.M.A. FIRM PANEL 48085C0305 G DATED JANUARY 19, 1996 AND IS THEREFORE NOT IN THE 100 YEAR FLOOD PLAIN.

OWNERS DEDICATION

(STATE OF TEXAS)
(COUNTY OF COLLIN)

THAT SP5 CONLEY COMMONS MASTER, LLC, does hereby adopt this Plat designating the hereon described property as Conley Commons Addition, an addition to the City of McKinney, Collin County, Texas, and do hereby dedicate to the public use forever, the easements as shown hereon, for the mutual use and accommodation of the City of McKinney and all public utilities desiring to use 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 growth, which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems, without the necessity, at any time, or 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 _____, Texas, this ____ day of _____, 2013.

SP5 Conley Commons, L.P.
Representative

STATE OF TEXAS)

COUNTY OF COLLIN)

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____ for Gammons Partners I, L.P., known to me to be the person's name that is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2013.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

I, Brian J. Maddox, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying.

Dated this the ____ day of _____, 2013.

Brian J. Maddox
Texas Registered Professional Land Surveyor No. 5430

STATE OF TEXAS)

COUNTY OF DALLAS)

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Brian J. Maddox, known to me to be the person's name that is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2013.

Notary Public in and for the State of Texas

PRELIMINARY - FINAL PLAT
"FOR REVIEW PURPOSE ONLY"

CONLEY COMMONS
LOT 1 AND LOT 2, BLOCK A

8.35 ACRES
EMBRACING A PORTION OF A TRACT OF LAND
OUT OF THE WILLIAM DAVIS SURVEY, ABSTRACT No. 248
IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

NOTES

1. 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.

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SHEET 2 OF 2
08-29-2013

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