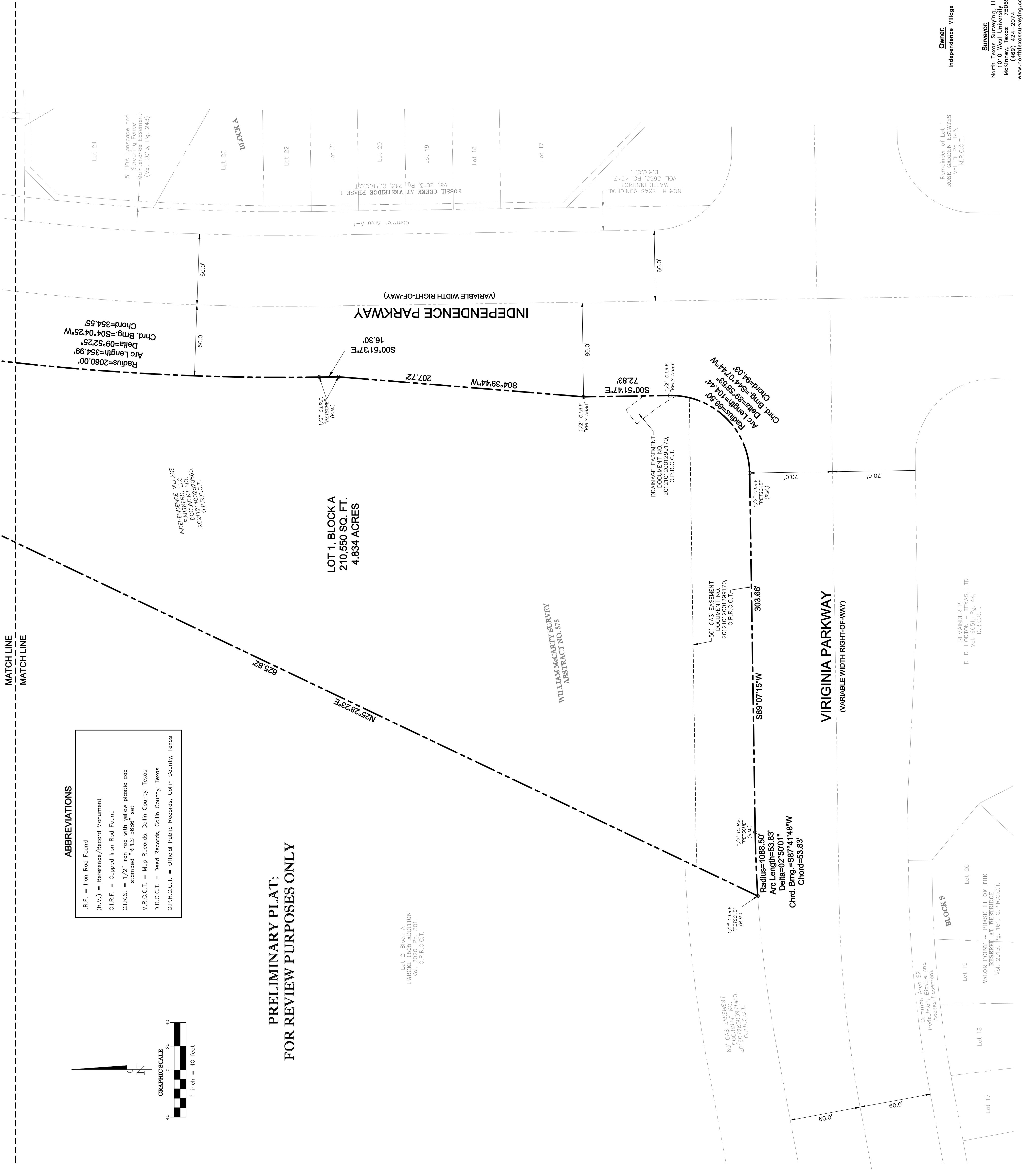


ABBREVIATIONS

- I.R.F. = Iron Rod Found
- (R.M.) = Reference/Record Monument
- C.I.R.F. = Copied Iron Rod Found
- C.I.R.S. = 1/2" iron rod with yellow plastic cap stamped "RPLS 5686" set
- M.R.C.C.T. = Map Records, Collin County, Texas
- D.R.C.C.T. = Deed Records, Collin County, Texas
- O.P.R.C.C.T. = Official Public Records, Collin County, Texas

**PRELIMINARY PLAT:
FOR REVIEW PURPOSES ONLY**

Lot 2, Block A
PARCEL 1505 ADDITION
Vol. 2020, Pg. 301,
O.P.R.C.C.T.



Radius=2060.00'
Arc Length=354.99'
Delta=09°52'25"
Chord=354.55'

Radius=68.50'
Arc Length=104.44'
Delta=08°58'37"
Chord=54.03'

Radius=1088.50'
Arc Length=53.83'
Delta=02°50'01"
Chord=53.83'

Radius=1088.50'
Arc Length=53.83'
Delta=02°50'01"
Chord=53.83'

Radius=1088.50'
Arc Length=53.83'
Delta=02°50'01"
Chord=53.83'

INDEPENDENCE VILLAGE PARTNERS, L.P. DOCUMENT NO. 200714002525660, O.P.R.C.C.T.

WILLIAM MCCARTY SURVEY ABSTRACT NO. 575

60' GAS EASEMENT DOCUMENT NO. 201210200299170, O.P.R.C.C.T.

DRAINAGE EASEMENT DOCUMENT NO. 201210200299170, O.P.R.C.C.T.

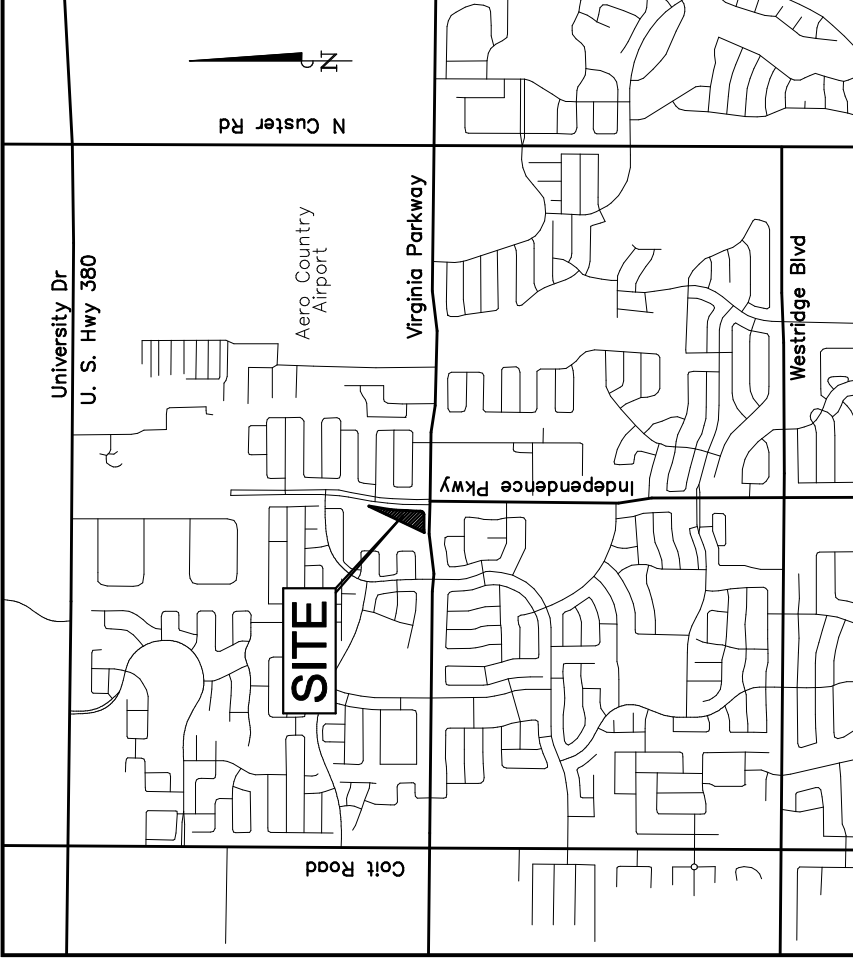
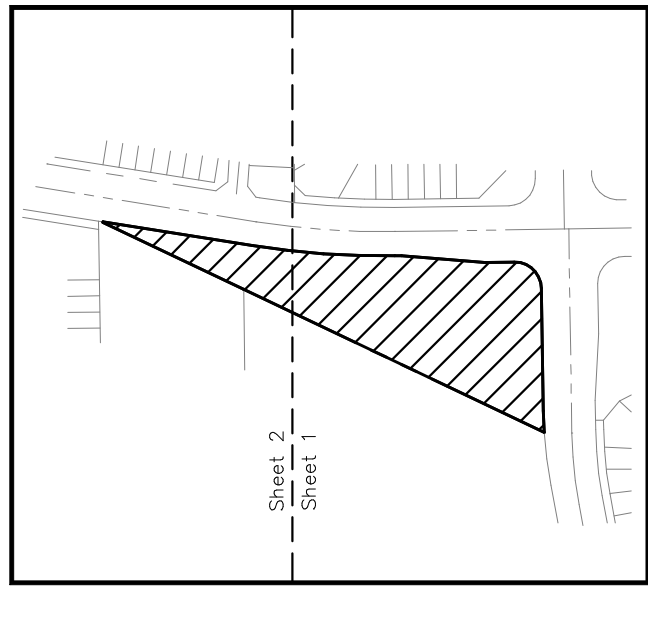
Common Area 52' and Precastion, Easement, Access

REMAINDER OF D. R. HORTON - TEXAS, LTD. Vol. 6651, Pg. 44, D.R.C.C.T.

Remainder of Lot 1 ROSE GARDEN ESTATES Vol. B, Pg. 143, M.R.C.C.T.

General Notes:

1. According to the Flood Insurance Rate Map of Collin County, Texas, Map No. 4898C023E1, Map Revised June 02, 2008, the herein described property is located in Zone "X" described by said map to be "areas determined to be outside the 0.2% annual chance floodplain". This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood damage may be caused by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor in any way.
2. The surveyor has relied on the Title Commitment provided by First National Title Insurance Company (C.F. No. 1000161957), and other information regarding the property and its interests, and has not conducted an independent investigation or affecting the herein described property. No additional research regarding said easements, restrictions or rights-of-way has been performed by the surveyor.
3. Bearings are based on the Texas State Plane Coordinate System, North Central Zone, (4202), NAD 83. Surface values shown can be converted to grid by dividing by the combined scale factor of 0.999838069 (grid to surface: 1.000161957), at base point 0.0.
4. All expressed lots situated in whole or in part within the City's separate limits, comply with the minimum size requirements of the governing zoning district and the requirements of the subdivision ordinance.
5. NOTICE: 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 withholding of utilities and building permits.



Neighborhood Map (not to scale)

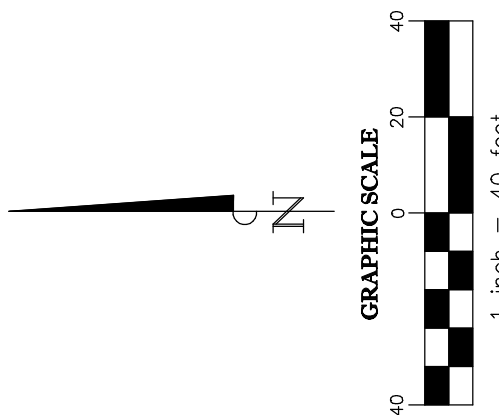
**PRELIMINARY PLAT
INDEPENDENCE VILLAGE ADDITION
LOT 1, BLOCK A**

Being a Preliminary Plat of
210,550 Sq. Ft. / 4.834 Acres
in the

John Manning Survey ~ Abstract No. 637
City of McKinney, Collin County, Texas
Date: April, 2022 Scale: 1" = 60'

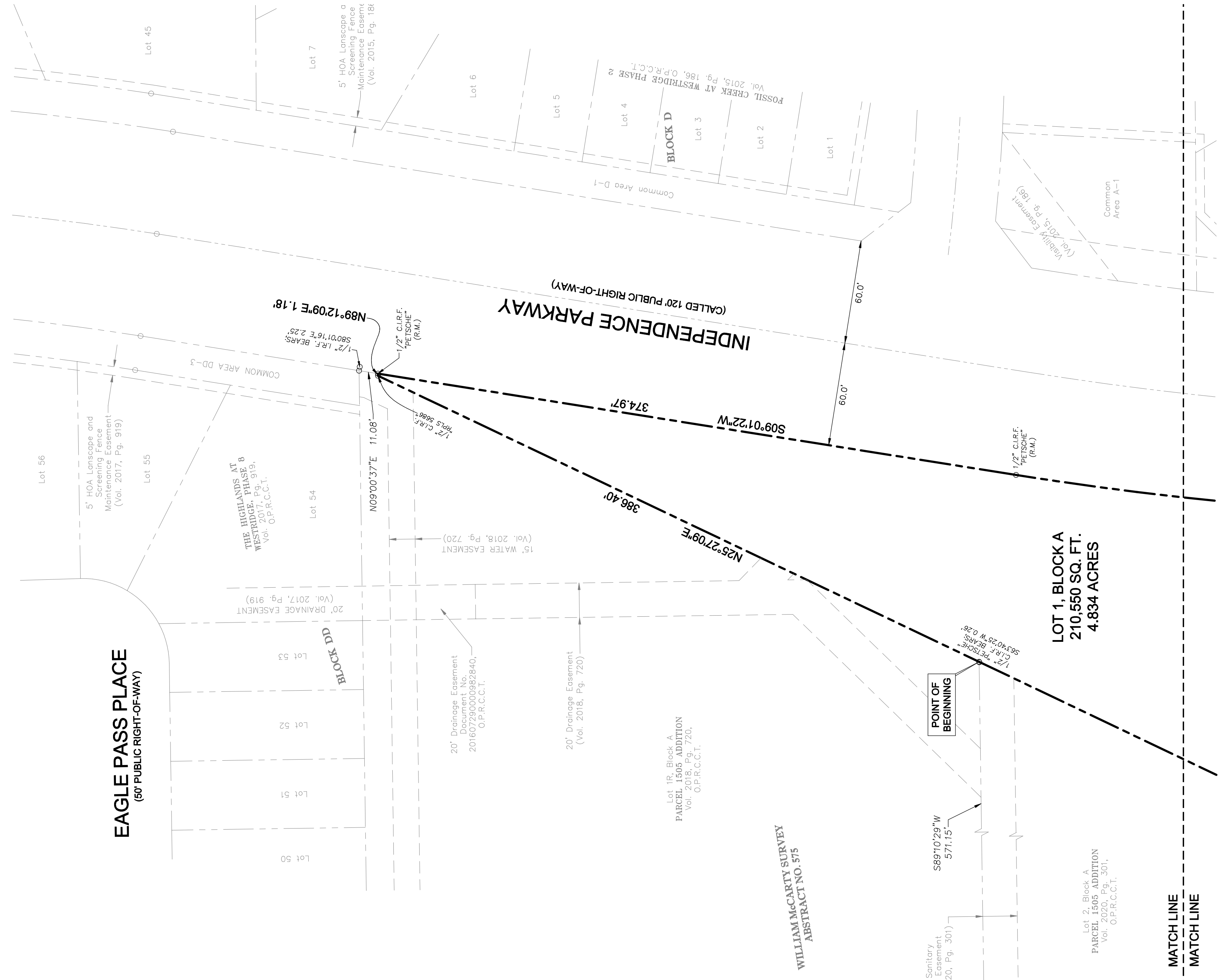
Owner:
Independence Village

Surveyor:
North Texas Surveying, LLC
1010 West University
McKinney, Texas 75069
(469) 424-2074
www.northtexasurveying.com
Firm Registration No. 10074200
Contact: Chad Rokomb



ABBREVIATIONS

- I.R.F. = Iron Rod Found
- (C.M.) = Controlling Monument
- C.I.R.F. = Capped Iron Rod Found
- C.I.R.S. = 1/2" iron rod with yellow plastic cap stamped "RPLS 5886" set
- M.R.C.C.T. = Map Records, Collin County, Texas
- D.R.C.C.T. = Deed Records, Collin County, Texas
- O.P.R.C.C.T. = Official Public Records, Collin County, Texas



**PRELIMINARY PLAT:
FOR REVIEW PURPOSES ONLY**

OWNERS CERTIFICATION:

WHEREAS, Independence Village Partners, LLC is the owner of a tract of land, situated in the William McCarty Survey, Abstract No. 575, Independence Village Addition, Parcel 1505 Addition, Lot 1, Block A, in the City of McKinney, Collin County, Texas, as recorded under Document No. 2021124002520560, of the Official Public Records, Collin County, Texas (O.P.R.C.C.T.), said tract being more particularly described as follows:

BEGINNING at a point for corner being the southeasterly corner of Lot 1R, Block A, of **PARCEL 1505 ADDITION**, an addition to the City of McKinney, as recorded in Volume 2018, Page 720, O.P.R.C.C.T., said corner also being in the northwesterly line of said 4.834 acre tract, same being the northwesterly corner of Lot 2, Block A, of **PARCEL 1505 ADDITION**, an addition to the City of McKinney, as recorded in Volume 2020, Page 301, O.P.R.C.C.T.;

THENCE North 25°27'09" East, along the common line between said 4.834 acre tract and said Lot 1R, a distance of 386.40' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5886" set (herein after referred to as a capped iron rod set) for an "el" corner of said Lot 1R;

THENCE North 89°12'09" East, a distance of 1.18' to a 1/2" iron rod with a plastic cap stamped "PETSCHÉ" found (herein after referred to as a capped iron rod found) in the northwesterly monumented line of Independence Parkway;

THENCE along said northwesterly line of Independence Parkway, the following courses and distances:

South 09°01'22" West, a distance of 374.97' to a capped iron rod found at the beginning of a curve to the left, having a radius of 2,060.00', a central angle of 09°52'25", and a chord which bears, South 04°04'25" West, a chord distance of 354.35';

Thence along said curve to the left, in a southwesterly direction, an arc length of 354.39' to a capped iron rod found;

South 00°51'37" East, a distance of 16.30' to a capped iron rod found;

South 04°39'44" West, a distance of 207.72' to a capped iron rod set;

South 00°51'47" East, a distance of 72.83' to a capped iron rod set at the beginning of a curve to the right, having a radius of 66.50', a central angle of 89°58'53", and a chord which bears, South 44°07'44" West, a chord distance of 94.03';

Thence along said curve to the right, in a southwesterly direction, an arc length of 104.44' to a capped iron rod found in the northerly monumented line of Virginia Parkway;

THENCE along said northerly monumented line of Virginia Parkway, the following courses and distances:

South 89°07'15" West, a distance of 303.66' to a capped iron rod found at the beginning of a curve to the left, having a radius of 1088.50', a central angle of 02°50'01", and a chord which bears, South 87°41'48" West, a chord distance of 53.83';

Thence along said curve to the left, in a southwesterly direction, an arc length of 53.83' to a capped iron rod found for the southeasterly corner of said 4.834 acre tract, same being the southeasterly corner of the aforementioned Lot 2;

THENCE North 25°28'23" East, along the common line between said Lot 2 and said 4.834-acre tract, a distance of 825.82' to the **POINT OF BEGINNING** and containing 210,550 square feet or 4.834 acres of land, more or less.

OWNERS DEDICATION:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Independence Village Partners, LLC is the owner of the above described property and does hereby adopt this Preliminary Plat designating the hereinabove described property as **INDEPENDENCE VILLAGE ADDITION, LOT 1, BLOCK A**, and does hereby dedicate to the public use hereover, the streets, alleys and public use areas shown herein; the easements, as shown, for mutual use and enjoyment of the public, and 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 shall have the right to construct, reconstruct, inspect, repair, alter, improve, maintain, and use the same for the purposes herein stated, subject to all plating ordinances, rules, regulations and resolutions of the City of McKinney.

WITNESS MY HAND AND SEAL OF OFFICE on this, the _____ day of _____, 2022.

INDEPENDENCE VILLAGE PARTNERS, LLC

Name - Position

**STATE OF TEXAS
COUNTY OF COLLIN**

Surveyor

I, _____, the undersigned, a Notary Public in and for the State of Texas, do hereby personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same is his act and deed in the capacity therein stated and for the purposes therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE on this, the _____ day of _____, 2022.

NOTARY PUBLIC in and for the State of Texas

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, MICHAEL B. ARTHUR, do hereby certify that I prepared this plat from an actual on-the-ground survey of the above described property, and that the corner monuments shown hereon were found or were properly placed under my personal supervision in accordance with the Plating Rules and Regulations of the City of McKinney, Collin County, Texas.

PRELIMINARY THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR RELIED UPON FOR ANY FINAL SURVEY DOCUMENT.

Date: _____

Michael B. Arthur
Registered Professional Land Surveyor
Texas Registration No. 5686

**STATE OF TEXAS
COUNTY OF COLLIN**

Notary Public

WITNESS MY HAND AND SEAL OF OFFICE on this, the _____ day of _____, 2022.

NOTARY PUBLIC in and for the State of Texas

**PRELIMINARY PLAT
INDEPENDENCE VILLAGE ADDITION
LOT 1, BLOCK A**

Being a Preliminary Plat of
210,550 Sq. Ft. / 4.834 Acres

in the

John Manning Survey ~ Abstract No. 637
City of McKinney, Collin County, Texas

Date: April, 2022 Scale: 1" = 60'

SURVEYOR:
North Texas Surveying, LLC
1010 West University
McKinney, Texas 75069
(469) 424-2074
www.northtexasurveying.com
Firm Registration No. 10074200
Contact: Chad Rokomb