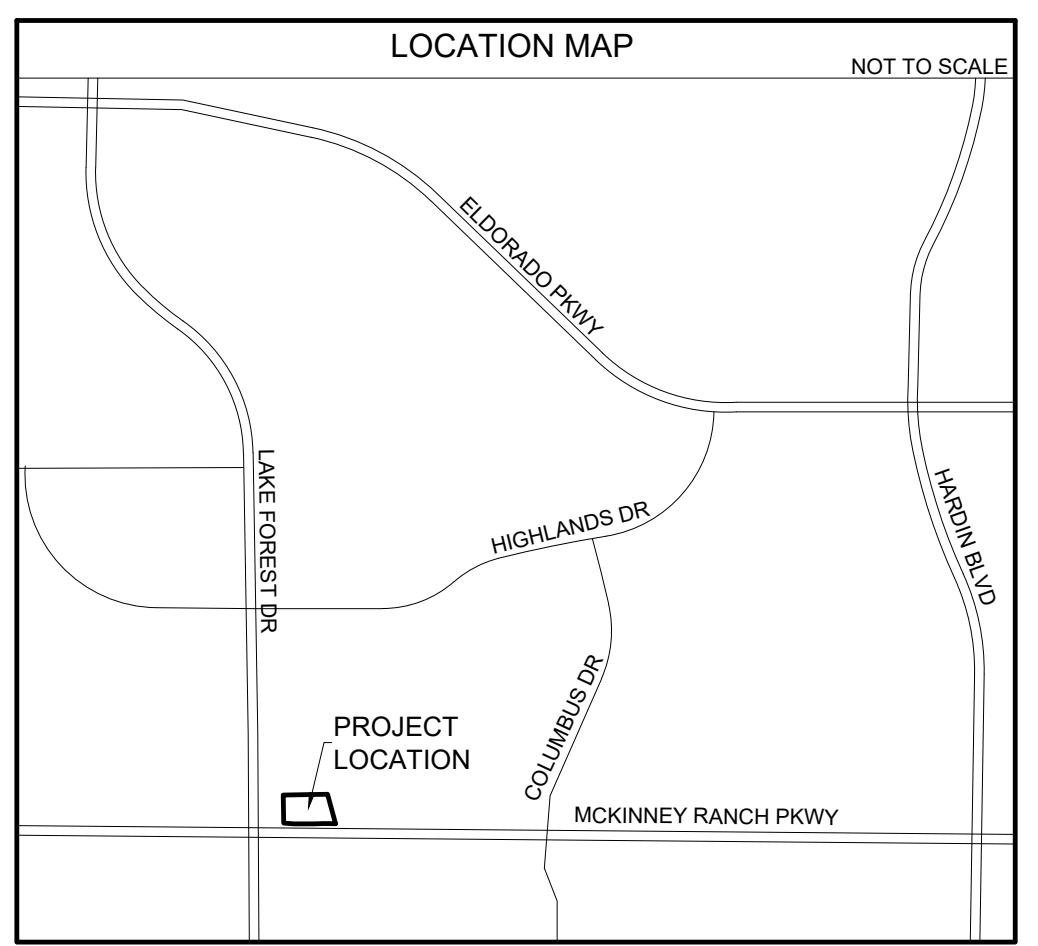


- NOTES:**
- COORDINATES AND BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE.
 - DISTANCES SHOWN ARE GRID DISTANCES. CONVERT TO SURFACE DISTANCES BY DIVIDING GRID DISTANCES BY THE SCALE FACTOR OF: 0.99984521.
 - ACCORDING TO TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212.004 AND 212.005, DIVIDING ANY TRACT OR LOT INTO TWO OR MORE PARTS WITHOUT BENEFIT OF A SUBDIVISION PLAN APPROVED AND RECORDED WITH THE COUNTY CLERK, IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, SUBJECTING THE VIOLATOR TO FINES AND/OR THE WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
 - BENCHMARKS (B.M.) FOR THIS PROJECT ARE CITY SURVEY MARKERS 54 AND 36.
 - 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.
 - ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS FOR COLLIN COUNTY, TEXAS, COMMUNITY - PANEL NO. 480550270K, DATED JUNE 7, 2017, THIS PROPERTY IS LOCATED IN FLOOD ZONE "AE" - "BASE FLOOD ELEVATION DETERMINED".



DEDICATION:
STATE OF TEXAS,
COUNTY OF COLLIN:

WHEREAS, MCKINNEY FOREST, LLC, ARE THE OWNERS OF THE 2.404 ACRE TRACT OF LAND SITUATED IN GRAFTON WILLIAMS SURVEY, ABSTRACT NUMBER 978 IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS AND BEING ALL OF LOT 1, BLOCK A, LAKE FOREST CROSSING ADDITION, LOTS 1, 2, 3, 4 & 5, BLOCK A, A SUBDIVISION OF RECORD IN CABINET 2014, PAGE 242.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WE, MCKINNEY FOREST, LLC, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS MCKINNEY FOREST, LOTS 1R & 9, BLOCK A, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER, 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 ANYWAY, ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON SAID EASEMENTS, AND THE CITY OF MCKINNEY AND ALL PUBLIC UTILITIES CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS, WITHOUT THE NECESSITY, AT ANYTIME, 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 OUR HAND THIS _____ DAY OF _____, 2018.

MCKINNEY FOREST, LLC,
BY: SRIKANTH NALLAPAREDDY
TITLE: MANAGER

ACKNOWLEDGMENTS:

STATE OF TEXAS,
COUNTY OF COLLIN:
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2018,
BY _____ OF MCKINNEY FOREST, LLC,
GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS THE _____ DAY OF _____, 2018.

NOTARY PUBLIC IN AND FOR COLLIN COUNTY, TEXAS

SURVEYOR'S CERTIFICATE:
KNOW ALL MEN BY THESE PRESENTS:

I, BRETT READ, REGISTERED PROFESSIONAL LAND SURVEYOR, 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
NOT TO BE RECORDED FOR ANY PURPOSE

DATE: OCT 9, 2018

BRETT READ, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6610

ACKNOWLEDGMENTS:

STATE OF TEXAS,
COUNTY OF COLLIN:
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2018,
BY BRETT READ,
GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS THE _____ DAY OF _____, 2018.

NOTARY PUBLIC IN AND FOR COLLIN COUNTY, TEXAS

DATE

"PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY"

PRELIMINARY/FINAL PLAT

**MCKINNEY FOREST,
LOTS 1R & 9, BLOCK A**

2.404 ACRES, 2 LOTS AND 1 BLOCK

BEING AN REPLAT OF LOT 1, BLOCK A, LAKE FOREST CROSSING ADDITION, LOTS 1, 2, 3, 4 & 5, BLOCK A, CABINET 2014, PAGE 242

IN THE GRAFTON WILLIAMS SURVEY, A-976
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS

ENGINEER
WESTFALL ENGINEERING
P.O. BOX 250485
PLANO, TEXAS 75025

OWNER
MCKINNEY FOREST, LLC
13727 BALINT LANE
FRISCO, TEXAS 75035-0532

360 SURVEYING
1101 GARDENIA LANE, LONGVIEW, TEXAS 75001
(936) 397-2577 WWW.360SURVEY.COM
TBP/LS 10194293