

STATE OF TEXAS)
COUNTY OF COLLIN)

WHEREAS, TURRENTINE FAMILY PARTNERSHIP, LTD is the owner of Lots 2 and 3 of Virginia Parkway Professional Center South, an addition to the City of McKinney, in the W.D. Thompson Survey, Abstract No. 891, Collin County, Texas according to the plat thereof, recorded in Cabinet N, Page 461 of the Map and Plat Records of Collin County, Texas (MPRCC.T) and being more particularly described by metes and bounds as follows:

BEGINNING at an "X" found in concrete at the Northwest corner of said Lot 2 and same being the Northeast corner of Lot 1. Said point being at the centerline intersect of a variable width public utility, access & fire lane easement and the South Right-of-way line of Virginia Parkway (as dedicated per the above described plat);

THENCE: South 87 deg. 52 min. 00 sec. East, along the common line of said Lots 2, 3 and Virginia Parkway, passing the original Northeast corner of Lot 2 and the Northwest corner of Lot 3 at 218.58 feet, and continuing on for a total distance of 486.60 feet to an "X" found for the Northeast corner of said Lot 3 and the Northwest corner of Lot 4, in the center of a variable width public utility, access & fire lane easement as per the above described recorded plat;

THENCE: South 02 deg. 08 min. 00 sec. West, along the common line of said Lot 3 and Lot 4 and along the center of said easement, a distance 204.66 feet to an "X" found in concrete for the Southeast corner of said Lot 3, the Southwest corner of Lot 4 in the center of a 24' wide public utility, access & fire lane easement and same being the North line of Lot 12R as per the Minor Replat recorded in Cabinet 2006, Page 855, MPRCC.T;

THENCE: North 87 deg. 52 min. 00 sec. West, along the center of said easement, with the South line of said Lots 3 and 2 and the North line of Lots 12R and 13 R, passing the original Southwest corner of Lot 3 and the Southeast corner of Lot 2 at 268.02 feet, and continuing on for a total distance of 347.20 feet to an "X" found in concrete for the Northwest corner of said Lot 13R and the Northeast corner of Lot 15;

THENCE: South 87 deg. 02 min. 10 sec. West, continuing along the center of said easement, with the common line of said Lot 2 and Lot 15, a distance of 139.95 feet to an "X" found in concrete in the center of said easement, for the common corner of Lots 1, 2, 14 and 15;

THENCE: North 02 deg. 08 min. 00 sec. East, along the center of said easement, with the common line of said Lots 1 and 2, a distance of 217.09 feet to the POINT OF BEGINNING and containing 100,454 square feet or 2.306 acres of land.

DEDICATION

STATE OF TEXAS)
COUNTY OF COLLIN)

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT I, SCOTT TURRENTINE, Member, TURRENTINE FAMILY PARTNERSHIP, LTD and TURRENTINE FAMILY PARTNERSHIP MANAGEMENT, LLC, General Partner, do hereby adopt this amending plat designating the herein above described property as AMENDING PLAT OF VIRGINIA PARKWAY PROFESSIONAL CENTER SOUTH, LOTS 2R & 3R, being a Re-Plat of Lots 2 and 3, of VIRGINIA PARKWAY PROFESSIONAL CENTER SOUTH, an addition to the City of McKinney, Collin County, Texas, and do hereby dedicate to the public use forever, the streets and easements shown hereon for the purpose as indicated. The Firelane, Mutual Access and Utility Easement being hereby dedicated for the 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 its respective systems on said easements, and the City of McKinney and all public utilities shall, at all times, have the full right of ingress and egress to or from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of its respective systems, with 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 IN COLLIN COUNTY, TEXAS, this the _____ day of _____, 2013.

SCOTT TURRENTINE, Member
TURRENTINE FAMILY PARTNERSHIP, LTD
TURRENTINE FAMILY PARTNERSHIP MANAGEMENT, LLC, General Partner

STATE OF TEXAS)
COUNTY OF COLLIN)

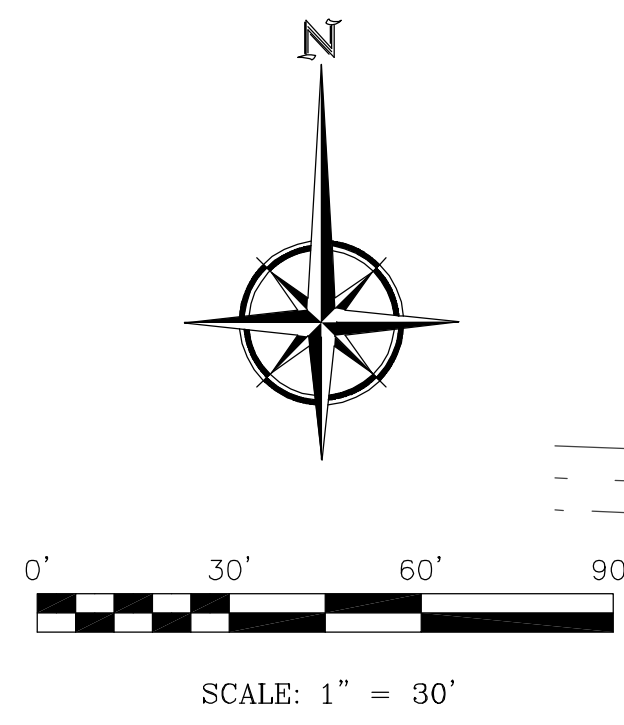
BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared SCOTT TURRENTINE, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2013.

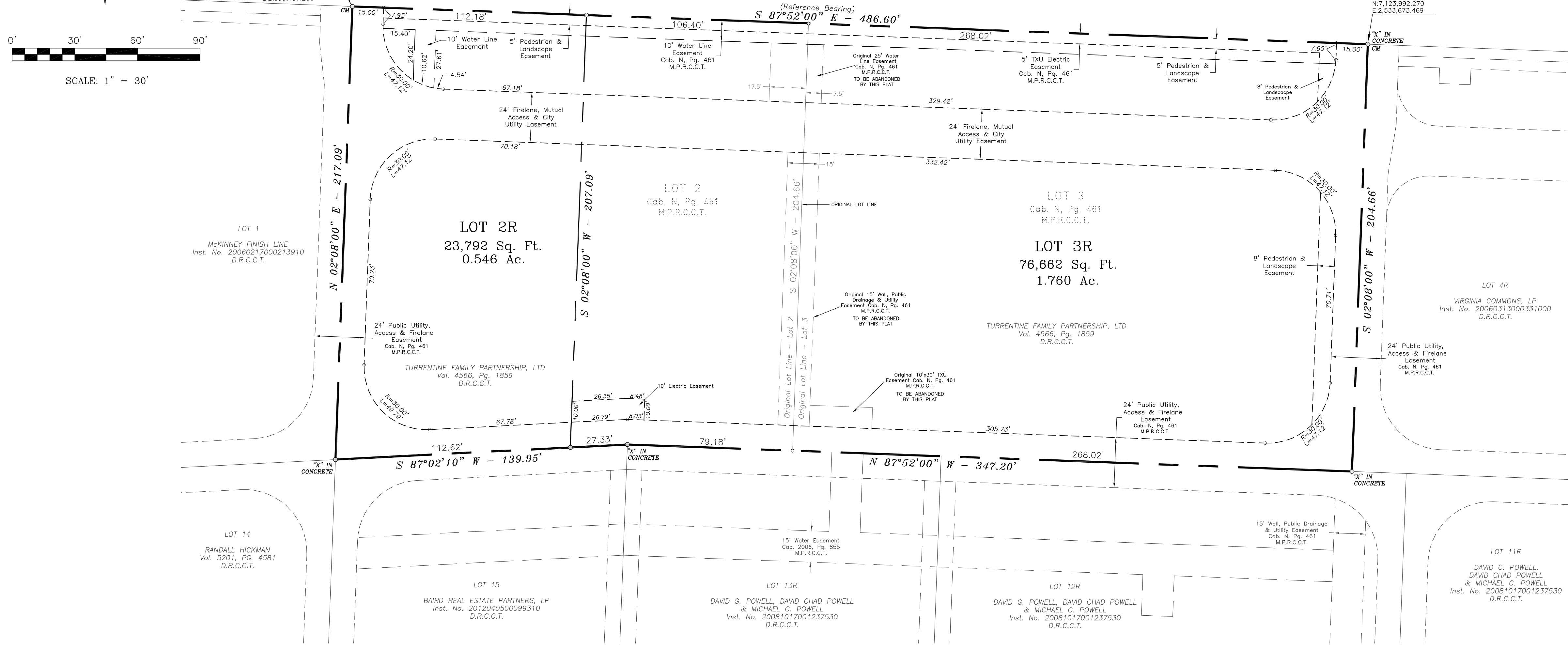
Notary Public, State of Texas

VIRGINIA PARKWAY

(FM 3038) (VARIABLE WIDTH RIGHT-OF-WAY)



POINT OF BEGINNING
"X" IN CONCRETE
Texas State Plane
Coordinates NAD-83
North Central Zone
N 7,124,010.383
E 2,533,187.206

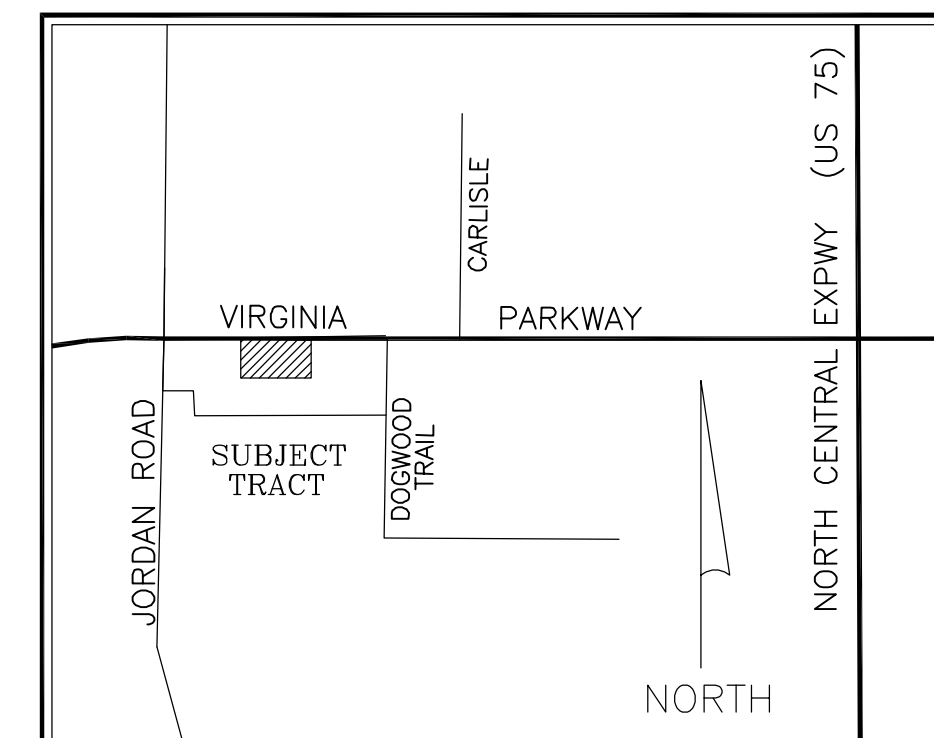


CM = CONTROLLING MONUMENT

PURPOSE STATEMENT:
THE PURPOSE OF THIS AMENDING PLAT IS TO SHIFT LOT LINE TO THE WEST FOR DEVELOPMENT PURPOSES.

NOTE:
ALL LOT CORNER MONUMENTS ARE 1/2 INCH DIAMETER REBAR, TWO FEET LONG TOPPED WITH A RED PLASTIC CAP, STAMPED "RPLS 4701", UNLESS OTHERWISE NOTED.

CITY OF MCKINNEY NOTES:
ALL PROPOSED LOTS SITUATED IN WHOLE OR PART WITHIN THE CITY'S CORPORATE LIMITS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE GOVERNING ZONING DISTRICT.
THE 24' FIRELANE, MUTUAL ACCESS & CITY UTILITY EASEMENT IS EXCLUSIVE TO THE INSTALLATION OF CITY OF MCKINNEY SERVICE UTILITIES SUCH AS WATER, SANITARY SEWER AND STORM SEWER.
NO LOT TO LOT DRAINAGE.



VICINITY MAP
NOT TO SCALE.

OWNER
LOTS 2 & 3
TURRENTINE FAMILY PARTNERSHIP, LTD
2525 North Central Expressway
McKinney, Texas 75070
972-542-2601

SURVEYOR
RINGLEY & ASSOCIATES, INC.
701 S. Tennessee Street
McKinney, Texas 75069
972-542-1266



Approved & Accepted

City Manager
City of McKinney, Texas

Date

SURVEYORS' CERTIFICATE

That I, Lawrence H. Ringley, 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 the 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.

DATED this the _____ day of _____, 2013.

Lawrence H. Ringley, R.P.L.S.
State of Texas, No. 4701

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Lawrence H. Ringley, 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 therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2013.

Notary Public, State of Texas

AMENDING PLAT

VIRGINIA PARKWAY PROFESSIONAL CENTER SOUTH LOTS 2R & 3R

Being a Replat of Lots 2 & 3 of VIRGINIA PARKWAY PROFESSIONAL CENTER SOUTH

W.D. THOMPSON SURVEY ABSTRACT No. 891 CITY OF MCKINNEY COLLIN COUNTY, TEXAS

RINGLEY & ASSOCIATES, INC.
SURVEYING • MAPPING • PLANNING
701 S. Tennessee - McKinney, Texas 75069
(972) 542-1266

Drawn by	Date	Scale	Job	Title	Sheet
Mark Head	04/12/13	1" = 30'	13039	13039-AP.DWG	1 of 1