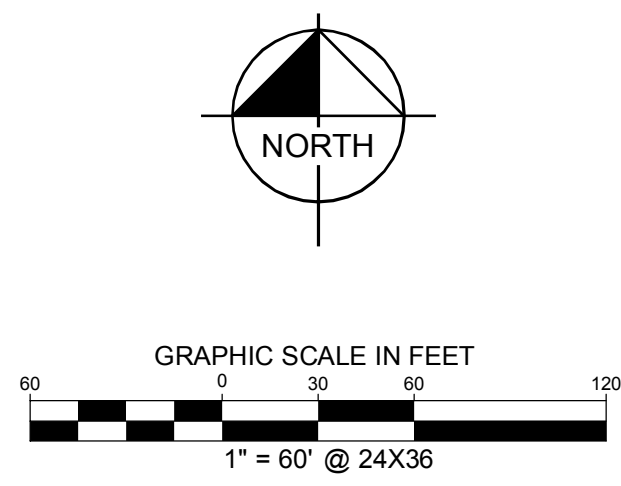
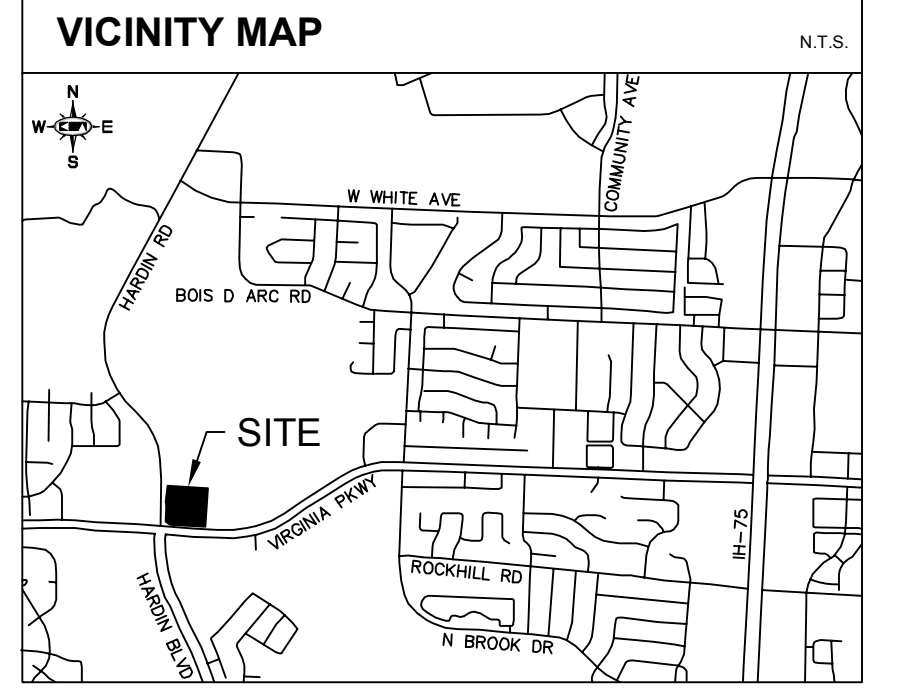


NOTES:

- According to Map No. 48085C0260 J, dated June 2, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, a portion of this property is located in Zone X (shaded), and Zone AE and is within a 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. The floodplain shown is an approximate location as depicted from the maps listed, and is not the result of a flood study performed by the surveyor or KHA.
- Bearings are expressed as grid bearings (Texas Coordinate System of 1983, North Central Zone 4202, NAD 83 Datum), as determined by GPS observations. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.999851402.
- 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.



CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	29°08'47"	30.00'	15.26'	S74°23'31"E	15.10'
C2	56°09'19"	86.00'	84.29'	N60°53'16"W	80.95'
C3	56°09'19"	50.00'	49.00'	S60°53'15"E	47.07'
C4	19°37'25"	54.00'	18.49'	N79°09'12"W	18.40'
C5	19°37'25"	30.00'	10.27'	S79°09'12"E	10.22'
C6	44°51'51"	54.00'	42.28'	N66°31'59"W	41.21'
C7	45°08'09"	54.00'	42.54'	N21°31'59"W	41.45'
C8	90°00'00"	30.00'	47.12'	S43°57'55"E	42.43'
C9	27°45'30"	30.00'	14.53'	S77°09'20"W	14.39'
C10	15°58'24"	54.00'	15.05'	N71°15'47"E	15.01'
C11	78°12'54"	30.00'	40.95'	S40°08'32"W	37.85'
C12	90°00'00"	30.00'	47.12'	S43°57'55"E	42.43'
C13	91°21'41"	30.00'	47.84'	N43°17'04"W	42.93'
C14	89°59'58"	30.00'	47.12'	S46°02'06"W	42.43'
C15	36°24'31"	30.00'	19.06'	S17°10'08"E	18.74'
C16	90°00'00"	30.00'	47.12'	N43°57'54"W	42.43'
C17	37°55'02"	30.00'	19.85'	S19°59'36"W	19.49'
C18	37°55'02"	30.00'	19.85'	N19°59'36"E	19.49'
C19	58°31'48"	30.00'	30.65'	N28°13'49"W	29.33'
C20	20°39'09"	75.00'	27.03'	S47°10'08"E	26.89'
C21	52°07'21"	50.00'	45.49'	N62°54'14"W	43.93'
C22	49°12'28"	30.00'	25.77'	S66°25'51"W	24.98'
C23	90°00'00"	30.00'	47.12'	S46°02'05"W	42.43'
C24	19°37'25"	30.00'	10.27'	N79°09'12"W	10.22'
C25	19°37'25"	54.00'	18.49'	S79°09'12"E	18.40'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C26	44°51'51"	30.00'	23.49'	N66°31'59"W	22.90'
C27	45°08'09"	30.00'	23.63'	N21°31'59"W	23.03'
C28	90°00'00"	30.00'	47.12'	N46°02'05"E	42.43'
C29	27°45'30"	54.00'	26.16'	S77°09'20"W	25.91'
C30	27°45'30"	30.00'	14.53'	N77°09'20"E	14.39'
C31	90°00'00"	30.00'	47.12'	S43°57'55"E	42.43'
C32	90°00'00"	30.00'	47.12'	S46°02'05"W	42.43'
C33	90°00'00"	30.00'	47.12'	N43°57'55"W	42.43'
C34	90°00'00"	30.00'	47.12'	N46°02'05"E	42.43'
C35	90°00'00"	30.00'	47.12'	S43°57'55"E	42.43'
C36	34°39'29"	130.00'	78.64'	N71°38'10"W	77.44'
C37	34°39'29"	70.00'	42.34'	S71°38'10"E	41.70'
C38	90°00'00"	10.00'	15.71'	N46°02'05"E	14.14'
C39	90°00'00"	10.00'	15.71'	N43°57'55"W	14.14'
C40	34°39'29"	100.00'	60.49'	S71°38'10"E	59.57'
C41	29°56'33"	100.00'	52.26'	N69°16'42"W	51.67'
C42	43°58'58"	30.00'	23.03'	S73°45'33"W	22.47'
C43	90°00'00"	10.00'	15.71'	N46°02'05"E	14.14'
C44	90°00'00"	10.00'	15.71'	N43°57'55"W	14.14'
C45	90°00'00"	10.00'	15.71'	S46°02'05"W	14.14'
C46	89°59'58"	10.00'	15.71'	S43°57'54"E	14.14'
C47	11°57'54"	110.00'	22.97'	N82°58'43"W	22.93'
C48	10°37'32"	100.00'	18.55'	S82°18'32"E	18.52'

LINE TABLE		LINE TABLE			
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S88°57'55"E	83.17'	L26	S01°02'05"W	82.90'
L2	S88°57'55"E	93.56'	L27	S88°57'55"E	170.00'
L3	S88°57'55"E	144.11'	L28	S01°02'05"W	82.90'
L4	S44°06'04"E	115.70'	L29	S88°57'55"E	16.66'
L5	S01°02'05"W	60.00'	L30	S88°57'55"E	16.70'
L6	N01°02'05"E	24.00'	L31	N01°02'05"E	132.57'
L7	N88°57'55"W	162.23'	L32	N01°02'05"E	132.57'
L8	S01°02'05"W	84.67'	L33	N88°57'47"W	15.00'
L9	S88°57'55"E	283.94'	L34	N01°02'13"E	15.00'
L10	N02°23'47"E	11.37'	L35	S88°57'47"E	14.05'
L11	S88°57'55"E	240.16'	L36	S01°02'05"W	24.00'
L12	S01°02'07"W	4.41'	L37	S88°57'55"E	17.50'
L13	S01°02'07"W	18.30'	L38	S21°27'55"E	16.62'
L14	S88°57'55"E	220.00'	L39	S88°32'05"W	15.00'
L15	S01°02'05"W	171.03'	L40	N21°27'55"W	15.63'
L16	S01°02'05"W	185.61'	L41	N43°57'55"W	19.49'
L17	S88°57'55"E	69.34'	L42	N43°57'55"W	9.17'
L18	S88°57'55"E	77.67'	L43	N89°13'15"E	10.00'
L19	S88°57'55"E	144.11'	L44	S00°49'28"E	15.43'
L20	S44°06'04"E	115.70'	L45	N18°34'06"W	13.37'
L21	S01°02'05"W	60.00'	L46	N18°34'06"W	19.47'
L22	N88°57'55"W	67.70'	L47	N18°27'14"W	22.10'
L23	N88°57'55"W	225.18'	L48	N11°38'20"E	23.25'
L24	S01°02'05"W	156.17'	L49	N88°57'40"W	160.20'
L25	N88°57'55"W	170.00'	L50	N87°38'14"W	145.72'

FOR REVIEW PURPOSES ONLY

PRELIMINARY-FINAL PLAT
VERBIE HAYES ADDITION
LOTS 1 - 5, BLOCK A
BEING 15.787 ACRES SITUATED IN THE
JAMES HERNDON SURVEY, ABSTRACT NO. 391
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS
CITY PROJECT NO. 14-159PF

Kimley»Horn

5750 Genesis Court, Suite 200
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	MBM	KHA	JUNE 2014	063362276	1 OF 2

RECEIVED
By Planning Department at 10:30 am, Jun 24, 2014

OWNER:
VIRGINIA RUTH HAYES
703 Finch Avenue
McKinney, Texas 75069
Tel. No. 972-562-9090

APPLICANT:
KIMLEY-HORN AND ASSOC. INC.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
Tel. No. (972) 335-3580
Fax No. (972) 335-3779
Contact: Lauren Nuffer, PE

DWG NAME: K:\P\10\33532276_VIRGINIA RUTH HAYES PRELIMINARY PLAT.DWG PLOTTED BY: MARK MICHAEL 06/24/2014 9:35 AM LAST SAVED: 06/23/2014 2:02 PM

STATE OF TEXAS §

COUNTY OF COLLIN §

OWNER'S CERTIFICATE

WHEREAS VIRGINIA RUTH HAYES is the owner of a tract of land situated in the James Herndon Survey, Abstract No. 391, City of McKinney, Collin County, Texas and being a part of a tract of land described in the deed to J.S. Crutcher, as recorded in Volume 158, Page 428, Land Records of Collin County, Texas, same being awarded to Ruth Crutcher Hayes, Probate Docket Case No. 6600 and Probate Docket Case No. 5915, Minutes of the Probate Court, Collin County, Texas, and a part of a tract of land described in the deed to J.S. Crutcher, as recorded in Volume 124, Page 43, said Land Records of Collin County, Texas, same being awarded to Ruth Crutcher Hayes, Probate Docket Case No. 6600 and Probate Docket Case No. 5915, Minutes of the Probate Court, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2- inch "NDM" capped iron rod found for corner at the southerly corner of a corner clip at the intersection of the northerly right-of-way line of Virginia Parkway (F. M. 3038), a variable width right of way with the easterly right-of-way line of Hardin Boulevard (a variable width right of way), same point being southeast corner of a tract of land described in a Right of Way Special Warranty Deed to City of McKinney, as recorded in Instrument No. 20070618000829970, Official Public Records of Collin County, Texas;

THENCE in a northerly direction, departing the northerly right of way line of said Virginia Parkway (F. M. 3038) and along the easterly right of way line of said Hardin Boulevard as described in said Right of Way Special Warranty Deed, the following five (5) courses and distances:

North 46°00'00" West, a distance of 82.99 feet to a 1/2- inch "NDM" capped iron rod found for corner;

North 00° 46' 45" West, a distance of 154.04 feet to a 1/2- inch "NDM" capped iron rod found for corner;

North 04° 14' 52" West, a distance of 165.28 feet to a 1/2- inch "NDM" capped iron rod found for corner;

North 00° 50' 25" West, a distance of 420.94 feet to a 1/2-inch iron rod found for the point of curvature of a tangent curve to the left;

Along the arc of said curve to the left, through a central angle of 06°27'29", having a radius of 1,110.00 feet, a chord bearing of North 04°02'34" West, a chord distance of 125.04 feet and an arc length of 125.11 feet to a 1/2-inch iron rod found for the northeast corner of said Hardin Boulevard as described in said Right of Way Special Warranty Deed, same being the southwest corner of a called 0.4069 acre tract of land described in a Special Warranty Deed to Rene' Bates and Michelle Bates, as recorded in Instrument No. 20080228000233850, Official Public Records of Collin County, Texas;

THENCE South 88°56'22" East, departing the easterly right of way line of said Hardin Boulevard, along the south line of said 0.4069 acre tract, the south line of a called Tract 5 (5.7961 acres) described in a Correction Warranty Deed to Rene Bates and wife, Sheryl Bates, as recorded in Instrument No. 20110613000604250, Official Public Records, Collin County, Texas and a south line of a called 45.477 acre tract described in a Special Warranty Deed to the City of McKinney, as recorded in Volume 5218, Page 3482, Official Public Records, Collin County, Texas, a distance of 764.58 feet to a 1/2- inch "NDM" capped iron rod found for the northwest corner of a called 9.000 acre tract as described in a Special Warranty Deed to the City of McKinney, as recorded in Instrument No. 20070618000829960, Official Public Records of Collin County, Texas;

THENCE South 00° 30' 37" West, along the west line of said 9.000 acre tract, a distance of 919.04 feet to a capped iron rod set for corner at the southwest corner of said 9.000 acre tract, and in a north right-of-way line of said Virginia Parkway, and in a north line of a tract of land described as Tract 3 in the deed to City of McKinney, as recorded in Volume 2808, Page 752, said Land Records of Collin County, Texas, and from which a concrete TXDOT monument bears North 87° 53' 48" East, a distance of 200.28 feet;

THENCE in a westerly direction along said north right-of-way line of Virginia Parkway, the following four (4) courses and distances:

South 87° 53' 48" West, along a north line of said Tract 3, a distance of 267.87 feet to a brass TXDOT monument found for corner;

North 87° 45' 17" West, along a north line of said Tract 3, a distance of 222.52 feet to a concrete TXDOT monument found for corner;

North 84° 32' 15" West, a distance of 101.05 feet to a wood TXDOT monument for corner;

North 88° 06' 18" West, a distance of 76.66 feet to a the POINT OF BEGINNING and containing 15.787 acres (687,666 square feet) of land, more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, I, VIRGINIA RUTH HAYES, do hereby adopt this plat designating the hereinabove described property as VERBIE HAYES ADDITION, LOTS 1 - 5, BLOCK A, 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 the _____ day of _____, 2014.

BY: VIRGINIA RUTH HAYES

By: _____ Signature

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Virginia Ruth Hayes, 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 purpose and consideration therein expressed.

Given under my hand and seal of office this the _____ day of _____, 2014.

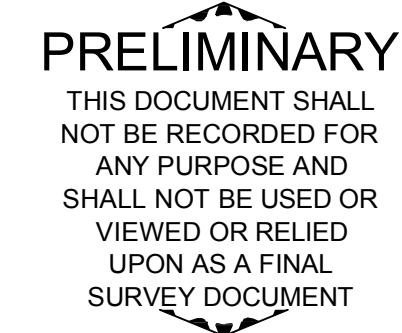
NOTARY PUBLIC in and for the STATE OF TEXAS

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Michael B. Marx, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the City of McKinney, Texas.

Michael B. Marx Registered Professional Land Surveyor No. 5181 Kimley-Horn and Associates, Inc. 5750 Genesis Court, Suite 200 Frisco, Texas 75034 Phone 972-335-3580 Fax 972-335-3779



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 Michael B. Marx, known to me to be the person and officer 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 OFFICE this the _____ day of _____, 20____.

Notary Public, State of Texas

FOR REVIEW PURPOSES ONLY

PRELIMINARY-FINAL PLAT VERBIE HAYES ADDITION LOTS 1 - 5, BLOCK A BEING 15.787 ACRES SITUATED IN THE JAMES HERNDON SURVEY, ABSTRACT NO. 391 CITY OF MCKINNEY COLLIN COUNTY, TEXAS CITY PROJECT NO. 14-159PF

Kimley»Horn

5750 Genesis Court, Suite 200 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779

Table with 6 columns: Scale, Drawn by, Checked by, Date, Project No., Sheet No. Values: NONE, MBM, KHA, JUNE 2014, 063362276, 2 OF 2

RECEIVED By Planning Department at 10:30 am, Jun 24, 2014

OWNER: VIRGINIA RUTH HAYES 703 Finch Avenue McKinney, Texas 75069 Tel. No. 972-562-9090

APPLICANT: KIMLEY-HORN AND ASSOC. INC. 5750 Genesis Court, Suite 200 Frisco, Texas 75034 Tel. No. (972) 335-3580 Fax No. (972) 335-3779 Contact: Lauren Nuffer, PE

NOTES:

- 1. According to Map No. 48085C0260 J, dated June 2, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, a portion of this property is this property is located in Zone X (shaded), and Zone AE and is within a 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. The floodplain shown is an approximate location as depicted from the maps listed, and is not the result of a flood study performed by the surveyor or KHA.
2. Bearings are expressed as grid bearings (Texas Coordinate System of 1983, North Central Zone 4202, NAD 83 Datum), as determined by GPS observations. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.999851402.
3. 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.