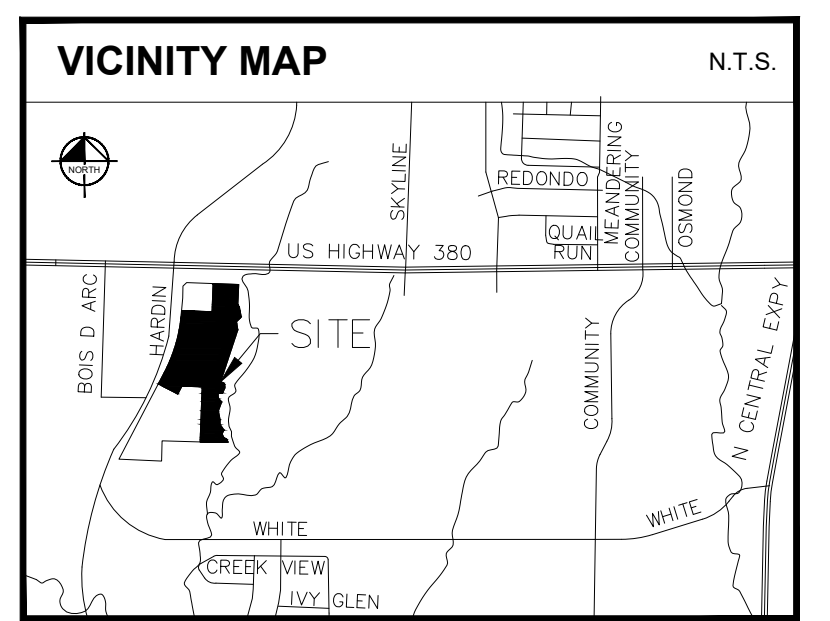
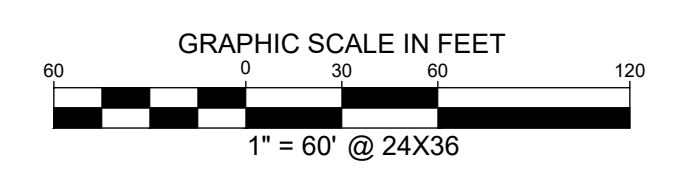
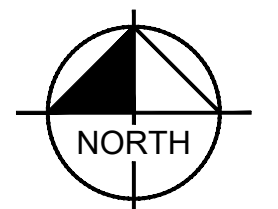


U.S. HIGHWAY 380
(A VARIABLE WIDTH RIGHT-OF-WAY)
(VOL. 313, PG. 274)
D.R.C.C.T.

P.O.B.

NO.	BEARING	LENGTH
L1	S29°58'28"E	37.55'
L2	S11°07'47"E	128.89'
L3	S36°29'44"W	28.40'
L4	S47°13'04"W	59.90'
L5	S09°26'14"E	105.36'
L6	S70°50'02"E	30.39'
L7	S45°31'59"E	34.81'
L8	S01°58'37"E	47.19'
L9	S23°55'28"W	68.58'
L10	S80°59'51"W	59.44'
L11	S01°28'36"E	56.69'
L12	S44°08'51"E	64.71'
L13	S20°17'35"W	125.43'
L14	S10°40'00"E	113.56'
L15	S00°38'20"E	61.08'
L16	S34°37'09"E	89.16'
L17	S25°58'52"W	55.64'
L18	S25°10'05"E	49.17'
L19	S57°34'55"E	49.68'
L20	S20°42'35"E	38.37'
L21	N11°50'40"W	32.94'
L22	N05°16'25"E	6.67'
L23	S87°48'20"E	38.50'
L24	N02°11'40"E	34.00'
L25	S87°48'20"E	111.97'
L26	N51°16'24"E	96.50'
L27	S71°37'53"E	42.64'

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	33°28'18"	144.50'	84.33'	N67°59'34"E	83.14'



LEGEND

Δ = CENTRAL ANGLE
P.O.B. = POINT OF BEGINNING
VOL. = VOLUME
PG. = PAGE
SQ. FT. = SQUARE FEET
INST. NO. = INSTRUMENT NUMBER
IRSC = 5/8" IRON ROD WITH CAP STAMPED "KHA" SET
IRFC = IRON ROD WITH CAP FOUND
IRF = IRON ROD FOUND
D.R.C.C.T. = DEED RECORDS OF COLLIN COUNTY, TEXAS
M.R.C.C.T. = MAP RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS

FLOOD STATEMENT:

According to Community Panel No. 48085C0260K, dated June 7, 2017 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is not within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

- NOTES:**
- Bearing system of this survey is based on a line oriented between City of McKinney monuments 39 and 40 found in the field, whose positions are published on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.
 - All corners are 5/8" iron rods with a plastic cap stamped "KHA" set unless otherwise noted.
 - The owners of Block A, Lot 5 of this plat shall be solely responsible for the maintenance of the storm water detention system. 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 maintenance of retaining walls shall be the responsibility of the property owner on which the retaining wall is located.
 - All easements shown hereon were dedicated by the plat of 360 Town Centre Addition recorded in Volume ____, Page ____, unless otherwise noted.
 - Preliminary-Final Plat for review purposes only.

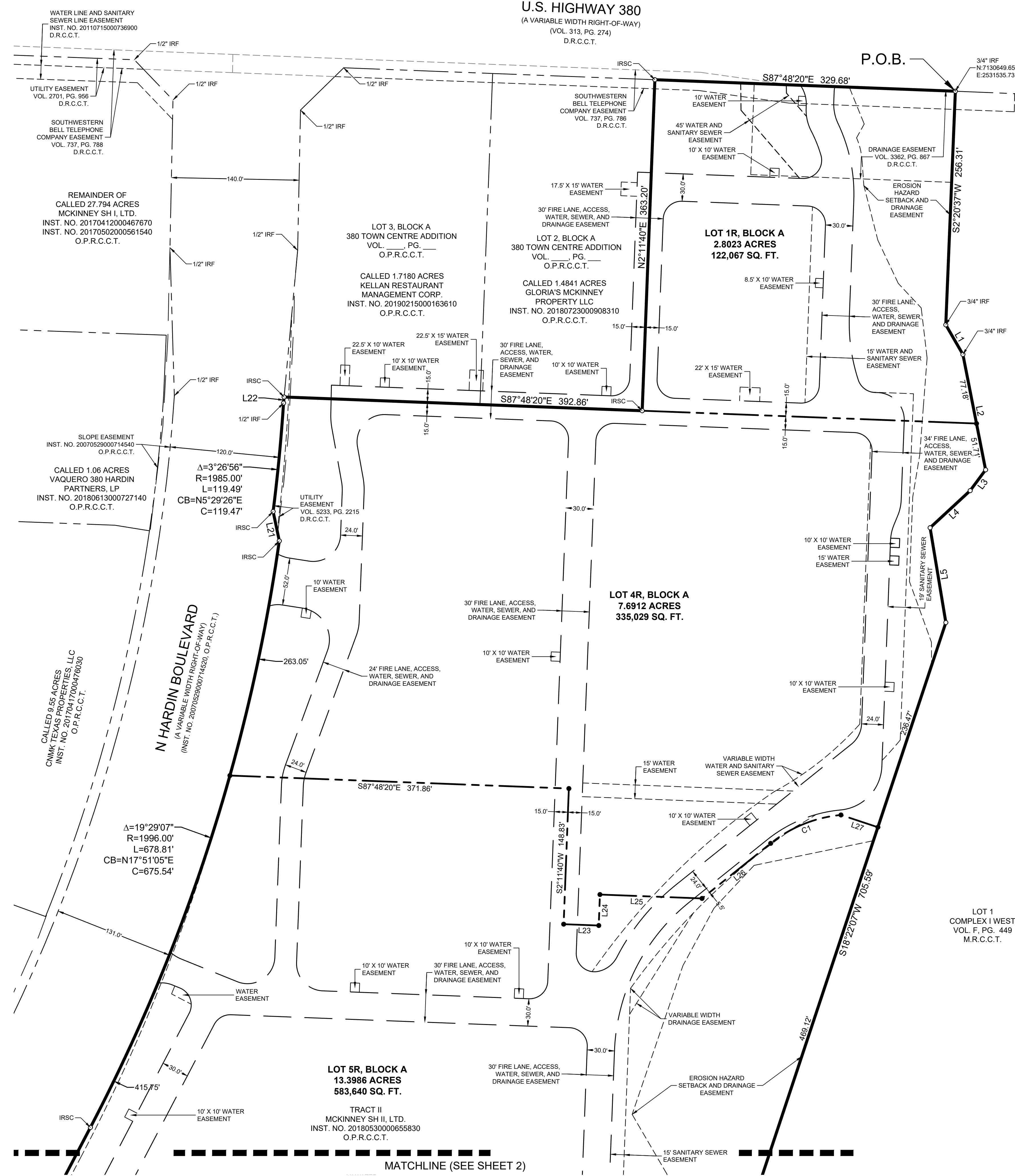
PRELIMINARY FINAL PLAT
380 TOWN CENTRE ADDITION
LOTS 1R, 4R AND 5R, BLOCK A
BEING A REPLAT OF 380 TOWNE CENTRE
ADDITION AND BEING OUT OF THE
WILLIAM HUNT SURVEY, ABSTRACT NO. 450
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

Kimley»Horn

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JAD	JBH	JAN. 2019	063006044	1 OF 3

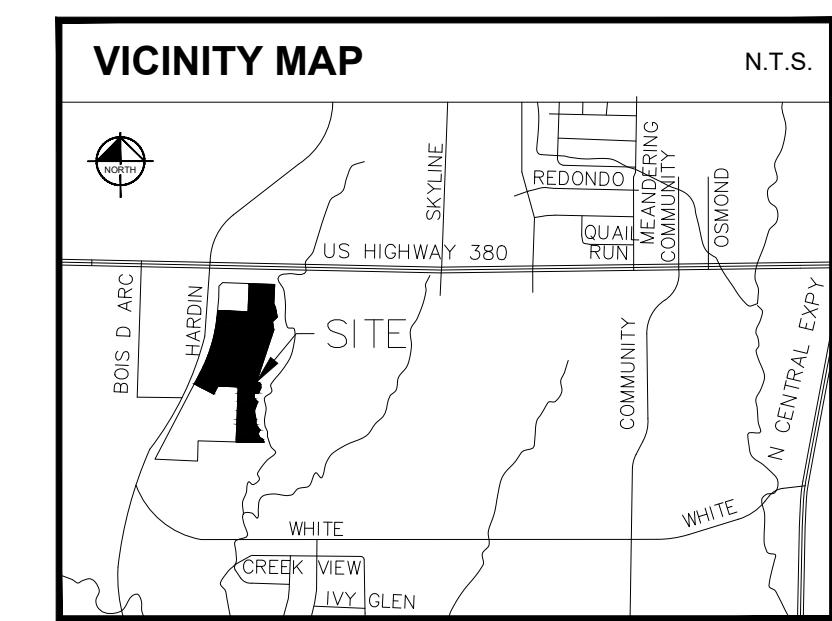
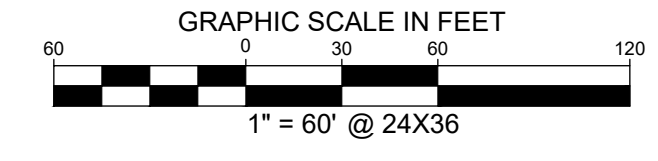
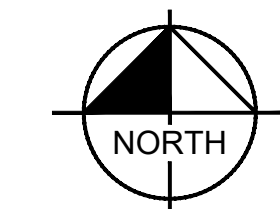
OWNER:
MCKINNEY SH II, LTD.
1110 COWAN
CELINA, TEXAS 75009
CONTACT: ERIC SEITZ
PHONE: 214-696-0606

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
CONTACT: JONATHAN KERBY, PE
PHONE: 972-770-1300



MATCHLINE (SEE SHEET 2)

4/24/2019 4:55 PM G:\SECURE\LANDSAT\4242019\380 TOWN CENTRE\PPFDWG PLOTTED BY



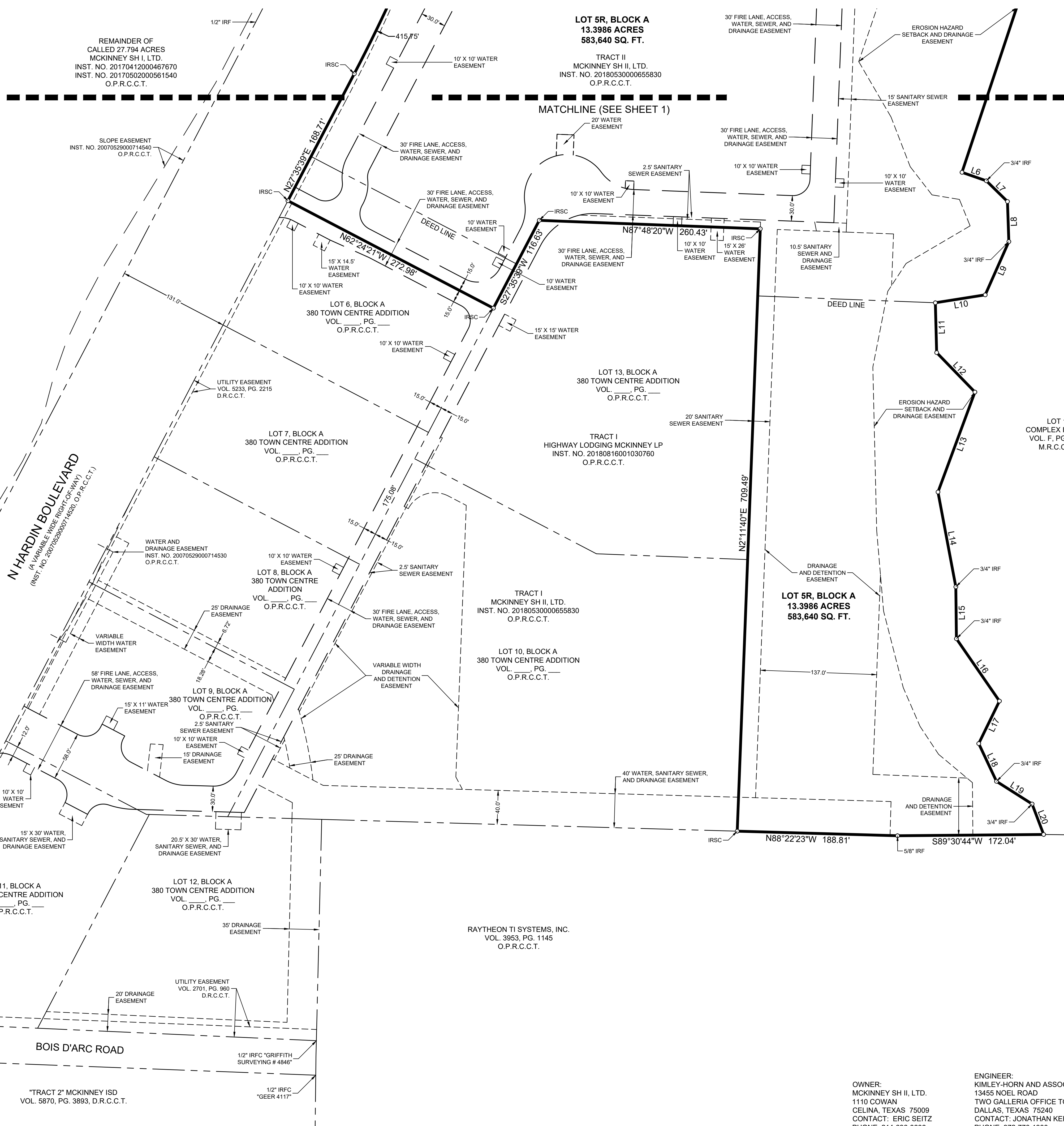
LEGEND

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 - Preliminary-Final Plat for review purposes only.



**PRELIMINARY FINAL PLAT
 380 TOWN CENTRE ADDITION
 LOTS 1R, 4R AND 5R, BLOCK A
 BEING A REPLAT OF 380 TOWNE CENTRE
 ADDITION AND BEING OUT OF THE
 WILLIAM HUNT SURVEY, ABSTRACT NO. 450
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS**

OWNER:
 MCKINNEY SH II, LTD.
 1110 COWAN
 CELINA, TEXAS 75009
 CONTACT: ERIC SEITZ
 PHONE: 214-696-0606

ENGINEER:
 KIMLEY-HORN AND ASSOCIATES, INC.
 13455 NOEL ROAD
 TWO GALLERIA OFFICE TOWER, SUITE 700
 DALLAS, TEXAS 75240
 CONTACT: JONATHAN KERBY, PE
 PHONE: 972-770-1300



13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JAD	JBH	JAN. 2019	063006044	2 OF 3

DWG NAME: FCD\\SURVEY\0360306044\MCKINNEY 380 TOWN CENTRE ADDITION\MCKINNEY 380 TOWN CENTRE ADDITION_PFP.DWG PLOTTED BY: GRISSELOUSE LINDSEY 4/24/2019 2:55 PM

OWNERS CERTIFICATION

STATE OF TEXAS §
COUNTY OF COLLIN §
CITY OF MCKINNEY §

WHEREAS, MCKINNEY SH II, LTD., is the owner of a tract of land situated in the William Hunt Survey, Abstract No. 450, City of McKinney, Collin County, Texas, and being part of "TRACT I" and "TRACT II" described in Special Warranty Deed to McKinney SH II, Ltd. recorded in Instrument No. 20190530000655830, Official Public Records of Collin County, Texas, and being all of Lots 1, 4 and 5, Block A, 380 Town Centre Addition, and addition to the City of McKinney, Texas according to the plat recorded in Volume ____, Page ___ of said Official Public Records, and being more particularly described as follows:

BEGINNING at a 3/4-inch iron rod found in the south right-of-way line of U.S. Highway 380 (a variable width right-of-way), for the northwest corner of Complex I West Addition, an addition to the City of McKinney, Texas, according to the plat recorded in Volume F, Page 449, Map Records, Collin County, Texas

THENCE departing said south right-of-way line of U.S. Highway 380 and with the west line of said Complex I West Addition, the following courses and distances:

South 2°20'37" West, a distance of 256.31 feet to a 3/4-inch iron rod found for corner;
South 29°58'28" East, a distance of 37.55 feet to a 3/4-inch iron rod found for corner;
South 11°07'47" East, a distance of 128.89 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
South 36°29'44" West, a distance of 28.40 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
South 47°13'04" West, a distance of 59.90 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
South 9°26'14" East, a distance of 105.36 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
South 18°22'07" West, a distance of 705.59 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
South 70°50'02" East, a distance of 30.39 feet to a 3/4-inch iron rod found for corner;
South 45°31'59" East, a distance of 34.81 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
South 1°58'37" East, a distance of 47.19 feet to a 3/4-inch iron rod found for corner;
South 23°55'28" West, a distance of 68.58 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
South 80°59'51" West, a distance of 59.44 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
South 1°28'36" East, a distance of 58.69 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
South 44°08'51" East, a distance of 64.71 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
South 20°17'35" West, a distance of 125.43 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
South 10°40'00" East, a distance of 113.56 feet to a 3/4-inch iron rod found for corner;
South 0°38'20" East, a distance of 61.08 feet to a 3/4-inch iron rod found for corner;
South 34°37'09" East, a distance of 89.16 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
South 25°58'52" West, a distance of 55.64 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
South 25°10'05" East, a distance of 49.17 feet to a 3/4-inch iron rod found for corner;
South 57°34'55" East, a distance of 49.68 feet to a 3/4-inch iron rod found for corner;
South 20°42'35" East, a distance of 38.37 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in a north line of a 304.402 acre tract of land described in Special Warranty Deed to Raytheon TI Systems, Inc., recorded in Volume 3953, Page 1145, Deed Records, Collin County, Texas, for the southwest corner of said Complex I West Addition;

THENCE with said north of 304.402 acre tract, the following courses and distances:

South 89°30'44" West, a distance of 172.04 feet to a 5/8-inch iron rod found for corner;
North 88°22'23" West, a distance of 188.81 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE departing said north of 304.402 acre tract and with the south line of said Lot 5, the following courses and distances:

North 2°11'40" East, a distance of 709.49 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
North 87°48'20" West, a distance of 260.43 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
South 27°35'39" West, a distance of 116.63 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
North 62°24'21" West, a distance of 272.98 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in the east right-of-way line of Hardin Boulevard (a variable width right-of-way, 131-foot wide at this point), for the southwest corner of said Lot 5;

THENCE with said east right-of-way line of Hardin Boulevard, the following courses and distances:

North 27°35'39" East, a distance of 168.71 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left having a central angle of 19°29'07", a radius of 1996.00 feet, a chord bearing and distance of North 17°51'05" East, 675.54 feet;
In a northeasterly direction, with said curve to the left, an arc distance of 678.81 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
North 11°50'40" West, a distance of 32.94 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left having a central angle of 3°26'56", a radius of 1985.00 feet, a chord bearing and distance of North 5°29'26" East, 119.47 feet;
In a northeasterly direction, with said curve to the left, an arc distance of 119.49 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
North 5°16'25" East, a distance of 6.67 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the northwest corner of said Lot 4;

THENCE departing said east right-of-way line of Hardin Boulevard and with the north line of said Lot 4, South 87°48'20" East, a distance of 392.86 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for southwest corner of said Lot 1;

THENCE departing said north line of Lot 4 and with the west line of said Lot 1, North 2°11'40" East, a distance of 363.20 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in said south right-of-way line of U.S. Highway 380, for the northwest corner of said Lot 1;

THENCE with said south right-of-way line of U.S. Highway 380, South 87°48'20" East, a distance of 329.68 feet to the **POINT OF BEGINNING** and containing 23.8921 acres or 1,040,736 square feet of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

OWNER DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, I, **MCKINNEY SH II, LTD.,** does hereby adopt this Preliminary Final Plat designating the hereinabove described property as **380 TOWN CENTRE ADDITION, LOTS 1R, 4R AND 5R, BLOCK A,** being a replat of 380 Towne Centre Addition, an addition to the City of McKinney, Collin County, Texas and do hereby dedicate to the public use forever, the streets, alleys and public use area 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 the right to remove and keep removed all or parts of any building, fences, shrubs, trees or other improvements or growths, which in any way endanger or interfere with the construction, maintenance or efficiency of it's respective systems on said Easements, and the City of McKinney and all public utilities constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of it's respective systems, without the necessity, at anytime, of procuring the permission of anyone.

This plat is made subject to the following Reservation: For Grantor and Grantor's Heirs, Successors, and Assigns Forever; A Reservation of all oil, gas, and other minerals in and under that may be produced from the property.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of McKinney, Texas.

WITNESS MY HAND at _____, Texas, this the ___ day of _____, 2019.

MCKINNEY SH II, LTD.

By: _____
Name: Eric Seitz
Title: Partner

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared Eric Seitz, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ___ day of _____, 2019.

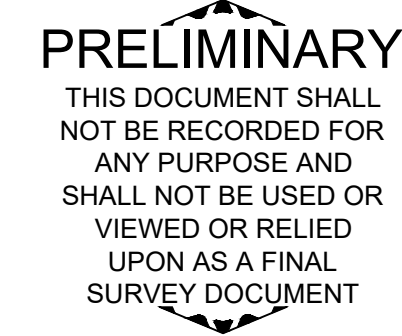
Notary Public in and for the State of Texas

SURVEYORS CERTIFICATE

THAT I, J. Andy Dobbs, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of McKinney, Texas.

Dated this the ___ day of _____, 2019.

J. Andy Dobbs
Registered Professional Land Surveyor No. 6196
Kimley-Horn and Associates, Inc.
13455 Noel Road,
Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
(972) 770-1300
andy.dobbs@kimley-horn.com



STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared J. Andy Dobbs, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this ___ day of _____, 2019.

Notary Public in and for the State of Texas

OWNER:
MCKINNEY SH II, LTD.
1110 COWAN
CELINA, TEXAS 75009
CONTACT: ERIC SEITZ
PHONE: 214-696-0606

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
CONTACT: JONATHAN KERBY, PE
PHONE: 972-770-1300

PRELIMINARY FINAL PLAT
380 TOWN CENTRE ADDITION
LOTS 1R, 4R AND 5R, BLOCK A
BEING A REPLAT OF 380 TOWNE CENTRE
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WILLIAM HUNT SURVEY, ABSTRACT NO. 450
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Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JAD	JBH	JAN. 2019	063006044	3 OF 3

DWG NAME: F:\CDL_SURVEY\063006044\MCKINNEY_380_TOWN CENTRE\DWG\063006044\MCKINNEY_380_TOWN CENTRE_FINAL_PFP.DWG PLOTTED BY: GRS/SECLOSE/LIN/SKAY 4/24/2019 3:29 PM LAST SAVED: 4/24/2019 4:55 PM