

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD LENGTH	CHORD BEARING
C1	17°03'52"(LT)	1,215.92'	362.14'	360.80'	N63°48'10"W
C2	12°53'55"(LT)	1,215.92'	273.73'	273.16'	N48°49'16"W

- LEGEND
- FIR FOUND IRON ROD
  - SIR SET IRON ROD
  - W/CAP WITH CAP STAMPED "HALFF"
  - VOL. VOLUME
  - CAB. CABINET
  - PG. PAGE
  - INST. NO. INSTRUMENT NUMBER
  - R.O.W. RIGHT-OF-WAY
  - (C.M.) CONTROLLING MONUMENT
  - P.R.C.C.T. PLAT RECORDS COLLIN COUNTY, TEXAS
  - D.R.C.C.T. DEED RECORDS COLLIN COUNTY, TEXAS
  - O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS

CERTIFICATE OF APPROVAL  
APPROVED AND ACCEPTED

City Manager \_\_\_\_\_  
Date \_\_\_\_\_

Attest \_\_\_\_\_  
City Secretary  
City of McKinney, Texas  
Date \_\_\_\_\_

PRELIMINARY - FINAL PLAT FOR REVIEW PURPOSES ONLY

**OWNER**  
TDC-DRI MCKINNEY PHASE I, L.L.C.  
C/O TRANSWESTERN DEVELOPMENT COMPANY  
2300 NORTH FIELD STREET, SUITE 2000  
DALLAS, TX. 75201  
CONTACT: DENTON WALKER  
EMAIL: denton.walker@transwestern.com  
TEL: 214.850.0247

**SURVEYOR**  
HALFF ASSOCIATES, INC.  
1201 NORTH BOWSER ROAD  
RICHARDSON, TX. 75081  
CONTACT: ANDREW J. SHAFER  
EMAIL: ashafar@halff.com  
TEL: (214) 346-6200  
TBPELS FIRM# 10029600

**PRELIMINARY-FINAL PLAT**  
**MCKINNEY INDUSTRIAL PARK NO. 3**  
**LOTS 4-6, BLOCK D**  
OF A  
**35.98 ACRE TRACT**  
SITUATED IN THE  
**WILLIAM S. RICHARDSON SURVEY, ABSTRACT NUMBER 747**  
**FRANCIS T. DUFFAN SURVEY, ABSTRACT NUMBER 287**  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS  
FOR  
**TRANSWESTERN**  
BY  
**HALFF**  
TBPELS FIRM NO. 10029600  
HALFF ASSOCIATES, INC. ENGINEERS - SURVEYORS  
1201 NORTH BOWSER ROAD - RICHARDSON, TEXAS - 75081-2275  
SCALE: 1"=100' TELE: 214-346-6200 AVO. 42399 OCTOBER, 2021

**OWNER'S CERTIFICATE**

STATE OF TEXAS §  
COUNTY OF COLLIN §

WHEREAS TDC-DRI MCKINNEY PHASE I, L.L.C., is the owner of a 35.98 acre tract of land situated in the William S. Richardson Survey, Abstract Number 747 and the Francis T. Duffan Survey, Abstract Number 287 in the City of McKinney, Collin County, Texas, and being all of a called 35.98 acre tract of land described as "Tract 1" in Special Warranty Deed to TDC-DRI McKinney Phase I, L.L.C., recorded in Instrument Number 20210923001939630 of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.), and being more particularly described as follows (The Basis of Bearing is the North American Datum of 1983, Texas State Plane Coordinate System, North Central Zone 4202. All distances are surface distances. All coordinates are surface values. Surface Adjustment Scale Factor: 1.00015271):

**BEGINNING** at a 5/8-inch found iron rod with cap stamped "SPARR SURVEYS" for the north end of a corner clip of said 35.98 acre tract, said corner being at the intersection of east right-of-way line of Couch Drive (a 60-foot wide right-of-way) and the north right-of-way line of Harry McKillop Boulevard (known as F.M. Highway 546, a 140-foot wide right-of-way);

THENCE North 00 degrees 36 minutes 46 seconds East, with the west line of said 35.98 acre tract and the east right-of-way line of said Couch Drive, a distance of 59.79 feet to 5/8-inch found iron rod for the northwest corner of said 35.98 acre tract, said corner being on the south line of Lot 1R, Block D of McKinney Industrial Park No. 2 Addition, Lots 1R and 2, Block D, an addition to the City of McKinney, Collin County, Texas, recorded in Volume 2008, Page 466, of the Plat Records of Collin County, Texas (P.R.C.C.T.);

THENCE South 87 degrees 55 minutes 20 seconds East, with the north line of said 35.98 acre tract and the south line of said Lot 1R, passing at a distance of 1,043.13 feet a 1/2-inch found iron rod for the common southeast corner of said Lot 1R and the southwest corner of Lot 2R, Block D of McKinney Industrial Park No. 2 Addition, Lots 2R and 3, Block D, an addition to the City of McKinney, Collin County, Texas, recorded in Volume 2019, Page 869, P.R.C.C.T., and continuing with said north line and the south line of said Lot 2R, in all a total distance of 1,681.63 feet to a 1/2-inch set iron rod with yellow plastic cap stamped "HALFF" (hereinafter referred to as "with HALFF cap") for corner;

THENCE South 88 degrees 26 minutes 27 seconds East, with the common north line of said 35.98 acre tract and the south line of said Lot 2R, passing at a distance of 653.62 feet the common southeast corner of said Lot 2R and the southwest corner of Lot 3, Block D of said McKinney Industrial Park No. 2 Addition, Lots 2R and 3, Block D, from which a 1/2-inch found iron rod with cap stamped "WESTWOOD" bears North 03 degrees 11 minutes 25 seconds East, a distance of 1.28 feet, and continuing with said north line and the south line of said Lot 3, a distance of 1,118.62 feet to the common southeast corner of said Lot 3 and the southwest corner of the Common Area of said McKinney Industrial Park No. 2 Addition, Lots 2R and 3, Block D, and continuing with said north line and the south line of said Common Area, in all a total distance of 1,237.93 feet to a 1/2-inch set iron rod with HALFF cap for the common southeast corner of said Common Area and the northeast corner of said 35.98 acre tract;

THENCE South 01 degree 06 minutes 08 seconds West, with the east line of said 35.98 acre tract, passing at a distance of 9.24 feet the northwest corner of a called 6.38 acre tract of land described as "Tract 3" in Distribution Deed to Daryl R. Mosenbocker, recorded in Instrument Number 20200910001531390, O.P.R.C.C.T., and continuing with said east line and the west line of said 6.38 acre tract, in all a total distance of 457.50 feet to a 1/2-inch set iron rod with HALFF cap for the easterly southeast corner of said 35.98 acre tract and the southwest corner of said 6.38 acre tract, said corner being on the north line of a called 3 acre tract of land described in Warranty Deed with Vendor's Lien to Paula F. Rudd, recorded in Volume 2618, Page 305 of the Deed Records of Collin County, Texas (D.R.C.C.T.);

THENCE North 88 degrees 18 minutes 32 seconds West, with an easterly south line of said 35.98 acre tract and the north line of said 3 acre tract, a distance of 277.12 feet to a 1/2-inch set iron rod with HALFF cap for an "ell" corner of said 35.98 acre tract and the northwest corner of said 3 acre tract;

THENCE South 01 degree 12 minutes 56 seconds West, with an easterly line of said 35.98 acre tract and the west line of said 3 acre tract, a distance of 149.13 feet to a 5/8-inch found iron rod with cap stamped "SPARR SURVEYS" for an "ell" corner of said 35.98 acre tract and the southwest corner of said 3 acre tract, said corner being on the north line of Lot 1R1, Block A of IESI-McKinney Addition, an addition to the City of McKinney, Collin County, Texas, recorded in Volume 2009, Page 42, P.R.C.C.T.;

THENCE North 87 degrees 48 minutes 53 seconds West, with an easterly south line of said 35.98 acre tract and the north line of said Lot 1R1, a distance of 434.81 feet to a 1/2-inch found iron rod with cap stamped "UAR" for an "ell" corner of said 35.98 acre tract and the northwest corner of said Lot 1R1;

THENCE South 01 degree 16 minutes 05 seconds West, with an easterly line of said 35.98 acre tract and the west line of said Lot 1R1, a distance of 673.16 feet to a 1/2-inch found iron rod for the south corner of said 35.98 acre tract, said corner being on the north right-of-way line of Harry McKillop Boulevard (known as F.M. Highway 546, a 140-foot wide right-of-way);

THENCE with the southwest line of said 35.98 acre tract and the north right-of-way line of said F.M. Highway 546, the following bearings and distances:

North 42 degrees 22 minutes 18 seconds West, departing the west line of said Lot 1R1, a distance of 637.16 feet to a 5/8-inch found iron rod with cap stamped "SPARR SURVEYS" for the point of curvature of a tangent circular curve to the left, having a radius of 1,215.92 feet, whose chord bears North 57 degrees 21 minutes 12 seconds West, a distance of 628.65 feet;

Northwesterly, with said curve, through a central angle of 29 degrees 57 minutes 47 seconds, an arc distance of 635.87 feet to a 5/8-inch found iron rod with cap stamped "SPARR SURVEYS" for corner;

North 72 degrees 20 minutes 05 seconds West, a distance of 841.43 feet to a 1/2-inch found iron rod for corner;

North 27 degrees 20 minutes 05 seconds West, a distance of 28.28 feet to a 1/2-inch found iron rod for corner;

North 72 degrees 20 minutes 05 seconds West, a distance of 322.70 feet to a 5/8-inch found iron rod for the east end of a corner clip;

North 44 degrees 24 minutes 53 seconds West, along said corner clip, a distance of 141.91 feet to the **POINT OF BEGINNING AND CONTAINING** 35.98 acres (1,567,298 square feet) of land, more or less.

**OWNER'S DEDICATION**

STATE OF TEXAS §  
COUNTY OF COLLIN §

NOW THEREFORE, KNOW ALL MEAN BY THESE PRESENTS:

THAT We, TDC-DRI MCKINNEY PHASE I, L.L.C., do hereby adopt this Record Plat designating the hereinabove described property as MCKINNEY INDUSTRIAL PARK NO. 3, LOTS 4-6, BLOCK D, an addition to the City of McKinney, Collin County, Texas, and do hereby dedicated 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 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 parts of its 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 of \_\_\_\_\_, 2021

By: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that (s) he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND SEAL OF OFFICE on this the \_\_\_ day of \_\_\_\_\_, 2021.

Notary Public in and for Collin County, Texas

**SURVEYOR'S CERTIFICATE**

KNOW ALL MEN BY THESE PRESENTS:

I, Andrew J. Shafer, a Registered Professional Land Surveyor, licensed by the State of Texas, 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.

EXECUTED this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

PRELIMINARY FOR REVIEW ONLY. NOT TO BE RECORDED FOR ANY PURPOSE.

Andrew J. Shafer  
Registered Professional Land Surveyor  
Texas Registration Number 5017  
TBPELS Firm No. 10029600

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Andrew J. Shafer, 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.

GIVEN UNDER MY HAND SEAL OF OFFICE on this the \_\_\_ day of \_\_\_\_\_, 2021.

Notary Public in and for Collin County, Texas

**GENERAL NOTES**

1. The Basis of Bearing is the North American Datum of 1983, Texas State Plane Coordinate System, North Central Zone 4202. All distances are surface distances. All coordinates are surface values. Surface Adjustment Scale Factor: 1.00015271.
2. By graphical plotting, the parcel described hereon lies within Zone "X" (unshaded), as delineated on the FIRM Flood Insurance Rate Map Collin County, Texas and Incorporated Areas, Map Number 48085C0290 J, dated June 02, 2009, as published by the Federal Emergency Management Agency. Zone "X" (unshaded) is defined as "Areas determined to be outside the 0.2% annual chance floodplain". The Surveyor utilized the above referenced flood plain information for this determination and the Surveyor does not certify that revised flood plain information has or has not been published by the Federal Emergency Management Agency or some other source.
3. 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.

CERTIFICATE OF APPROVAL  
APPROVED AND ACCEPTED

City Manager \_\_\_\_\_

Date \_\_\_\_\_

Attest
City Secretary City of McKinney, Texas
Date

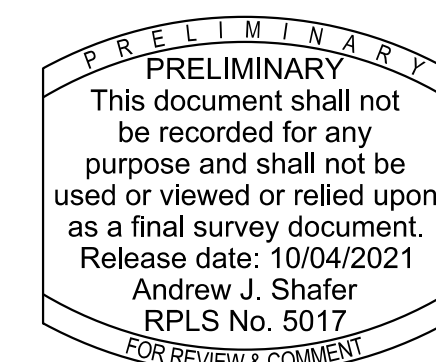
PRELIMINARY - FINAL PLAT FOR REVIEW PURPOSES ONLY

**OWNER**

TDC-DRI MCKINNEY PHASE I, L.L.C.  
C/O TRANSWESTERN DEVELOPMENT COMPANY  
2300 NORTH FIELD STREET, SUITE 2000  
DALLAS, TX, 75201  
CONTACT: DENTON WALKER  
EMAIL: denton.walker@transwestern.com  
TEL: 214.850.0247

**SURVEYOR**

HALFF ASSOCIATES, INC.  
1201 NORTH BOWSER ROAD  
RICHARDSON, TX, 75081  
CONTACT: ANDREW J. SHAFER  
EMAIL: ashafer@halff.com  
TEL: (214) 346-6200  
TBPELS FIRM# 10029600



**PRELIMINARY-FINAL PLAT  
MCKINNEY INDUSTRIAL PARK NO. 3  
LOTS 4-6, BLOCK D**

OF A  
**35.98 ACRE TRACT**

SITUATED IN THE  
**WILLIAM S. RICHARDSON SURVEY, ABSTRACT NUMBER 747  
FRANCIS T. DUFFAN SURVEY, ABSTRACT NUMBER 287  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS**

FOR  
**TRANSWESTERN**  
BY



TBPELS FIRM NO. 10029600  
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1201 NORTH BOWSER ROAD - RICHARDSON, TEXAS - 75081-2275  
SCALE=1"=100 TELE: 214-346-6200 AVO. 42399 OCTOBER, 2021