

STATE OF TEXAS ~  
COUNTY OF COLLIN ~

WHEREAS, McKinney EDC is the owner of a parcel of land located in the City of McKinney, Collin County, Texas, a part of the Benjamin F. Stapp Survey, Abstract Number 837, and being all of Lot 3, Block B, University Business Park, an addition to the City of McKinney as recorded in Volume 2014, Page 62, Official Public Records of Collin County, Texas and being further described as follows:

BEGINNING at a one-half inch iron rod with cap stamped "POGUE" found at the north corner of said Lot 3, Block B, said point being the west corner of Lot 2, Block B of said University Business Park, said point also being in the east right-of-way line of Commerce Drive, a 60 foot right-of-way;

THENCE along the north line of said Lot 3, Block B, and along the south line of said Lot 2, Block B as follows:  
South 79 degrees 49 minutes 15 seconds East, 190.30 feet to a one-half inch iron rod with cap stamped "POGUE" found for corner;

South 47 degrees 42 minutes 47 seconds East, 169.70 feet to a one-half inch iron rod with cap stamped "POGUE" found for corner;  
South 34 degrees 56 minutes 41 seconds East, 147.06 feet to a one-half inch iron rod with cap stamped "POGUE" found for corner;

South 80 degrees 25 minutes 02 seconds East, 35.06 feet to a one-half inch iron rod with cap stamped "POGUE" found for corner;  
North 54 degrees 06 minutes 38 seconds East, 261.51 feet to a one-half inch iron rod with cap stamped "POGUE" found for corner in the east line of said Lot 3, Block B, said point being the east corner of said Lot 2, Block B, said point also being in the west line of that called 8.9 acre tract of land described in deed to the United States of America as recorded in Volume 341, Page 288, Official Public Records of Collin County, Texas;

THENCE along the east line of said Lot 3, Block B, and along the west line of said 8.9 acre tract as follows:  
South 36 degrees 09 minutes 30 seconds East, 420.94 feet to a City of McKinney Monument found for corner;

South 01 degrees 15 minutes 25 seconds West, 352.99 feet to a City of McKinney Monument found at the southeast corner of said Lot 3, Block B, said point being the southwest corner of said 8.9 acre tract, said point also being in the north line of a called 0.9482 acre tract of land described in deed to Edgar Aurelio Navarro Zapata and Luisa Maria Salido De Navarro, as recorded in Document Number 20150818001037780, Official Public Records of Collin County, Texas

THENCE North 89 degrees 54 minutes 32 seconds West, 316.63 feet along the south line of said Lot 3, Block B to a one-half inch iron rod found at the northwest corner of a called 0.109 acre tract as described in deed to Stephen Macias as recorded in Document Number 19940930000893300, Official Public Records of Collin County, Texas, said point being the most easterly northeast corner of Lot 5R, Block E, Bray Central Two Addition, an addition to the City of McKinney as recorded in Cabinet R, Page 185, Official Public Records of Collin County, Texas;

THENCE North 89 degrees 42 minutes 31 seconds West, 1,075.11 feet to a one-half inch iron rod found at the southwest corner of said Lot 3, Block B, said point being at an interior ell corner of said Lot 5R, Block E;

THENCE North 00 degrees 24 minutes 58 seconds East, 775.09 feet to an "X" cut at the northwest corner of said Lot 3, Block B, said point being the northeast corner of Lot 2R2, Block E, Minor Replat of Bray Central Two Addition, an addition to the City of McKinney as recorded in Volume 2006, Page 454, Official Public Records of Collin County, Texas, said point being in the south right-of-way line of Corporate Drive, a 65 foot right-of-way;

THENCE along the north line of said Lot 3, Block B, and along the south right-of-way line of Corporate Drive as follows:  
Southeasterly, 31.41 feet along a curve to the right having a central angle of 04 degrees 18 minutes 37 seconds, a radius of 417.50 feet, a tangent of 15.71 feet, and whose chord bears South 68 degrees 56 minutes 10 seconds East, 31.40 feet to a one-half inch iron rod with cap stamped "POGUE" found for corner;

South 64 degrees 46 minutes 53 seconds East, 322.18 feet to a one-half inch iron rod with cap stamped "POGUE" found for corner;  
South 19 degrees 46 minutes 53 seconds East, 35.36 feet to a one-half inch iron rod with cap stamped "POGUE" found for corner;

South 64 degrees 46 minutes 53 seconds East, 65.00 feet to a one-half inch iron rod with cap stamped "POGUE" found for corner in the east right-of-way line of Commerce Street;

THENCE along the north line of said Lot 3, Block B, and along the east right-of-way line of Commerce Street as follows:  
North 25 degrees 13 minutes 07 seconds East, 210.56 feet to a one-half inch iron rod with cap stamped "POGUE" found for corner;

Northeasterly, 56.78 feet along a curve to the left having a central angle of 06 degrees 44 minutes 31 seconds, a radius of 482.50 feet, a tangent of 28.42 feet, and whose chord bears North 21 degrees 50 minutes 51 seconds East, 56.74 feet to the POINT OF BEGINNING and containing 911,939 square feet or 20,935 acres of land.

THENCE North 89 degrees 54 minutes 32 seconds West, 316.63 feet to a one-half inch iron rod with cap stamped "POGUE" found for corner in the east right-of-way line of Commerce Street;

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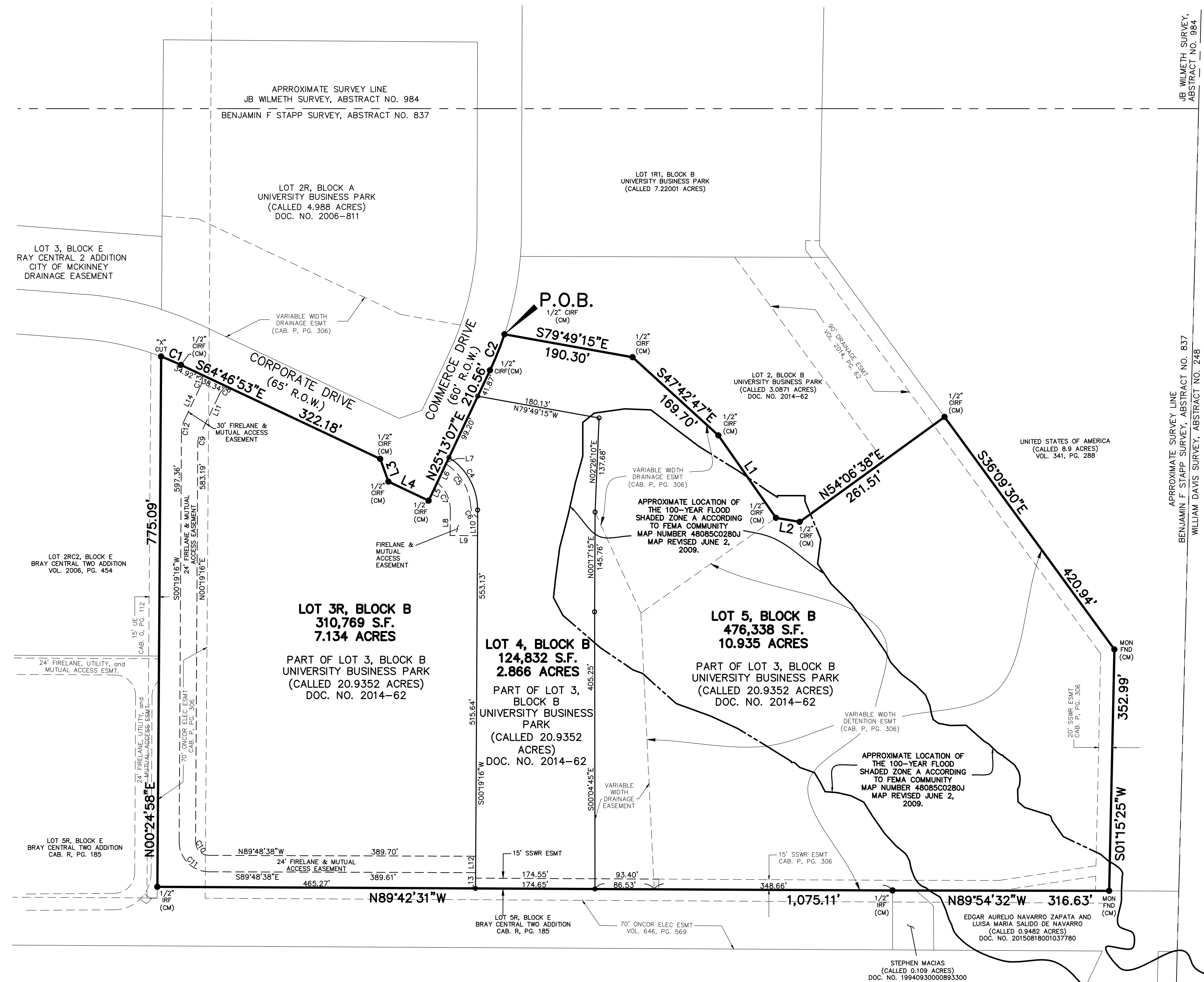
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- NOTES:
- CONVEYANCE PLAT ONLY: NOT FOR DEVELOPMENT
  - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 48055C0280J, REVISION DATE JUNE 2, 2009, A PORTION OF THE SUBJECT TRACT LIES WITHIN SHADED ZONE A, A SPECIAL FLOOD HAZARD AREA (100 YEAR FLOOD OR 1 PERCENT ANNUAL CHANCE FLOOD) NO BASE FLOOD ELEVATION DETERMINED.
  - ABSTRACT LINES SHOWN HEREON ARE APPROXIMATE.
  - A DETENTION POND MAINTENANCE AGREEMENT EXISTS FOR THE EXISTING DETENTION FACILITY LOCATED ON LOT 5. THE DOCUMENT IS FILED IN VOL. 5542, PG. 6 OF THE COLLIN COUNTY DEED RECORDS.
  - SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES.
  - THE BASIS OF BEARING IS DERIVED FROM GPS OBSERVATIONS (COORDINATE SYSTEM NORTH CENTRAL ZONE 4202 STATE PLANE COORDINATES, NAD83).
  - THE OWNER(S) OF LOT 5, BLOCK B OF THIS PLAT SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE OF THE CREEK (INCLUDING ALL EROSION CONTROL) TRAVERSING SAID LOT. THE OWNER SHALL FURTHER HOLD THE CITY OF MCKINNEY HARMLESS FROM ANY DAMAGES TO PERSONS, TO THE OWNER'S LOT OR ANY AFFECTED LOT ARISING FROM SUCH MAINTENANCE RESPONSIBILITY. THE DRAINAGE EASEMENT SHOWN HEREUNDER SHALL NOT CREATE ANY AFFIRMATIVE DUTY TO THE CITY TO REPAIR, MAINTAIN, OR CORRECT ANY CONDITION THAT EXISTS OR OCCURS DUE TO THE NATURAL FLOW OF STORM WATER RUNOFF, INCLUDING BUT NOT LIMITED TO, STORM WATER OVERFLOW, BANK EROSION AND SLOUGHING, LOSS OF VEGETATION AND TREES, BANK SUBSIDENCE, AND INTERFERENCE WITH STRUCTURES. THE CITY RETAINS THE RIGHT TO ENTER UPON THESE EASEMENTS FOR PUBLIC PURPOSES. ALTERATION OF NATURAL FLOW OF WATER SHALL BE SUBJECT TO THE REGULATIONS AND ORDINANCES OF THE CITY OF MCKINNEY, THE STATE OF TEXAS, AND THE UNITED STATES OF AMERICA.

STATE OF TEXAS §  
COUNTY OF COLLIN §  
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

MCKINNEY EDC does hereby adopt this conveyance plat designating the herein above described property as Lots 3R, 4, and 5 of UNIVERSITY BUSINESS PARK, being a replat of Lot 3, Block B, as recorded in Volume 2014, Page 62, Collin County Plat Records, an addition to the City of McKinney, Collin County, Texas, and do 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 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 of efficiency of its respective systems on said Easements, and the City of McKinney and all public utilities construction, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems, without the necessity, at any time, or 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 \_\_\_\_ day of \_\_\_\_\_ 2019.  
MCKINNEY EDC  
By: \_\_\_\_\_  
Peter Tokar, President and CEO

STATE OF TEXAS §  
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Peter Tokar 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 \_\_\_\_\_ Texas, this \_\_\_\_ day of \_\_\_\_\_ 2019.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE  
Know All Men By These Presents:  
That I, Mark W. Harp, 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, Collin County, Texas.  
Dated this the \_\_\_\_ day of \_\_\_\_\_ 2019.

Mark W. Harp, R.P.L.S. No. 6425



STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Mark W. Harp, 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 \_\_\_\_\_ 2019.

Notary Public, State of Texas

"Approved and Accepted"

Planning and Zoning Commission Chairman  
City of McKinney, Texas

Date

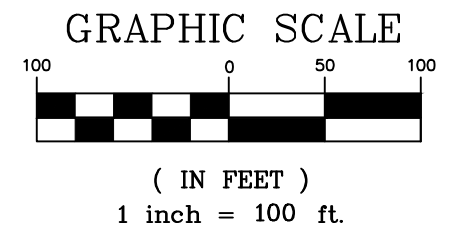
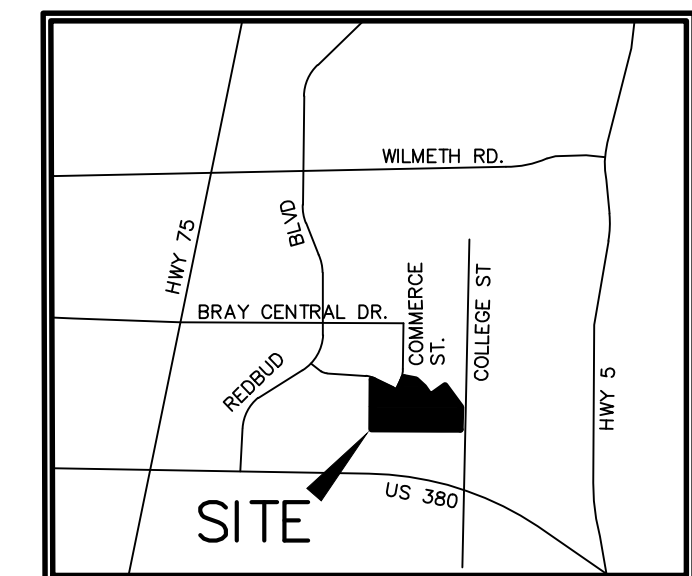
CURVE TABLE					
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING
C1	31.41'	004°18'37"	417.50'	15.71'	S66°56'10"E
C2	56.78'	006°44'31"	482.50'	28.42'	N21°50'51"E
C4	91.24'	058°03'33"	90.04'	49.97'	N28°43'10"W
C5	74.66'	053°26'41"	80.04'	40.30'	N30°08'34"W
C6	19.88'	056°57'41"	20.00'	10.85'	S31°54'04"E
C7	45.74'	052°21'56"	50.04'	24.61'	N25°52'21"W
C8	15.75'	030°05'02"	30.00'	8.06'	S40°32'20"W
C9	8.78'	025°08'42"	20.00'	4.46'	S12°53'37"W
C10	31.46'	090°07'54"	20.00'	20.05'	S44°44'41"E
C11	69.21'	090°14'33"	43.94'	44.13'	S44°48'00"E
C12	19.33'	025°10'33"	44.00'	9.83'	S12°54'32"W
C13	16.26'	031°03'10"	30.00'	8.33'	N09°58'14"E

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S34°56'41"E	147.06'	L8	S00°19'16"W	37.49'
L2	S80°25'02"E	35.06'	L9	S89°40'44"E	40.00'
L3	S19°46'53"E	35.36'	L10	N00°19'16"E	26.56'
L4	S64°46'53"E	65.00'	L11	S25°29'49"W	55.91'
L5	N25°13'07"E	28.93'	L12	N00°19'16"E	24.00'
L6	N25°13'07"E	30.47'	L13	N00°19'16"E	23.02'
L7	N25°13'07"E	10.09'	L14	N25°29'49"E	55.28'

CONVEYANCE PLAT ONLY: NOT FOR DEVELOPMENT

A conveyance plat is a map of property approved by the city for the purpose of sale or conveyance in its entirety or interests thereon defined. Lots created by a conveyance plat may not have all necessary public utilities available for immediate use. No certificate of occupancy shall be issued on a permanent public utility services provided to any lot(s) created by a conveyance plat until all required public improvements have been constructed and accepted and a record plat is filed with the county clerk. Selling a portion of property by metes and bounds, except as shown on an approved filed, and accepted conveyance plat, record plat, minor plat or minor replat is a violation of the city's Code of Ordinances and State Law.

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 and the requirements of the subdivision ordinance.



VICINITY MAP  
N.T.S.

- LEGEND
- POB POINT OF BEGINNING
  - CRF CAPPED IRON ROD FOUND
  - IRF IRON ROD FOUND
  - MON FND MONUMENT FOUND
  - CM CONTROL MONUMENT
  - S.F. SQUARE FEET
  - ESMT EASEMENT
  - SSWR SANITARY SEWER
  - ELEC ELECTRIC
  - UE UTILITY EASEMENT
  - R.O.W. RIGHT OF WAY

Plotted by: ddewey Plot Date: 6/10/2019 11:29 PM  
Drawing: H:\Projects\HEA011-Corporate\Phase 1\Surveying\dwg\HEA011-REPLAT.dwg Saved By: ddewey Save Time: 6/10/2019 11:24 PM