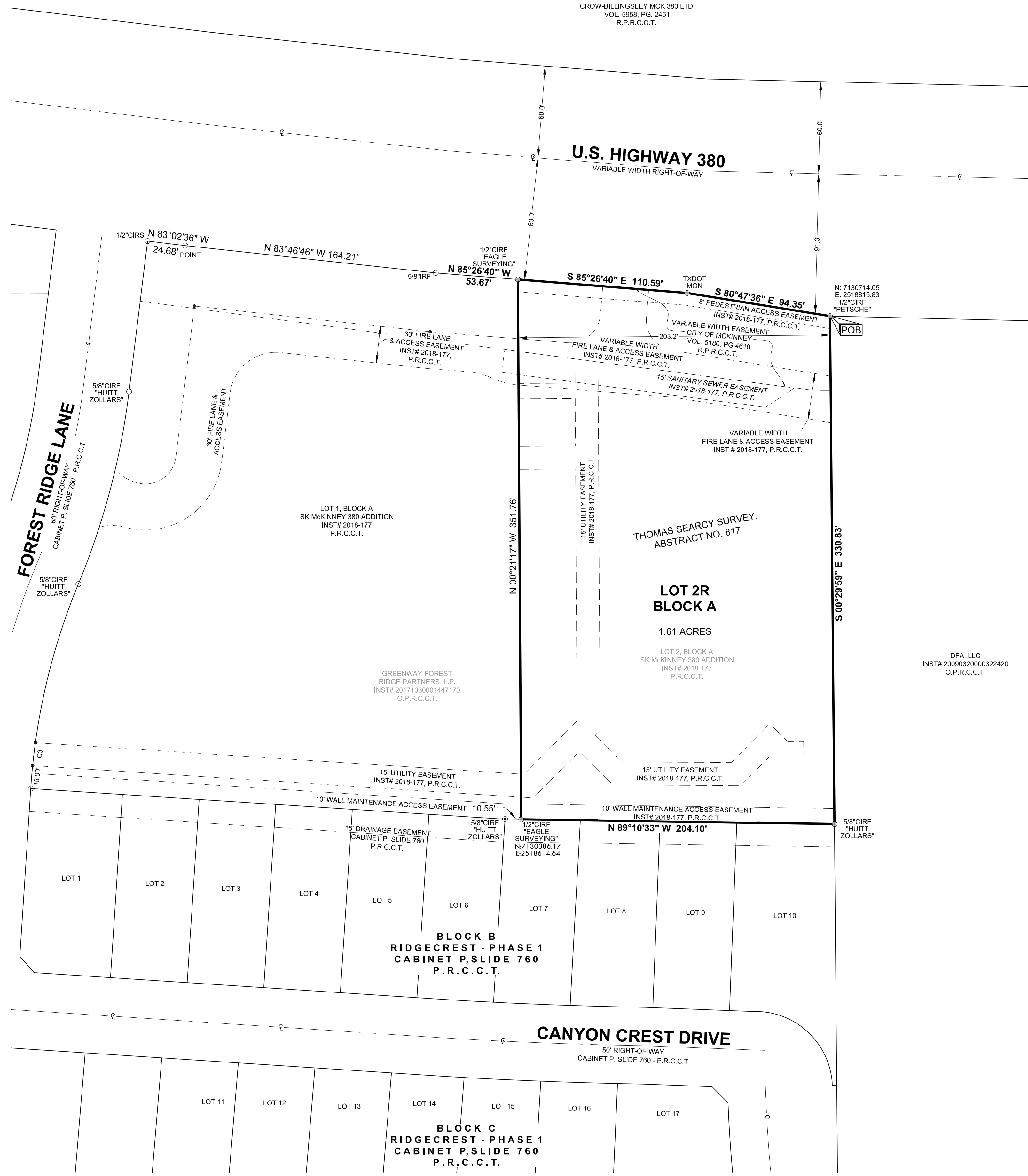




PRELIMINARY-FINAL PLAT
FOR REVIEW PURPOSES ONLY

CROW-BILLINGSLEY MCK 380 LTD
VOL. 5958, PG. 2451
R.P.R.C.C.T.



OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, GREEN-WAY FOREST RIDGE PARTNERS, L.P., is the sole owner of all that certain parcel of land situated in the Thomas Searcy Survey, Abstract Number 817, Collin County, Texas, being a tract of land described in Warranty Deed with Vendor's Lien dated January 21, 2015 from MMOB, LLC to San-Sun 2014 Series, LLC, according to the deed recorded in Instrument Number 20150122000073800 of the Official Public Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" capped iron rod stamped "PETSCHÉ" found for the northeast corner of the herein described tract and being the northwest corner of a tract of land described to DFA, LLC, recorded in Instrument Number 2009032000032240 of the Official Public Records of Collin County, Texas, and being in the south right-of-way line U.S. Highway 380 (variable width R.O.W.);

Thence South 00°29'59" East with the east boundary line of the herein described tract, and common west line of said DFA tract, a distance of 330.83 feet to a 5/8" capped iron rod stamped "HUITT ZOLLARS" found for the southeast corner of the herein described tract, and the northeast corner of Lot 10, Block B, Ridgecrest - Phase 1, an addition to the City of McKinney according to the plat recorded in Cabinet P, Slide 760 of the Plat Records of Collin County, Texas;

THENCE North 89°10'33" West, with the south boundary line of the herein described tract and the common north line of Block B of said Ridgecrest - Phase 1 a distance of 204.10 feet to a 1/2" capped iron rod stamped "EAGLE SURVEYING" found at the Southeast corner of Lot 1, Block A of the SK McKinney 380 Addition as shown by the plat there of recorded under instrument Number 2018-177 of the said Plat Records;

THENCE North 00°21'17" West, with the East line of said Lot 1 a distance of 351.76 feet to a 1/2" capped iron rod stamped "EAGLE SURVEYING" found on the said south right-of-way line U.S. Highway 380 at the Northeast corner of said Lot 1;

Thence along the north boundary line of the herein described tract and the common south right-of-way line of an aforementioned U.S. Highway 380 the following four (2) calls:

1. South 85°26'40" East, a distance of 11.59 feet to a TxDOT highway monument found for corner;

South 80°47'36" East, a distance of 94.35 feet to the **POINT OF BEGINNING**, enclosing 1.61 acres of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, GREEN-WAY FOREST RIDGE PARTNERS, L.P., does hereby adopt this Preliminary Final Plat, designating herein described property as **SK MCKINNEY 380 ADDITION, Lot 2R, Block A**, a re-plat of Lot 2, Block A of the SK McKinney 380 Addition, recorded under Instrument Number 2018-177 of the Plat Records, Collin County, Texas an addition to the City of McKinney, Collin County, Texas, and do hereby dedicate to public use forever all streets and easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other growths or improvements which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements strips and any public utility shall, at all times, leave the right of ingress and egress to and from and upon the said strips for the purpose of construction, reconstruction, inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time procuring the permission of anyone.

OWNER: GREEN-WAY FOREST RIDGE PARTNERS, L.P.

By: _____ Date _____
Christy Hammons - Vice President

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared Christy Hammons, 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 considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this ____ day of _____, 2018.

Notary Public in and for the State of Texas

My commission expires on _____

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF TARRANT §

I, **ERNEST WOORSTER**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from and actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2" iron rods capped "Eagle Surveying" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of McKinney, Collin County, Texas.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY REASON
Ernest Woorster, R.P.L.S. # 6509 _____ Date _____

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared **ERNEST WOORSTER**, 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 considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this ____ day of _____, 2018.

John Cox, Notary Public in and for the State of Texas

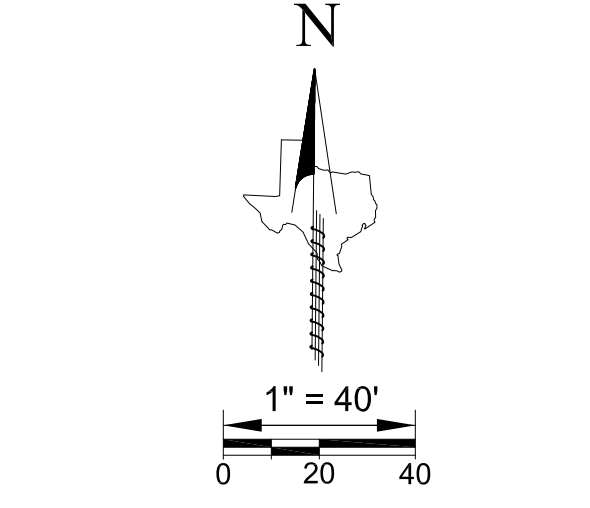
My commission expires on July 11, 2020.

PRELIMINARY FINAL PLAT
SK MCKINNEY 380 ADDITION
LOT 2R, BLOCK A

BEING 1.61 ACRES SITUATED IN THE
THOMAS SEARCY SURVEY, ABSTRACT No. 817,
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
BEING A RE-PLAT OF LOT 2, BLOCK A, SK MCKINNEY 380 ADDITION,
RECORDED UNDER INSTRUMENT NUMBER 2018-177,
PLAT RECORDS, COLLIN COUNTY, TEXAS

GENERAL NOTES

- 1.) This property is located in "Non-shaded Zone X" as scaled from the F.E.M.A. Flood Insurance Rate Map date June 2, 2009 as shown on Map Number 48085C0255J. The location of the Flood Zone is approximate, for the exact Flood Zone designation, please contact 1-(877) FEMA MAP.
- 2.) Coordinates shown based on Western Data Systems RTK Network, Texas Coordinate System of 1983, North Central Zone (4202) North American Datum of 1983, 2011 adjustment, no scale and no projection.
- 3.) Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- 4.) All interior property corners are marked with a 1/2" iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- 5.) 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.



LEGEND

PG = PAGE
CAB = CABINET
VOL = VOLUME
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
INST# = INSTRUMENT NUMBER
CIRF = CAPPED IRON ROD FOUND
CIRS = CAPPED IRON ROD SET
R.O.W. = RIGHT-OF-WAY
P.R.T.C.T. = PLAT RECORDS COLLIN COUNTY, TEXAS
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 80°47'36" W | 103.28' |
| L2 | N 85°26'40" W | 101.92' |
| L3 | S 85°26'40" E | 32.15' |
| L4 | N 04°33'20" E | 18.50' |
| L5 | S 04°33'20" W | 18.14' |
| L6 | S 80°47'36" E | 104.57' |
| L7 | N 00°21'17" W | 15.04' |
| L8 | S 86°18'14" E | 2.11' |
| L9 | N 44°40'58" E | 48.95' |
| L10 | N 00°19'02" W | 164.08' |
| L11 | S 89°40'58" W | 36.85' |
| L12 | N 00°21'17" W | 15.00' |
| L13 | N 89°40'58" E | 36.86' |
| L14 | N 00°19'02" W | 30.99' |
| L15 | S 89°40'58" W | 34.38' |
| L16 | N 00°21'17" W | 10.00' |
| L17 | N 89°40'58" E | 34.39' |
| L18 | N 00°19'02" W | 15.82' |
| L19 | S 82°26'50" E | 15.14' |
| L20 | S 00°19'02" E | 240.02' |
| L21 | S 44°40'58" W | 4.44' |
| L22 | S 45°19'02" E | 25.76' |
| L23 | N 89°40'58" E | 70.42' |
| L24 | N 44°40'58" E | 35.37' |
| L25 | S 45°19'02" E | 16.51' |
| L26 | N 89°40'58" E | 10.38' |
| L27 | S 00°19'02" E | 10.00' |
| L28 | S 89°40'58" W | 22.53' |
| L29 | S 44°40'58" W | 25.93' |
| L30 | S 89°40'58" W | 82.85' |
| L31 | N 45°19'02" W | 31.97' |
| L32 | S 44°40'58" W | 42.56' |
| L33 | N 86°18'15" W | 7.89' |

Project 17-09-18-04
Date 3/28/2018
Drafter JDC/CF/KR

EAGLE SURVEYING, LLC
210 S. Elm Street, Suite: 104
Denton, TX 76201
(940) 222-3009
TX Firm #10194177

SURVEYOR
Eagle Surveying, LLC
Contact: John Cox
210 S. Elm Street, Suite: 104
Denton, TX 76201
(940) 222-3009

ENGINEER
Claymore Engineering
Contact: Matt Moore
1903 Central Drive, Suite: 406
Bedford, TX 76021
(817) 281-0572

OWNER
Green-way Forest Ridge Partners, L.P.
Contact: Christy Hammons
2808 Fairmount Street, Suite: 100
Dallas, TX 75201-7622
(214) 880-0188

| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|-------|------------|--------|-------------|---------------|--------------|
| C1 | 29.79' | 20.00' | 85°20'56" | S 38°07'08" E | 27.11' |
| C2 | 31.42' | 20.00' | 90°00'00" | N 49°33'20" E | 28.28' |