

STATE OF TEXAS ~

COUNTY OF COLLIN ~

WHEREAS, Purple Pecos, Ltd. 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 3R and Lot 4, Block B, University Business Park, an addition to the City of McKinney as recorded in Document Number 2019- 473, Official Public Records of Collin County, Texas, and also being all of Lot 3R and Lot 4, Block B, described in special warranty deed to Purple Pecos, LTD as recorded in Document Number 20190711000814210, Official Public Records of Collin County, Texas and being further described as follows:

BEGINNING at an "X" found at the northwest corner of said Lot 3R, Block B, said point being the northeast corner of Lot 2RC3, Block E, an addition to the City of McKinney as recorded in Document Number 2019-481, Official Public Records of Collin County, Texas, said point also 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 3R, 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 66 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 line of Commerce Drive, a 65 foot right-of-way;

THENCE North 25 degrees 13 minutes 07 seconds East, at 69.49 feet along the east right-of-way line of Commerce Drive passing a one-half inch iron rod with cap stamped "JBI" found for the northeast corner of said Lot 3R, Block B, said point being the west corner of Lot 4, Block B of said University Business Park, in all a total distance of 168.69 feet to a one-half inch iron rod with cap stamped "JBI" found for the north corner of said Lot 4, Block B said point being the west corner of Lot 5, Block B University Business Park, an addition to the City of McKinney as recorded in Document Number 2019- 473, Official Public Records of Collin County, Texas;

THENCE along the east line of said Lot 4, Block B and along the west line of said Lot 5, Block B as follows:

South 79 degrees 49 minutes 15 seconds East, 180.13 feet to a one-half inch iron rod with cap stamped "JBI" found for corner;

South 02 degrees 26 minutes 10 seconds West, 137.68 feet to a one-half inch iron rod with cap stamped "JBI" found for corner;

South 00 degrees 17 minutes 15 seconds West, 145.76 feet to a one-half inch iron rod with cap stamped "JBI" found for corner;

South 00 degrees 04 minutes 45 seconds East, 405.25 feet to a one-half inch iron rod with cap stamped "JBI" found for corner at the southeast corner of said Lot 4, Block B, said point being the southwest corner of said Lot 5, Block B, said point also being in the north line 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, at 174.65 feet passing a one-half inch iron rod with cap stamped "JBI" found in the southwest corner of said Lot 4, Block B, said point being the southeast corner of said Lot 5, Block B, in all a total distance of 639.92 feet to a one-half inch iron rod found at the southwest corner of said Lot 3R, Block B;

THENCE North 00 degrees 24 minutes 58 seconds East, 775.09 feet along the west line of said Lot 3R, Block B to the POINT OF BEGINNING and containing 435,601 square feet or 10.000 acres of land.

THE BASIS OF BEARING IS DERIVED FROM GPS OBSERVATIONS USING THE CITY OF MCKINNEY GEODETIC MONUMENTS. (COORDINATE SYSTEM NORTH CENTRAL ZONE 4202 STATE PLANE COORDINATES, NAD83).

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NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

PURPLE PECOS, LTD. does hereby adopt this record plat designating the herein above described property as LOT 3R1 & 4R BLOCK B; UNIVERSITY BUSINESS PARK, being a replat of Lot 3R and Lot 4, Block B, as recorded in Document Number 2019-473, 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 or 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.

PURPLE PECOS, LTD
A Texas limited partnership

By: Purple Pecos GP, LLC
Its General Partner

By: _____
Randy Heady
Manager

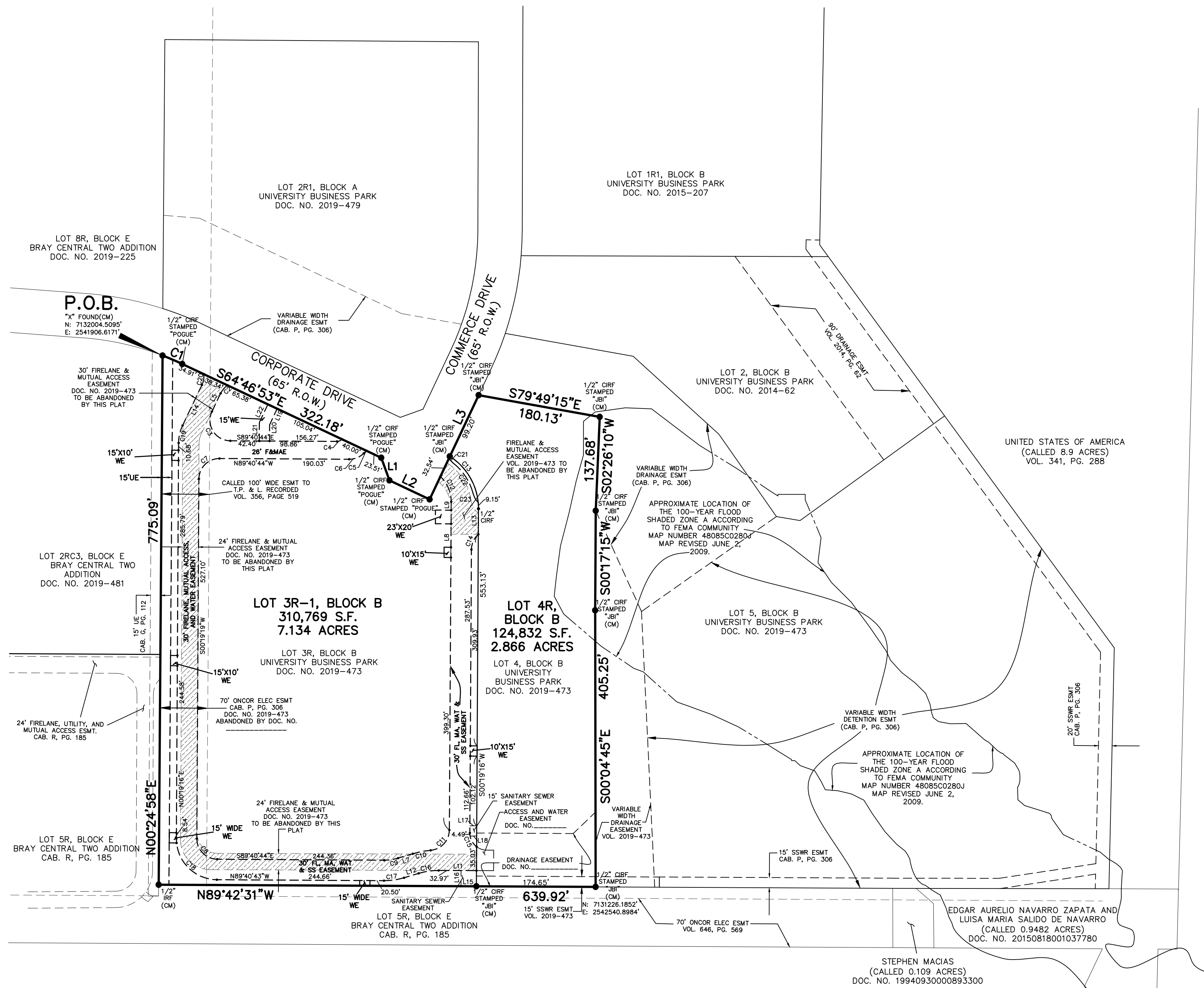
STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Randy Heady 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 ____th day of _____, 2019.

"PRELIMINARY-FINAL REPLAT FOR REVIEW PURPOSES ONLY"

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



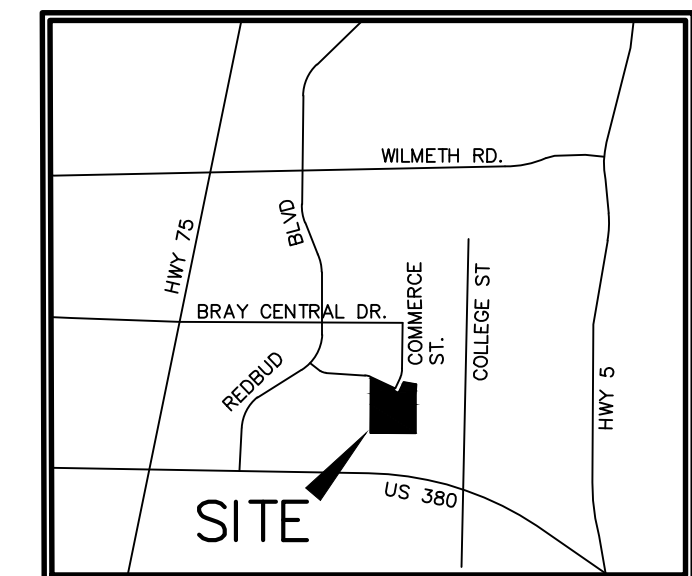
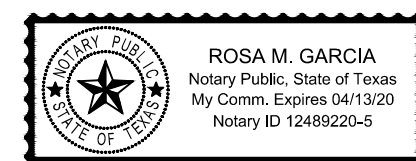
STATE OF TEXAS §

COUNTY OF DALLAS §

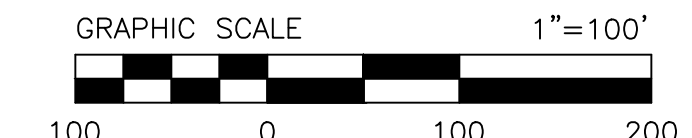
BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Mark W. Harp, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____th day of _____, 2019.

Notary Public, State of Texas



VICINITY MAP
N.T.S.



LEGEND

POB	POINT OF BEGINNING
CRIF	CAPPED IRON ROD FOUND
IRF	IRON ROD FOUND
CM	CONTROL MONUMENT
S.F.	SQUARE FEET
ESMT	EASEMENT
SSWR	SANITARY SEWER
ELEC	ELECTRIC
UE	UTILITY EASEMENT
WE	WATER EASEMENT
R.O.W.	RIGHT OF WAY
PP	POWER POLE
OHE	OVER HEAD ELECTRIC
FL MA	FIRELANE, MUTUAL ACCESS,
WAT & SS	WATER, AND SANITARY SEWER EASEMENT

NOTES:

1. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 48085C0280J, REVISION DATE JUNE 2, 2009, SUBJECT TRACT LIES WITHIN SHADED ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES 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 STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
2. ABSTRACT LINES SHOWN HEREON ARE APPROXIMATE.
3. 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.
4. THE BASIS OF BEARING IS DERIVED FROM GPS OBSERVATIONS USING THE CITY OF MCKINNEY GEODETIC MONUMENTS. (COORDINATE SYSTEM NORTH CENTRAL ZONE 4202 STATE PLANE COORDINATES, NAD83).
5. 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.

PURPOSE OF REPLAT: TO CREATE NEW EASEMENTS FOR FIRELANE, MUTUAL ACCESS AND WATER.

PRELIMINARY FINAL PLAT
UNIVERSITY BUSINESS PARK
LOTS 3R1 & 4R BLOCK B

BEING A REPLAT OF LOT 3R AND LOT 4, BLOCK B, AS RECORDED IN DOCUMENT NUMBER 2019-473 OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS

10.000 ACRES OUT OF THE
BENJAMIN F. STAPP SURVEY, ABSTRACT NO. 837;
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

PURPLE PECOS, LTD. OWNER/DEVELOPER
2500 Dallas Parkway (469) 467-1480
Plano, Texas 75093

JBI PARTNERS, INC. SURVEYOR/ENGINEER
2121 Midway Road, Suite 300 (972) 248-7676
Carrollton, Texas 75006
TBPE No. F-438 TBPLS No. 10076000

Resubmitted: Oct. 31, 2019
Submitted: August 5, 2019 Sheet 1 of 1

CURVE TABLE

NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	31.41'	004°18'37"	417.50'	15.71'	S66°56'10"E	31.40'
C2	15.73'	030°02'40"	30.00'	8.05'	S40°32'20"W	15.55'
C3	60.32'	115°11'46"	30.00'	47.27'	S32°04'52"E	50.66'
C4	8.25'	047°15'37"	10.00'	4.38'	N66°41'28"E	8.02'
C5	5.74'	010°57'33"	30.00'	2.88'	S50°57'03"W	5.73'
C6	23.50'	044°52'27"	30.00'	12.39'	N67°53'03"E	22.90'
C7	47.12'	089°59'26"	30.00'	30.00'	S45°19'33"W	42.42'
C8	47.12'	090°00'00"	30.00'	30.00'	S44°40'44"E	42.43'
C9	20.85'	017°03'49"	70.00'	10.50'	N81°47'22"E	20.77'
C10	26.70'	011°46'11"	130.00'	13.40'	S79°08'33"W	26.66'
C11	44.35'	084°42'23"	30.00'	27.35'	N42°40'28"E	40.42'
C12	41.32'	047°20'49"	50.00'	21.92'	N23°21'08"W	40.15'
C13	91.23'	058°04'51"	90.00'	49.97'	N28°43'10"W	87.38'
C14	25.23'	048°11'23"	30.00'	13.42'	S24°24'58"W	24.49'
C15	23.18'	053°07'48"	25.00'	12.50'	S26°14'38"E	22.36'
C16	29.55'	016°55'54"	100.00'	14.88'	S81°43'25"W	29.44'
C17	29.78'	017°03'50"	100.00'	15.00'	N81°47'22"E	29.67'
C18	93.95'	089°43'01"	60.00'	59.70'	S44°32'14"E	84.64'
C19	26.36'	025°10'33"	60.00'	13.40'	S12°54'32"W	26.15'
C20	16.26'	031°03'12"	30.00'	8.33'	N09°58'02"E	16.06'
C21	9.15'	017°28'27"	30.00'	4.61'	S42°16'06"E	9.11'
C22	54.47'	036°42'57"	85.00'	28.20'	S33°12'41"E	53.54'
C23	15.29'	029°11'45"	30.00'	7.81'	S29°27'05"E	15.12'

LINE TABLE

NO.	BEARING	LENGTH
L1	S19°46'53"E	35.36'
L2	S64°46'53"E	65.00'
L3	N25°13'07"E	168.69'
L4	N25°31'00"E	29.41'
L7	S73°15'28"W	22.45'
L8	N00°19'16"E	34.27'
L9	N00°19'16"E	12.45'
L11	S89°48'38"E	55.47'
L12	N73°15'28"E	22.45'
L13	N00°19'16"E	37.53'
L14	S25°29'49"W	65.82'
L15	N89°42'31"W	22.50'
L16	N00°19'16"E	22.98'
L17	N89°40'44"W	10.00'
L18	N89°40'44"W	9.60'
L19	N25°13'07"E	25.97'
L20	N00°19'16"E	23.88'
L21	N00°19'16"E	27.19'
L22	N25°13'07"E	29.28'

Plotted by: adewey Plot Date: 11/13/2019 4:10 PM
Saved By: mharp Save Time: 11/4/2019 3:00 PM
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