

MACLEOD LAND MANAGEMENT
INST. No. 2014071000719020
O.P.R.C.C.T.

VSI IV MCKINNEY SAFEWAY, LLC
INST. No. 2016010700021210
O.P.R.C.C.T.

OWNER:
HISE REAL ESTATE INVESTMENTS, LP
SAM III ENTERPRISES, INC., GENERAL PARTNER
9 Prado Verde Drive
Luca, TX 75002
PHONE: (972) 898-9569
EMAIL: fhise@verizon.net

SURVEYOR:
BRITAIN & CRAWFORD
LAND SURVEYING &
TOPOGRAPHIC MAPPING
TEL (817) 926-0211
FAX (817) 926-9347
P.O. BOX 11374 • 3008 SOUTH FREEMAN
FORT WORTH, TEXAS 76110
EMAIL: admin@britain-crawford.com
WEBSITE: www.britain-crawford.com
FIRM CERTIFICATION# 1019000

GENERAL 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 AND THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE.

CONTACT: FRANK R. HISE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, HISE REAL ESTATE INVESTMENTS, LP, acting by and through the undersigned, its duly authorized representative, is the sole owner of 0.836 acre of land situated in the WILLIAM DAVIS SURVEY, Abstract No. 248, McKinney, Collin County, Texas, according to the deeds recorded in Volume 5277, Page 1155, of the Deed Records of Collin County, Texas, said tracts of land being more particularly described as follows:

LEGAL DESCRIPTION

BEING 0.836 acre of land situated in the WILLIAM DAVIS SURVEY, Abstract No. 248, being all of Lots 14 and 15, Block C, Millie Muse Addition, an addition to the City of McKinney, Collin County, Texas, according to the plat recorded in Volume 397, Page 350, of the Official Public Records of Collin County, Texas, and being a portion of Kentucky Street right-of-way abandoned by City Ordinance No. 1029. Said 0.836 acre of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found at the intersection of the Northeast right-of-way line of West University Drive (U.S. Highway No. 380) with the East right-of-way line of Church Street (a variable width public right-of-way), and said POINT OF BEGINNING lying at the West corner of said Lot 14, and the Southwest corner of Lot 13, Block C, of said Millie Muse Addition;

THENCE S 88° 42' 51" E 254.67 feet, along the North boundary line of said Lot 14 and the South boundary line of said Lot 13, to a 1/2" iron rod marked "Brittain & Crawford" set, in the East right-of-way line of the aforesaid Kentucky Street, and said point lying in the West boundary line of the tract of land identified as Tract Two, in the deed to JPMCC 2006-LDP7 Church Street, LLC recorded in Instrument No. 20091201001442700, of the Official Public Records of Collin County, Texas;

THENCE S 01° 35' 06" W 179.17 feet, along the East right-of-way line of said Kentucky Street and the West boundary line of said Tract Two, to a 1/2" iron rod found marked "R.P.L.S. No. 47011);

THENCE N 87° 59' 30" W 19.52 feet, severing said Kentucky Street right-of-way to an "X" cut in concrete set;

THENCE S 01° 11' 03" W 45.10 feet, to an "X" cut in concrete set, in the Northeast right-of-way line of the aforesaid West University Drive;

THENCE N 57° 10' 23" W 192.88 feet, along the Northeast right-of-way line of said West University Drive and the Southwest boundary line of aforesaid Lot 15, to an "X" cut in concrete found at the West corner of said Lot 15 and the South corner of aforesaid Lot 14;

THENCE N 28° 18' 00" W 141.58 feet, along the Northeast right-of-way line of said West University Drive and the Southwest boundary line of said Lot 14, to the POINT OF BEGINNING containing 0.836 acre (36,399 SQUARE FEET) of land.

OWNER'S DEDICATION

STATE OF TEXAS

COUNTY OF COLLIN

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

WHEREAS, HISE REAL ESTATE INVESTMENTS, LP, does hereby adopt this plat designating the hereinabove described property as MINOR REPLAT OF LOT 14R, BLOCK C, MILLIE MUSE ADDITION, being a replat of a portion of abandoned Kentucky Street and all of Lots 14 and 15, Block C, Millie Muse 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. All and any public utility and the City of McKinney shall have right to remove and keep removed all or parts of any buildings, 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. The City of McKinney and all public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity, at any time, of 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 _____ 2016

HISE REAL ESTATE INVESTMENTS, LP
BY: SAM III ENTERPRISES, INC., ITS GENERAL PARTNER

By: _____
Name: Frank Hise
Title: President, Sam III Enterprises, Inc

STATE OF TEXAS

COUNTY OF _____

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Frank Hise 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 _____ 2016

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

MINOR REPLAT
OF
**LOT 14R, BLOCK C
MILLIE MUSE ADDITION**
TO THE CITY OF MCKINNEY,
COLLIN COUNTY, TEXAS
IN THE WILLIAM DAVIS SURVEY,
ABSTRACT No. 248
BEING A REPLAT OF A PORTION OF
ABANDONED KENTUCKY STREET AND ALL OF
LOTS 14 AND 15, BLOCK C, MILLIE MUSE
ADDITION TO THE CITY OF MCKINNEY,
COLLIN COUNTY, TEXAS

PREPARED: MARCH 2016
REVISED: MAY 2016

0.836 ACRE GROSS, 1 LOT

STATE OF TEXAS
COUNTY OF TARRANT

This is to certify that I, CHRIS L. BLEVINS, a Registered Professional Land Surveyor for the State of Texas, have performed, for this plat, an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction or supervision.



CHRIS L. BLEVINS
Registered Professional
Land Surveyor
State of Texas No. 5792

Approved and Accepted

Title: _____
City of McKinney, Texas
Date: _____, 2016

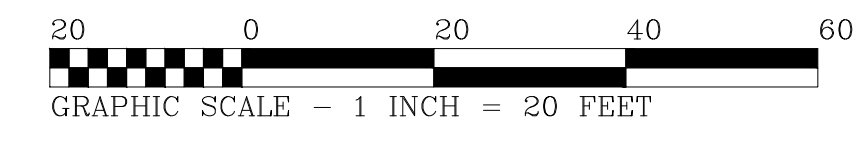
Course	Bearing	Distance
L1	N 57°10'23" W	13.25'
L2	N 28°18'00" W	2.00'
L3	N 32°49'43" E	28.08'
L4	S 59°32'42" E	15.01'
L5	S 32°49'43" W	29.67'
L6	N 57°10'23" W	10.00'
L7	N 32°49'37" E	10.00'
L8	S 57°10'23" E	10.00'
L9	S 32°49'37" W	10.00'
L10	S 57°10'23" E	5.38'
L11	N 32°49'43" E	3.32'
L12	N 59°32'42" W	87.68'
L13	N 59°32'42" W	12.06'
L14	N 28°18'00" W	7.85'
L15	N 73°41'28" W	2.20'
L16	N 28°18'00" W	33.71'
L17	S 73°41'28" E	25.88'
L18	S 28°18'00" E	7.85'
L19	S 32°49'43" W	3.32'
L20	N 57°10'23" W	36.79'
L21	N 57°10'23" W	24.00'

Curve	Radius	Length	Delta	Chord	Chord Bear.
C1	30.00'	48.37'	92°22'25"	43.30'	N 13°21'30" W
C2	54.00'	29.45'	31°14'42"	29.08'	N 43°55'21" W
C3	30.00'	23.77'	45°23'28"	23.15'	N 50°59'44" W
C4	54.00'	42.78'	45°23'28"	41.67'	S 50°59'44" E
C5	30.00'	16.36'	31°14'42"	16.16'	S 43°55'21" E
C6	54.00'	87.06'	92°22'25"	77.93'	S 13°21'30" E

PLAT PURPOSE:
THE PURPOSE OF THIS PLAT IS TO COMBINE LOTS 14 AND 15 AND A PORTION OF ABANDONED KENTUCKY STREET RIGHT-OF-WAY INTO A SINGLE LOT FOR DEVELOPMENT.

FLOOD NOTE:
NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD HAZARD ZONE, ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS, AND INCORPORATED AREAS, COMMUNITY-PANEL NUMBER 48085C0280J, MAP REVISED JUNE 2, 2009.

BEARING BASE:
THE BEARINGS SHOWN HEREON ARE TEXAS STATE PLANE GRID BEARINGS ESTABLISHED USING THE GLOBAL POSITIONING SYSTEM SATELLITES, AND LOCAL CONTINUOUSLY OPERATING REFERENCE STATIONS.



RECEIVED
By Planning Department at 8:59 am, May 31, 2016