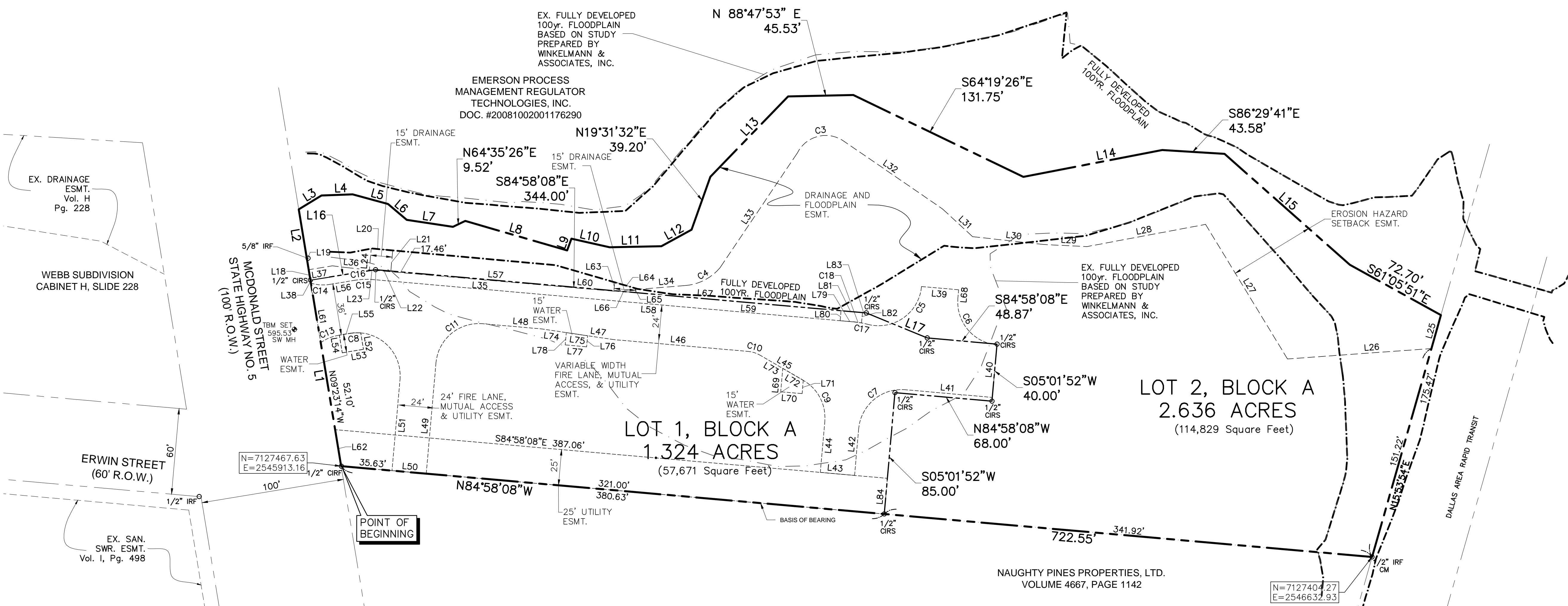
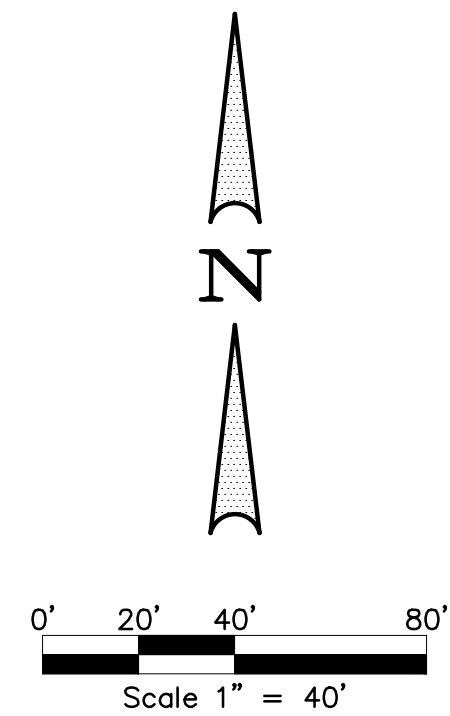


VICINITY MAP
NOT TO SCALE

LEGEND

IRF	Iron Rod Found
IRS	Iron Rod Set
CIRS	Iron Rod Set w/ cap "WAI"
CIRF	Iron Rod Found w/ cap
XCS	X Cut in Concrete Set
XCF	X Cut in Concrete Found
PKS	PK Nail Set
PKF	PK Nail Found
CM	Controlling Monument
SW	Storm Sewer

NOTE:
Bearings shown hereon are based upon the City of McKinney Survey monuments, Nos. 42 & 43, NAD 83 Grid Bearings.



ERWIN STREET (60' R.O.W.)
MCDONALD BUSINESS PLAZA
CABINET I, SLIDE 498
MCDONALD PARTNERS, LLC
DOC. #20080519000602270

FLOOD NOTE
According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48085C0280J, dated June 2, 2009, this property is within Flood Zone X. Zone X - 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 heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

BENCH MARKS
City of McKinney Survey Monument #42, cap set in concrete, April 2007 at the northerly intersection of Highway 380 and E. Woodlawn.
Elevation-570.123
City of McKinney Survey Monument #43, cap set in concrete curb, April 2007 at the northeast intersection of Louisiana and Murray.
Elevation-586.464

The purpose of this preliminary-final plat is to divide the land into two separate lots for development.

NOTE:
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.

PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY

OWNER:
JONES PERKINS NUMBER 1, L.P.
6205 CHAPEL HILL BLVD., SUITE 500
PLANO, TEXAS 75093

PURCHASER:
ZAREMBA LAND DEVELOPMENT, LLC
14600 DETROIT AVENUE, SUITE 1500
LAKEWOOD, OHIO 44107
(216) 221-6600

PREPARER:
WINKELMANN & ASSOC., INC.
6750 HILLCREST PLAZA, SUITE 325
DALLAS, TEXAS 75230
(972) 490-7090
CONTACT- MICHAEL DOGGETT

11-028PF



WILLIAM DAVIS SURVEY, ABSTRACT NO. 248
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS
ZAREMBA LAND DEVELOPMENT, LLC
14600 DETROIT AVENUE, SUITE 1500
LAKEWOOD, OHIO 44107

PRELIMINARY - FINAL PLAT
D.G. MCKINNEY ADDITION
TOTAL LOTS - 2
3.960 ACRES

Date : 06.23.11
Scale : 1" = 40'
File : 60901ppp
Project No. : 60901.02(55)

SHEET
1
OF
2

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS JONES PERKINS NUMBER 1, L.P., is the owner of a tract of land situated in the City of McKinney, Collin County, Texas, in the William Davis Survey, Abstract No. 248, and being all of the same tract of land described in deed to Jones, Perkins Number 1, L.P., recorded in Volume 5569, Page 3165, Land Records, Collin County, Texas (L.R.C.C.T.) and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found, at the Northwest corner of the Naughty Pines Properties, Ltd., a tract of land described in deed recorded in Volume 4667, Page 1142, L.R.C.C.T. and being in the East right-of-way line of McDonald Street (State Highway No. 5, 100' R.O.W.);

Thence North 09 degrees 23 minutes 41 seconds West, a distance of 181.62 feet with the West line of herein described tract and the East right-of-way line of said McDonald Street, to a point for corner in the center of a branch, at the southwest corner of the Emerson Process Management Regulator Technologies, Inc. tract, Document #20081002001176290, Document Records, Collin County, Texas (D.R.C.C.T.);

Thence easterly down the center of said branch, with the south line of said Emerson Process Management Regulator Technologies, Inc. tract as follows;

North 58 degrees 31 minutes 24 seconds East, 18.59 feet;

North 87 degrees 59 minutes 51 seconds East, 21.77 feet;

South 74 degrees 51 minutes 13 seconds East, 25.62 feet;

South 49 degrees 36 minutes 14 seconds East, 17.15 feet;

South 81 degrees 30 minutes 13 seconds East, 32.61 feet;

North 64 degrees 35 minutes 26 seconds East, 9.52 feet;

South 73 degrees 51 minutes 45 seconds East, 74.08 feet;

North 19 degrees 50 minutes 58 seconds East, 8.70 feet;

South 77 degrees 25 minutes 55 seconds East, 27.32 feet;

North 88 degrees 51 minutes 25 seconds East, 36.20 feet;

North 61 degrees 22 minutes 24 seconds East, 23.99 feet;

North 19 degrees 31 minutes 32 seconds East, 39.20 feet;

North 44 degrees 03 minutes 02 seconds East, 78.04 feet;

North 88 degrees 47 minutes 53 seconds East, 45.53 feet;

South 64 degrees 19 minutes 26 seconds East, 131.75 feet;

North 79 degrees 04 minutes 28 seconds East, 98.73 feet;

South 86 degrees 29 minutes 41 seconds East, 43.58 feet;

South 48 degrees 29 minutes 22 seconds East, 116.80 feet;

South 61 degrees 05 minutes 51 seconds East, 72.70 feet to a point for corner;

Thence departing said southerly line of Emerson Process Management Regulator Technologies, Inc. tract South 15 degrees 53 minutes 54 seconds West a distance of 175.47 feet to a 1/2 inch iron rod found for corner, said corner being in the northerly line of aforementioned Naughty Pines Properties, Ltd. tract;

THENCE North 84 degrees 58 minutes 08 seconds West a total distance of 722.55 feet to the POINT OF BEGINNING.

containing within these metes and bounds 172,500 square feet or 3.960 acres of land, more or less.

DEDICATION
STATE OF TEXAS
COUNTY OF COLLIN

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS

THAT JONES PERKINS NUMBER 1, L.P., acting herein by and through its duly authorized officers, does hereby adopt this Preliminary-Final Plat designating the hereinabove described property as D.G. MCKINNEY ADDITION, an addition to the City of McKinney, Texas and does hereby dedicate in fee simple to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The Easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed in any Easements. Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of McKinney's use thereof. The City of McKinney and public utility entities shall have the right to remove and keep removed improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements. The City of McKinney and public utility entities shall at all times have full right of purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone. This Preliminary-Final Plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of McKinney, Texas.

WITNESS, my hand, this the _____ day of _____, 2011.

OWNER:

BY: JONES PERKINS NUMBER 1, L.P.

By: _____
John B. Jones, Manager

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 JOHN B. JONES, 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 herein stated.

GIVEN under my hand and seal of office, this the ____ day of _____, 2011.

Notary Public in and for Collin County, Texas
My Commission expires: _____

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Leonard J. Lueker, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual on the ground survey of the land, 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.

PRELIMINARY ~ This Document Shall
Not Be Recorded For Any Purpose

Leonard J. Lueker
Registered Professional Land Surveyor
Texas Registration No. 5714
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 325
Dallas, Texas 75230 Phone: (972) 490-7090
STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, a Notary Public in and for The State of Texas, on this day personally appeared Leonard J. Lueker, 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 _____, 2011.

Notary Public, State of Texas

CURVE TABLE					
No.	Delta	Radius	Length	CH. L CH. B	
C3	100°15'05"	22.14'	38.74'	33.98'	N76°45'37"E
C4	46°41'41"	35.10'	28.61'	27.82'	N63°11'55"E
C5	100°10'50"	30.00'	52.45'	46.02'	N55°07'17"E
C6	90°00'07"	30.00'	47.12'	42.43'	S39°58'12"E
C7	89°58'55"	30.00'	47.11'	42.42'	S50°02'28"W
C8	14°04'36"	30.00'	7.37'	7.35'	N87°39'04"E
C9	64°52'05"	30.00'	33.96'	32.18'	N27°24'11"W
C10	25°07'52"	20.00'	8.77'	8.70'	N72°24'08"W
C11	90°00'00"	30.00'	47.12'	42.43'	S50°01'52"W
C12	104°25'06"	30.00'	54.67'	47.42'	N47°10'41"W
C13	25°59'25"	30.00'	13.61'	13.49'	S67°37'04"W
C14	25°50'18"	30.00'	13.53'	13.41'	S86°28'24"E
C15	14°25'06"	50.00'	12.58'	12.55'	N87°49'19"E
C16	14°25'06"	50.00'	12.58'	12.55'	N87°49'19"E
C17	10°10'50"	50.00'	8.88'	8.87'	S79°52'43"E
C18	5°19'28"	50.00'	4.65'	4.64'	N82°18'25"W

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N9°23'14"W	131.63'
L2	N9°23'14"W	49.99'
L3	N58°31'24"E	18.59'
L4	N87°59'51"E	21.77'
L5	S74°51'13"E	25.62'
L6	S49°36'14"E	17.15'
L7	S81°30'13"E	32.61'
L8	S73°51'45"E	74.08'
L9	N19°50'58"E	8.70'
L10	S77°25'55"E	27.32'
L11	N88°51'25"E	36.20'
L12	N61°22'24"E	23.99'
L13	N44°03'02"E	78.04'
L14	N79°04'28"E	98.73'
L15	S48°29'22"E	116.80'
L16	N80°57'59"E	46.00'
L17	S67°40'40"E	46.00'
L18	N9°24'37"W	7.27'
L19	N9°23'14"W	15.00'
L20	S84°58'28"E	15.00'

LINE TABLE		
LINE #	BEARING	DISTANCE
L21	S5°01'52"W	14.49'
L22	N84°58'08"W	10.77'
L23	S80°57'59"W	4.36'
L24	N5°01'52"E	15.55'
L25	S15°53'54"W	24.25'
L26	N85°52'22"E	100.75'
L27	S31°21'21"E	109.96'
L28	N79°24'14"E	84.18'
L29	S87°18'25"E	30.09'
L30	S83°41'32"E	50.17'
L31	S47°18'43"E	28.63'
L32	S55°33'22"E	82.69'
L33	N33°58'57"E	96.48'
L34	N85°25'56"E	49.44'
L35	S85°00'56"E	168.78'
L36	S84°26'14"E	17.68'
L37	N80°36'46"E	16.71'
L38	S9°23'14"E	1.97'
L39	S84°58'08"E	26.00'
L40	S5°01'55"W	36.83'

LINE TABLE		
LINE #	BEARING	DISTANCE
L41	N84°58'04"W	61.00'
L42	S5°01'52"W	32.68'
L43	N84°58'08"W	24.00'
L44	N5°01'52"E	35.70'
L45	N59°50'12"W	35.13'
L46	N84°58'04"W	94.94'
L47	N81°32'16"W	50.09'
L48	N84°58'08"W	41.50'
L49	S5°01'52"W	77.67'
L50	N84°58'08"W	24.00'
L51	N5°01'52"E	63.83'
L52	S9°23'14"E	11.61'
L53	S80°38'54"W	15.00'
L54	N9°23'18"W	12.50'
L55	S80°36'46"W	8.20'
L56	N80°36'46"E	17.69'
L57	S84°58'08"E	66.95'
L58	S84°58'08"E	337.72'
L59	N84°58'08"W	144.16'
L60	S84°58'08"E	41.94'

LINE TABLE		
LINE #	BEARING	DISTANCE
L61	N9°23'14"W	42.03'
L62	N9°23'14"W	25.80'
L63	S5°02'07"W	6.10'
L64	N73°05'17"W	15.33'
L65	N5°02'07"E	2.94'
L66	S84°58'08"E	15.00'
L67	N84°58'08"W	144.16'
L68	S5°01'52"W	5.91'
L69	S5°01'52"W	16.39'
L70	N84°58'08"E	15.00'
L71	N5°01'52"E	9.35'
L72	N59°50'12"W	16.57'
L73	S59°50'12"E	17.74'
L74	S81°32'16"E	17.29'
L75	S81°32'16"E	15.03'
L76	S5°01'52"W	7.74'
L77	N84°58'08"W	15.00'
L78	N5°01'52"E	8.64'
L79	N84°58'08"W	10.36'
L80	N5°01'52"E	7.00'

LINE TABLE		
LINE #	BEARING	DISTANCE
L81	S84°58'08"E	15.00'
L82	S5°01'52"W	7.22'
L83	N84°58'08"W	2.71'
L84	S5°01'52"W	25.00'

The purpose of this preliminary-final plat is to divide the land into two separate lots for development.

NOTE:
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.

PRELIMINARY-FINAL PLAT
D.G. MCKINNEY ADDITION

LOTS 1 & 2, BLOCK A
3.960 ACRES OF LAND IN THE
WILLIAM DAVIS SURVEY, ABSTRACT NO. 248
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
TOTAL LOTS - 2
May 25, 2011

OWNER: JONES PERKINS NUMBER 1, L.P., 6205 CHAPEL HILL BLVD., SUITE 500 PLANO, TEXAS 75093
PURCHASER: ZAREMBA LAND DEVELOPMENT, LLC, SUITE 1500 LAKEWOOD, OHIO 44107 (216) 221-6600
PREPARER: WINKELMANN & ASSOC., INC., 6750 HILLCREST PLAZA DRIVE, SUITE 325 DALLAS, TEXAS 75230 (972) 490-7090 CONTACT- MICHAEL DOGGETT

Date : 06.23.11
Scale : N.T.S.
File : 60901ppp
Project No. : 60901.02(55)

SHEET
2
OF
2

PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY

11-028PF

Winkelmann & Associates, Inc.
REGISTERED PROFESSIONAL LAND SURVEYORS
6750 HILLCREST PLAZA, SUITE 325, DALLAS, TEXAS 75230
TELEPHONE: (972) 490-7090
FAX: (972) 490-7099
LICENSING: TEXAS REGISTRATION NO. 5714
COUNCIL: 10084-03
MEMBER: NATIONAL ASSOCIATION OF PROFESSIONAL LAND SURVEYORS

WILLIAM DAVIS SURVEY, ABSTRACT NO. 248
CITY OF MCKINNEY
COUNTY OF COLLIN, TEXAS
ZAREMBA LAND DEVELOPMENT, LLC
14600 DETROIT AVENUE, SUITE 1500
LAKEWOOD, OHIO 44107

PRELIMINARY - FINAL PLAT
D.G. MCKINNEY ADDITION
3.960 ACRES