

**LEGAL DESCRIPTION**

WHEREAS, Aggie Math Holdings, LLC, is the owner of a 3.017 acre tract of land situated in the Joseph R. Gray, Abstract No. 343, Collin County, Texas, being a part of Lot 1, Block A, Seay Addition, an addition to the City of McKinney according to the plat recorded in Cabinet P, Page 827, Plat Records, Collin County, Texas, and being the same 3.015 acre tract of land described in a deed to Aggie Math Holdings, LLC, recorded in 20180824001063900, Official Public Records, Collin County, Texas, and being more particularly described as follows:

**BEGINNING** at a chiseled "X" in concrete found on the westerly right-of-way line of Ridge Road (a 120 foot right-of-way) for the northerly common corner of said 3.015 acre tract and a tract of land described in a deed to Stonebridge Ranch Community Association, Inc., recorded in Document Number 20090211000146480, Official Public Records, Collin County, Texas, said point being the beginning of a curve to the right;

**THENCE** along the common line between said Ridge Road and said Lot 1, the following courses and distances:  
 In a southeasterly direction along said curve to the right whose chord bears South 43° 22' 16" East, a distance of 472.21 feet, having a radius of 886.05 feet, a central angle of 30° 54' 30" and an arc length of 477.98 feet to a 1/2" iron rod found at the end of said curve to the right, from which a 1/2" iron rod found bears South 74° 11' 54" East, a distance of 0.22 feet;

South 15° 38' 18" East, a distance of 91.17 feet to a 1/2" iron rod found for the southeast corner of said 3.015 acre tract and the northeast corner of a called 1.527 acre tract of land described in a deed to Richard E. Ferrell, recorded in Document Number 20070809001107050, Official Public Records, Collin County, Texas, from which a yellow cap iron rod found bears North 14° 15' 56" East, a distance of 0.26 feet;

**THENCE** South 74° 09' 18" West, over and across said Lot 1, along the common line between said 3.015 acre tract and said 1.527 acre tract, a distance of 177.37 feet to a 1/2" iron rod found at the southerly corner of said 3.015 acre tract, the northwest corner of said 1.527 acre tract and the northeast corner of a called 1.123 acre tract of land described in a deed to MCG Construction, Inc. recorded in Document Number 20090804000980020, Official Public Records, Collin County, Texas;

**THENCE** North 76° 14' 17" West, continuing over and across said Lot 1 and along the common line between said 1.123 acre tract and said 3.015 acre tract, a distance of 210.80 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set on the west line of Lot 2, Block A, of said Seay Addition, from which a found 1/2" iron rod with red plastic cap stamped "RPLS 5686" bears North 89° 21' 41" East, a distance of 0.44 feet;

**THENCE** along the common line between said Lot 1 and said Lot 2, the following courses and distances:  
 North 13° 46' 04" East, a distance of 36.77 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set, from which a found 1/2" iron rod with red plastic cap stamped "LONESTAR" bears North 72° 00' 45" East, a distance of 0.38 feet;

North 24° 14' 17" West, passing at a distance of 103.65 feet a 1/2" iron rod found, and continuing for a total distance of 104.00 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set on a southeasterly line of said Stonebridge Ranch Community Association tract for an exterior ell corner of said Lot 1 and the north corner of said Lot 2;

**THENCE** along the common line between said Lot 1 and said Stonebridge Ranch Community Association tract, the following courses and distances:

North 65° 45' 43" East, a distance of 15.09 feet to a 1/2" iron rod with red plastic cap stamped "PETSCHÉ" found for corner;

North 24° 14' 17" West, a distance of 190.00 feet to a 1/2" iron rod with red plastic cap stamped "PETSCHÉ" found for corner;

North 46° 15' 42" East, a distance of 172.61 feet to the POINT OF BEGINNING and containing 131,407 square feet or 3.017 acres, more or less.

**OWNER'S DEDICATION**

NOW, KNOW ALL MEN BY THESE PRESENTS:

THAT, Aggie Math Holdings, LLC, does hereby adopt this plat designating the hereinabove described property as SEAY ADDITION, LOT 1R, BLOCK A, being a replat of Seay Addition, Lot 1, Block A, recorded in Cabinet P, Page 827, Plat Records, Collin County, Texas, an addition to the City of McKinney, Collin County, Texas, and does hereby dedicate to the public use forever, their 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 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 anyway, endanger interfere with the construction, maintenance or efficiency of it's respective systems on said Easements, and the 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 approved subject to all platting ordinance, rules, regulations and resolutions of the City of McKinney, Texas.

WITNESS MY HAND at \_\_\_\_\_ Texas, this \_\_\_\_\_ day or \_\_\_\_\_, 2018.

Andrew M. Smith  
 President, Aggie Math Holdings, LLC

STATE OF TEXAS  
 COUNTY OF DALLAS

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Andrew M. Smith, President of Aggie Math Holdings, LLC, 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 Collin County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Public in and for the State of Texas

**SURVEYOR'S CERTIFICATE**

KNOW ALL MEN BY THESE PRESENTS:

That I, Brian R. Wade, 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, Collin County, Texas.

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

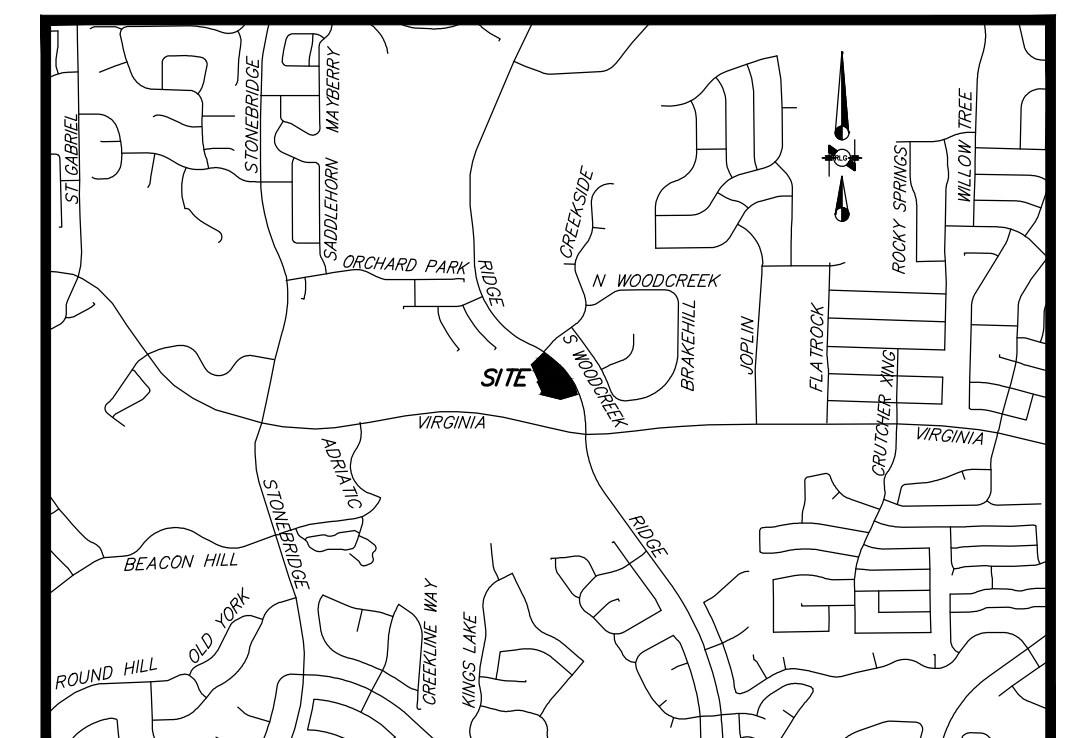
Brian R. Wade  
 Registered Professional Land Surveyor  
 No. 6098

STATE OF TEXAS  
 COUNTY OF DALLAS

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Brian R. Wade, 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 Collin County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Public in and for the State of Texas



VICINITY MAP  
 NOT TO SCALE



**LEGEND**

-----	PROPERTY LINE
-----	RIGHT-OF-WAY DEDICATION
-----	EASEMENT LINE
-----	YOURS
-----	1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RLG INC" SET
-----	IRON ROD FOUND
-----	CHISELED "X" SET / FOUND
-----	CONTROLLING MONUMENT (CM)
-----	DEED RECORDS, COLLIN COUNTY, TX
-----	PLAT RECORDS, COLLIN COUNTY, TX
-----	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TX
-----	INSTRUMENT NUMBER

**STANDARD NOTATIONS**

- Basis of Bearings: The west line of Ridge Road (S43°22'16"E) per plat recorded in Cabinet P, Page 827, Plat Records, Collin County, Texas.
- Controlling Monuments: As shown.
- Coordinates based on Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
- All proposed lots situated in whole or in part within the city's corporate limits comply with the minimum size requirement of the governing zoning district and the requirements of the Subdivision Ordinances.
- The subject tract is depicted within Zone X on the Flood Insurance Rate Map, Map No. 48085C02551, dated June 2, 2009. Zone X is defined thereon as "Areas determine to be outside the 0.2% annual chance floodplain".

The location of the flood zone lines were determined by scaling from said FEMA Map. The actual location as determined by elevation contours may differ. This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions 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 or Raymond L. Goodson Jr., Inc. as a result of flooding.

- See Sheet 2 for dimensions of easements and right-of-way dedicated by this plat.

**PURPOSE STATEMENT**

The purpose of this Preliminary-Final Replat is to plat one lot from the existing Lot 1, Block A, Seay Addition, an addition to the City of McKinney according to the plat recorded in Cabinet P, Page 827, Plat Records, Collin County, Texas.

PRELIMINARY-FINAL REPLAT  
 FOR REVIEW PURPOSES ONLY

PRELIMINARY-FINAL REPLAT  
**SEAY ADDITION**  
**LOT 1R, BLOCK A**  
 3.017 ACRES  
 BEING A REPLAT  
 OF  
**SEAY ADDITION**  
**LOT 1, BLOCK A**  
**CABINET P, PAGE 827, P.R.C.C.T.**  
**JOSEPH R. GRAY SURVEY, ABSTRACT NO. 343**  
**CITY OF MCKINNEY, COLLIN COUNTY, TEXAS**

SCALE: 1" = 50' DATE: 9/1/2017

OWNER:  
 ANDREW M. SMITH  
 AGGIE MATH HOLDINGS, LLC  
 5000 LEGACY DRIVE  
 PLANO, TX, 75024  
 469-229-7008

SURVEYOR:  
 RAYMOND L. GOODSON JR., INC.  
 12001 N. CENTRAL EXPRESSWAY, STE 300  
 DALLAS, TX, 75243  
 214-739-8100  
 rlg@rlginc.com  
 TX PE REC #F-493  
 TSPLS REG #100341-00

RECORDED	INST#	JOB NO.	1711.075	E-FILE	1711.075pp	DWG NO.	SHEET 1 OF 2
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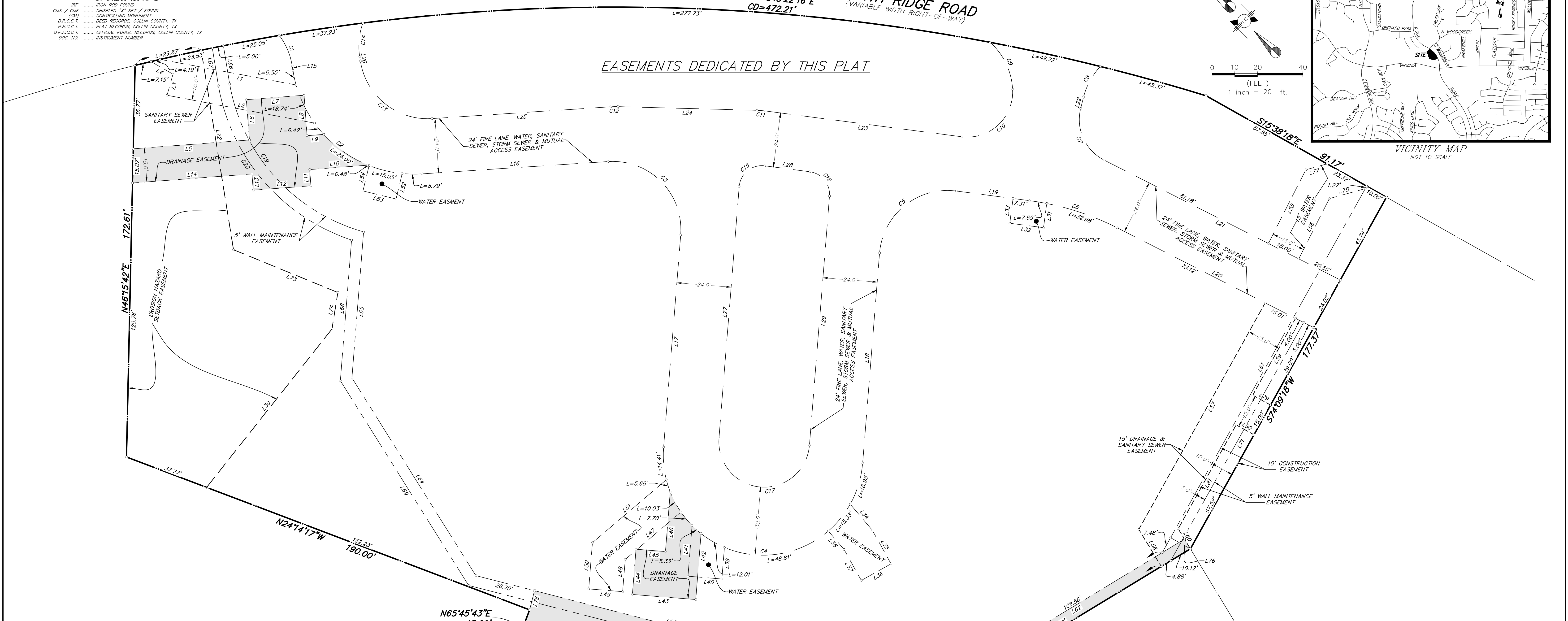
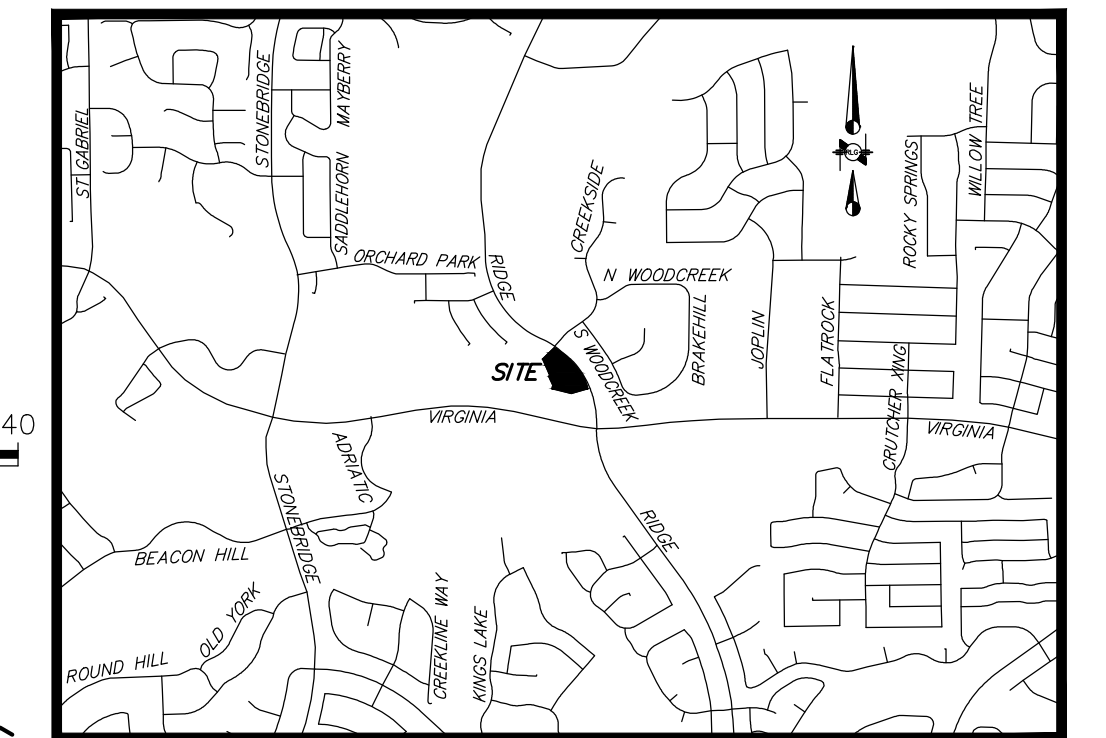
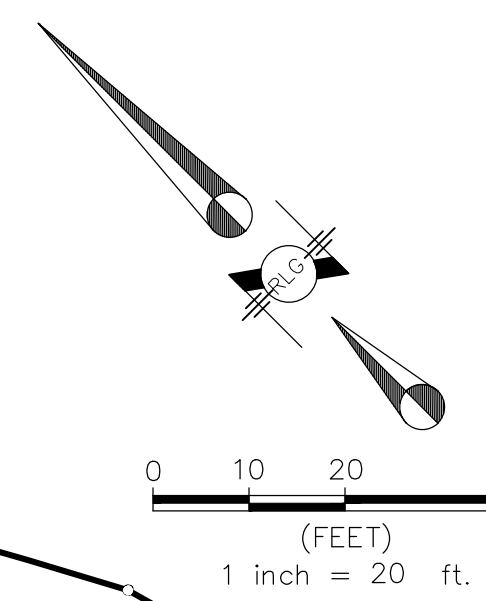
**LEGEND**

- ..... PROPERTY LINE
- ..... RIGHT-OF-WAY DEDICATION
- ..... EASEMENT LINE
- YORS 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "16 INCH SET"
- IRF IRON ROD FOUND
- CMS / CMF CHISELED "X" SET / FOUND
- CMW CONTROLLING MONUMENT
- D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TX
- P.R.C.C.T. PLAT RECORDS, COLLIN COUNTY, TX
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TX
- DOC. NO. INSTRUMENT NUMBER

A=30°54'30"  
 R=886.05'  
 L=477.98'  
 CB=S43°22'16"E  
 CD=472.21'

**NORTH RIDGE ROAD**  
 (VARIABLE WIDTH RIGHT-OF-WAY)

EASEMENTS DEDICATED BY THIS PLAT



LINE	BEARING	LENGTH
L1	S34°19'58"E	60.98'
L2	N34°19'58"W	66.14'
L3	N6°04'33"E	9.68'
L4	N15°16'32"W	11.22'
L5	S49°19'32"E	51.33'
L6	N40°40'28"E	17.83'
L7	S49°19'32"E	25.50'
L8	S40°40'28"W	17.83'
L9	S49°19'32"E	7.33'
L10	N49°19'32"W	25.81'
L11	S40°40'28"W	7.17'
L12	N49°19'32"W	25.50'
L13	N40°40'28"E	7.17'
L14	N49°19'32"W	52.80'
L15	S36°07'32"W	2.03'
L16	S48°46'57"E	82.26'
L17	S49°36'01"W	93.91'
L18	N49°36'01"E	92.97'
L19	S37°30'25"E	32.54'
L20	S18°05'24"E	97.14'
L21	N18°05'24"W	116.73'
L22	N59°13'37"E	5.31'
L23	N37°30'25"W	87.48'
L24	N43°29'32"W	61.38'
L25	N48°46'57"W	78.88'
L26	N36°07'32"E	2.03'
L27	N49°36'01"E	111.24'

LINE	BEARING	LENGTH
L28	S37°30'25"E	20.03'
L29	S49°36'01"W	110.23'
L30	S83°21'37"W	89.06'
L31	S52°29'35"W	10.75'
L32	N37°30'25"W	15.00'
L33	N52°29'35"E	11.00'
L34	S4°36'01"W	14.94'
L35	S15°51'01"W	17.07'
L36	N74°08'59"W	15.00'
L37	N15°51'01"E	15.59'
L38	N4°36'01"E	10.73'
L39	S49°36'01"W	13.95'
L40	N40°23'59"W	15.00'
L41	N49°36'01"E	22.43'
L42	S49°36'01"W	29.16'
L43	N40°23'59"W	28.00'
L44	N49°36'01"E	20.00'
L45	S40°23'59"E	13.00'
L46	N49°36'01"E	26.32'
L47	N85°23'59"W	32.22'
L48	S49°36'01"W	14.22'
L49	N40°23'59"W	15.00'
L50	N49°36'01"E	20.44'
L51	S85°23'59"E	42.74'
L52	S58°31'43"W	11.52'
L53	N31°28'17"W	15.00'
L54	N58°31'43"E	11.52'

LINE	BEARING	LENGTH
L55	S71°54'36"W	36.42'
L56	N71°54'36"E	29.80'
L57	S74°09'18"W	114.29'
L58	S13°45'43"W	19.08'
L59	S74°09'18"W	38.74'
L60	S13°45'43"W	10.35'
L61	S74°09'18"W	184.88'
L62	N76°14'17"W	120.00'
L63	N30°36'50"W	142.00'
L64	N12°55'33"E	102.83'
L65	N49°34'21"E	64.53'
L66	N35°47'37"E	17.04'
L67	S35°47'37"W	16.85'
L68	S49°34'21"W	62.17'
L69	S12°55'33"W	106.48'
L70	S30°36'50"E	142.50'
L71	N74°09'18"E	120.22'
L72	S35°47'37"W	89.03'
L73	S22°43'24"E	49.68'
L74	S54°02'43"W	16.26'
L75	N59°23'10"E	8.73'
L76	S15°50'42"E	10.00'
L77	S60°26'09"E	9.75'
L78	S60°26'09"E	16.43'
L79	S15°50'42"E	9.00'
L80	N15°50'42"W	9.00'
L81	S74°09'18"W	52.41'

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CH. BRG.	CHORD
C1	28°08'59"	30.00'	7.52'	14.74'	S22°03'02"W	14.59'
C2	84°54'29"	54.00'	49.40'	80.02'	S67°19'43"E	72.90'
C3	98°22'58"	30.00'	34.74'	51.51'	S02°43'32"W	45.41'
C4	180°00'00"	44.00'	INFINITY	138.23'	S40°23'59"E	88.00'
C5	92°53'34"	30.00'	31.55'	48.64'	S83°57'12"E	43.48'
C6	19°25'01"	120.00'	20.53'	40.67'	S27°47'55"E	40.47'
C7	77°19'02"	20.00'	16.00'	26.99'	N20°34'06"E	24.99'
C8	29°29'33"	30.00'	7.90'	15.44'	N73°58'24"E	15.27'
C9	45°04'57"	30.00'	12.45'	23.61'	S19°34'19"W	23.00'
C10	99°40'52"	20.00'	23.70'	34.80'	N88°02'37"W	30.57'
C11	5°59'07"	34.00'	1.78'	3.55'	N40°29'58"W	3.55'
C12	51°7'25"	34.00'	1.57'	3.14'	N46°08'14"W	3.14'
C13	84°54'29"	30.00'	27.45'	44.46'	N67°19'43"W	40.50'
C14	28°40'46"	30.00'	7.67'	15.02'	N50°27'55"E	14.86'
C15	92°53'34"	10.00'	10.52'	16.21'	S83°57'12"E	14.49'
C16	87°06'26"	10.00'	9.51'	15.20'	S67°02'48"W	13.78'
C17	180°00'00"	20.00'	INFINITY	62.83'	N40°23'59"W	40.00'
C18	79°35'48"	57.00'	47.49'	79.19'	N36°26'23"W	72.97'
C19	64°26'19"	82.50'	51.99'	92.78'	N2°50'08"E	87.97'
C20	61°43'41"	87.50'	52.29'	94.27'	S41°12'27"W	89.78'
C21	78°09'29"	62.00'	50.35'	84.58'	S37°09'32"E	78.17'

PRELIMINARY-FINAL REPLAT FOR REVIEW PURPOSES ONLY

PRELIMINARY-FINAL REPLAT  
**SEAY ADDITION**  
**LOT 1R, BLOCK A**  
 3.017 ACRES  
 BEING A REPLAT OF  
**SEAY ADDITION**  
**LOT 1, BLOCK A**  
 CABINET P, PAGE 827, P.R.C.C.T.  
 JOSEPH R. GRAY SURVEY, ABSTRACT NO. 343  
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

SCALE: 1" = 20' DATE: 9/1/2017

OWNER:  
 ANDREW M. SMITH  
 ACOTE MATH HOLDINGS, LLC  
 5000 LEGACY DRIVE  
 PLANO, TX, 75024  
 469-229-7008

SURVEYOR:  
 RAYMOND L. GOODSON JR., INC.  
 12001 N. CENTRAL EXPRESSWAY, STE 300  
 DALLAS, TX, 75243  
 214-739-8100  
 rlg@rlginc.com  
 TX PE REG #IF-493  
 TSPLS REG #100341-00

SHEET 2 OF 2

RECORDED	INST#	JOB NO.	1711.075	E-FILE	1711.075pp	DWG NO.
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