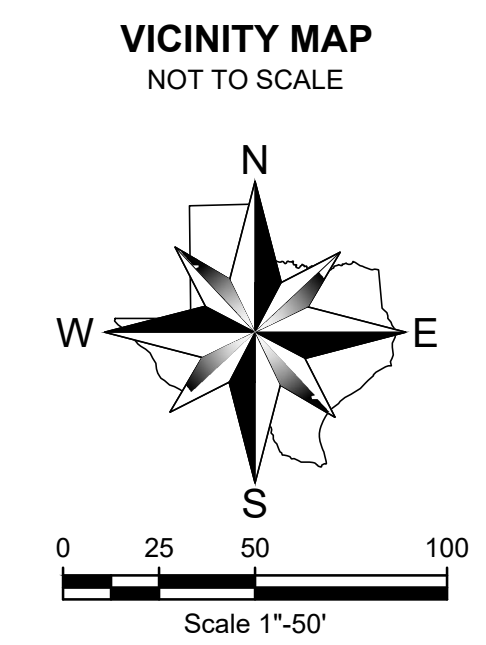
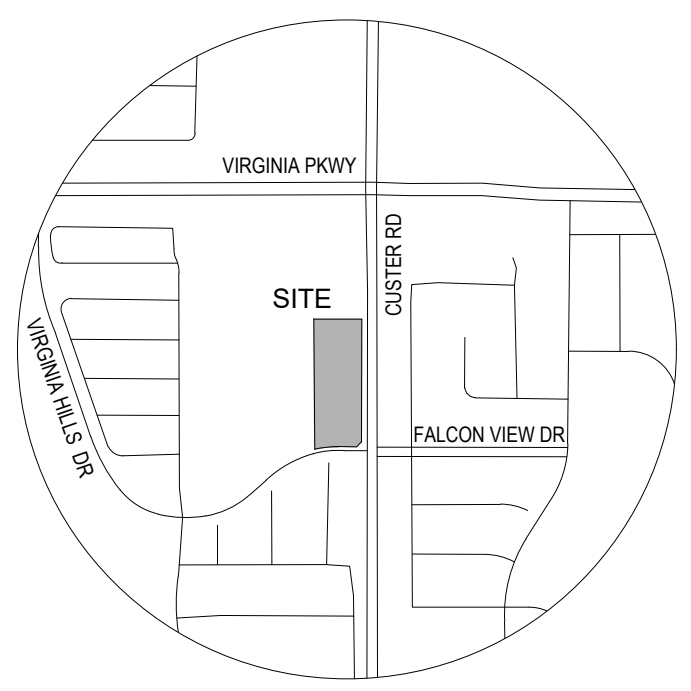


**LINE TABLE**

LINE #	BEARING	DISTANCE
L1	S00°51'24"E	1.34'
L2	N89°08'36"E	28.00'
L3	S00°51'24"E	24.00'
L4	S44°06'26"W	9.87'
L5	S89°06'14"W	8.03'
L6	S89°10'43"W	31.01'
L7	N00°49'17"W	20.15'
L8	N89°10'22"E	46.00'
L9	N00°51'24"W	1.34'
L10	N89°10'43"E	64.00'
L11	N00°49'17"W	62.49'

**CURVE TABLE**

NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	89°53'17"	20.00'	31.38'	28.26'	S44°11'57"W
C2	90°00'00"	30.00'	47.12'	42.43'	S45°51'24"E
C3	89°45'35"	20.00'	31.33'	28.22'	S44°07'22"W
C4	85°40'15"	20.00'	29.90'	27.20'	S47°55'34"E
C5	90°00'00"	30.00'	47.12'	42.43'	N44°08'36"E
C6	90°00'00"	20.00'	31.42'	28.28'	N45°51'24"W
C7	87°11'46"	20.81'	31.67'	28.70'	S46°37'41"E
C8	85°29'16"	21.02'	31.36'	28.53'	S45°15'45"W



- ABBREVIATION LEGEND**
- ABBR. DEFINITION
  - IRF IRON ROD FOUND
  - CIRS IRON ROD FOUND w/CAP STAMPED "W.A.I." SET
  - XCF "X" CUT IN CONCRETE FOUND
  - CC# COUNTY CLERK'S INSTRUMENT No.
  - CM CONTROLLING MONUMENT
  - MAG MAG NAIL WITH SHINER STAMPED "W.A.I. R.P.L.S.5714" SET

**NOTE:**  
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 subdivisions ordinance.

**NOTE:**  
The purpose of this "Minor Replat" is to divide an existing platted lot into two (2) platted lots.

**NOTE:**  
**PRIVATE DRAINAGE EASEMENT**  
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. The private drainage easement shown hereunder shall not create any affirmative duty to the City to repair, maintain, or correct any condition that exists or occurs during the use of the referenced system.

REVISION	DATE	APPROV.
1	10-03-2019	L.L.
2	10-24-2019	L.L.

addressed city comments  
revised new easements



G. S. BACCUS SURVEY, ABSTRACT NO. 119  
CITY OF MCKINNEY  
COLLIN COUNTY, TEXAS  
LEGACY AUTO SPA, LLC  
8716 DENSTONE DRIVE  
MCKINNEY, TEXAS 75070

**MINOR REPLAT**  
**WATER TOWER ADDITION**  
LOTS 10R AND 11, BLOCK A  
4.091 ACRES (178,238 SQ. FT.)  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

Date : 07.17.19  
Scale : 1" = 50'  
File : 47609.0C-RPLT  
Project No. : 47609.0C

**SHEET**  
**1**  
**2**

"PRELIMINARY-FINAL REPLAT FOR REVIEW PURPOSES ONLY"

**SURVEYOR:**  
WINKELMANN & ASSOCIATES, INC.  
6750 HILLCREST PLAZA DR., #215  
DALLAS, TEXAS 75230  
972-490-7090  
972-490-7099 (fax)  
l.lueker@winkelmann.com

**OWNER:**  
LEGACY AUTO SPA, LLC  
8716 DENSTONE DRIVE  
MCKINNEY, TEXAS 75070

**OWNER:**  
BIRUK PARTNERS, LTD.  
3811 TURTLE CREEK BLVD.,  
SUITE 1800  
DALLAS, TEXAS 75219

**MINOR REPLAT**  
**WATER TOWER ADDITION**  
LOT 10R AND LOT 11, BLOCK A  
BEING A REPLAT OF LOT 10, BLOCK A, WATER TOWER ADDITION,  
AS RECORDED IN VOLUME 2016, PAGE 1, OFFICIAL PUBLIC  
RECORDS, COLLIN COUNTY, TEXAS  
4.091 ACRES (178,238 SQ. FT.) OUT OF THE G. S.  
BACCUS SURVEY, ABSTRACT NO. 119 IN THE  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS  
CITY CASE NO. NO. 2019-0150

**OWNERS CERTIFICATE**

STATE OF TEXAS §  
COUNTY OF COLLIN §

WHEREAS, We, Legacy Auto Spa, LLC and Biruk Partners, Ltd., are the sole owners of a tract of land situated in the G. S. BACCUS SURVEY, ABSTRACT NO. 119, in the City of McKinney, Collin County, Texas, being all of Lot 10, Block A, Water Tower Addition, an addition to the City of McKinney, Collin County, Texas, according to the Plat thereof recorded in Volume 2016, Page 1, Official Public Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a MAG nail with shiner stamped "W.A.I. R.P.L.S. 5714" set for corner on the Westerly right-of-way line of Custer Road, a variable width right-of-way, said MAG nail being the Northeast corner of said Lot 10 and the Southeast corner of Lot 5R, Block A, Water Tower Addition, an addition to the City of McKinney, Collin County, Texas, according to the Plat thereof recorded in Volume 2014, Page 351, Official Public Records, Collin County, Texas;

THENCE South 00 deg 51 min 27 sec East, along said Westerly right-of-way of Custer Road and the East line of said Lot 10, a distance of 610.97 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." found for corner at the North end of a corner clip at the intersection of said Westerly right-of-way line of said Custer Road with the Northerly right-of-way line of Falcon View Drive, a variable width right-of-way established by the Record Plat of Cotton Ridge Road North, Falcon View Drive & Virginia, an addition to the City of McKinney, Collin County, Texas, according to the Plat thereof recorded in Cabinet O, Page 96, Plat Records, Collin County, Texas;

THENCE South 44 deg 06 min 08 sec West, along said corner clip, a distance of 35.34 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." found for corner at the South end of said corner clip;

THENCE South 89 deg 06 min 14 sec West, departing said corner clip and along said Northerly right-of-way line of Falcon View Drive and the Southerly line of said Lot 10, a distance of 88.57 feet, to a 1/2-inch iron rod found for corner, said iron rod being the beginning of a curve to the left having a radius of 561.78 feet, a central angle of 17 deg 06 min 19 sec, a chord bearing of South 80 deg 33 min 04 sec West, and a chord length of 167.09 feet;

THENCE continuing along said Northerly right-of-way line of Falcon View Drive and the Southerly line of said Lot 10, an arc distance of 167.72 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." found for corner, said iron rod being the Southeasterly corner of Lot 9, Block A, of said Water Tower addition (Vol. 2016, Pg. 1);

THENCE North 00 deg 49 min 17 sec West, departing the Northerly right-of-way line of said Falcon View Drive and along the Westerly line of said Lot 10 and the Easterly line of said Lot 9, a distance of 661.18 feet to an "X" cut in concrete found for corner, said "X" cut being the Northwest corner of said Lot 10 and the Southwest corner of said Lot 5R;

THENCE North 89 deg 10 min 43 sec East, departing the Westerly line of said Lot 10 and along the Southerly line of said Lot 5R, a distance of 278.35 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 178,238 square feet or 4.091 acres of land, more or less. Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 1st day of July, 2019, utilizing grid bearings from the City of McKinney Monuments No. 13 and No. 15.

**DEDICATION STATEMENT**

STATE OF TEXAS §  
COUNTY OF COLLIN §

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS

THAT, we, Legacy Auto Spa, LLC and Biruk Partners, Ltd., acting herein by and through it's duly authorized officers, do hereby adopt this MINOR REPLAT designating the heretofore described property as **WATER TOWER ADDITION** Lots 10R & 10R-1 Block A, an addition to the City of McKinney, Texas and do hereby dedicate in fee simple to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The Easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed in any Easements. Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of McKinney's use thereof. The City of McKinney and public utility entities shall have the right to remove and keep removed improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements. The City of McKinney and public utility entities shall at all times have full right of purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone. This Plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of McKinney, Texas.

WITNESS, my hand, this the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

OWNER AGENT: Legacy Auto Spa, LLC

By: \_\_\_\_\_  
Binson Ly, Manager

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Binson Ly 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 herein stated.

GIVEN under my hand and seal of office, this the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Notary Public in and for \_\_\_\_\_ County, Texas  
My Commission expires: \_\_\_\_\_

**NOTE:**  
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 subdivisions ordinance.

WITNESS, my hand, this the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

OWNER AGENT: Biruk Partners, Ltd.

By: \_\_\_\_\_  
Matt Malouf, President

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Matt Malouf 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 herein stated.

GIVEN under my hand and seal of office, this the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Notary Public in and for \_\_\_\_\_ County, Texas  
My Commission expires: \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

That I, Leonard J. Lueker, 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 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.

**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.**

Leonard J. Lueker  
Registered Professional Land Surveyor  
Texas Registration No. 5714  
Winkelmann & Associates, Inc.  
6750 Hillcrest Plaza Drive, Suite 215  
Dallas, Texas 75230  
490-7090

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Leonard J. Lueker, 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 herein stated.

GIVEN under my hand and seal of office, this the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Notary Public in and for Dallas County, Texas  
My Commission expires: \_\_\_\_\_

**"PRELIMINARY-FINAL REPLAT FOR REVIEW PURPOSES ONLY"**

**SURVEYOR:**  
WINKELMANN & ASSOCIATES, INC.  
6750 HILLCREST PLAZA DR., #215  
DALLAS, TEXAS 75230  
972-490-7090  
972-490-7099 (fax)  
l.lueker@winkelmann.com

**OWNER:**  
LEGACY AUTO SPA, LLC  
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MCKINNEY, TEXAS 75070

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CITY CASE NO. NO. 2019-0150

**SHEET**  
**2**  
**of**  
**2**

addressed city comments	L/L	REVISION	APPROV
revised new easements	L/L		
10-24-2019	10-03-2019	No.	DATE
2	1		



**"Approved and Accepted"**  
\_\_\_\_\_  
Chairman, Planning & Zoning Commission  
City of McKinney, Texas  
  
\_\_\_\_\_  
Date

G. S. BACCUS SURVEY, ABSTRACT NO. 119  
CITY OF MCKINNEY  
COLLIN COUNTY, TEXAS  
LEGACY AUTO SPA, LLC  
8716 DENSTONE DRIVE  
MCKINNEY, TEXAS 75070

MINOR REPLAT  
**WATER TOWER ADDITION**  
LOTS 10R AND 10R-1, BLOCK A  
4.091 ACRES (178,238 SQ. FT.)  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

Date : 07.17.19
Scale : N/A
File : 47609.0C-RPLT
Project No. : 47609.0C