

LEGAL DESCRIPTION

BEING the owner of a 38.71 acre tract of land situated in the Isom Harris Survey, Abstract Number 400, City of McKinney, Collin County, Texas, and being part of a called 62.70 acre tract of land described in Quitclaim Deed to Wilcox Family Partners, Ltd., as recorded in Instrument Number 20190103000007690 of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2-inch found iron rod with cap stamped "RPLS 4613" for corner on the north line of said 62.70 acre tract and the south right-of-way line of McKinney Ranch Road (known as F.M. 720, a variable width right-of-way), as described in Right of Way Warranty Deed to the City of McKinney, recorded in Volume 5566, Page 2762 of the Deed Records of Collin County, Texas (D.R.C.C.T.), said corner being the point of curvature of a non-tangent circular curve to the right, having a radius of 66.00 feet, whose chord bears South 45 degrees 53 minutes 59 seconds East, a distance of 93.43 feet;

THENCE Southeasterly, continuing with the north line of said 62.70 acre tract, the south right-of-way line of said McKinney Ranch Road, and said curve, through a central angle of 90 degrees 06 minutes 43 seconds, an arc distance of 103.80 feet to a corner at the intersection of said south right-of-way line and the west right-of-way line of Hardin Boulevard (a variable width right-of-way), as described in deed to the City of McKinney, recorded in Volume 4816, Page 1144, D.R.C.C.T., from which a 1/2-inch found iron rod with cap stamped "RPLS 4613" bears South 18 degrees 19 minutes 42 seconds West, a distance of 0.29 of a foot;

THENCE with the east line of said 62.70 acre tract and the west right-of-way line of said Hardin Boulevard, the following bearings and distances:

South 00 degrees 54 minutes 46 seconds East, a distance of 67.04 feet to a 1/2-inch set iron rod with yellow plastic cap stamped "HALFF" (hereafter referred to as "with HALFF cap") for the point of curvature of a tangent circular curve to the left, having a radius of 1,470.00 feet, whose chord bears South 03 degrees 04 minutes 40 seconds East, a distance of 111.06 feet;

Southerly, with said curve, through a central angle 04 degrees 19 minutes 48 seconds, an arc distance of 111.09 feet to the point of reverse curvature of a non-tangent circular curve to the right, having a radius of 1,513.26 feet, whose chord bears South 02 degrees 23 minutes 25 seconds East, a distance of 139.65 feet, from which a 1/2-inch found iron rod with cap stamped "RPLS 4613" bears North 27 degrees 01 minute 56 seconds West, a distance of 0.39 of a foot;

Southerly, with said curve, through a central angle 05 degrees 17 minutes 22 seconds, an arc distance of 139.70 feet to a corner, from which a 1/2-inch found iron rod with cap stamped "RPLS 4613" bears North 21 degrees 42 minutes 45 seconds West, a distance of 0.45 of a foot;

South 00 degrees 27 minutes 44 seconds West, a distance of 1,174.58 feet to a 1/2-inch set iron rod with HALFF cap for corner;

THENCE over and across said 62.70 acre tract, the following bearings and distances:

South 07 degrees 36 minutes 07 seconds West, departing said west right-of-way line, a distance of 85.02 feet to a 1/2-inch set iron rod with HALFF cap for corner;

South 00 degrees 27 minutes 55 seconds West, a distance of 104.02 feet to a 1/2-inch set iron rod with HALFF cap for corner;

South 45 degrees 27 minutes 09 seconds West, a distance of 56.58 feet to a 1/2-inch set iron rod with HALFF cap for corner;

North 89 degrees 02 minutes 40 seconds West, a distance of 320.59 feet to a 1/2-inch set iron rod with HALFF cap for the point of curvature of a tangent circular curve to the left, having a radius of 1,260.00 feet, whose chord bears South 77 degrees 37 minutes 58 seconds West, a distance of 558.60 feet;

Westerly, with said curve, through a central angle 25 degrees 36 minutes 51 seconds, an arc distance of 563.28 feet to a corner on the west line of said 62.70 acre tract, from which a 1/2-inch found iron rod with cap stamped "RPLS 4613" bears North 68 degrees 02 minutes 12 seconds East, a distance of 2.69 feet;

THENCE North 00 degrees 42 minutes 08 seconds West, with the west line of said 62.70 acre tract, passing at a distance of 27.18 feet 1/2-inch found iron rod for the southeast corner of Lot 1, Block A of Horseshoe Bend Estates, an addition to the City of McKinney, Collin County, Texas, as recorded in Cabinet B, Page 246 of the Plat Records of Collin County, Texas (P.R.C.C.T.), and continuing with said west line and the east line of said Horseshoe Bend Estates addition, in all a total distance of 1,902.79 feet to a 5/8-inch found iron rod with cap stamped "UTR" for the northwest corner of said 62.70 acre tract, said corner being on the south right-of-way line of the aforementioned McKinney Ranch Road;

THENCE with the north line of said 62.70 acre tract and the south right-of-way line of said McKinney Ranch Road, the following bearings and distances:

North 89 degrees 02 minutes 40 seconds East, departing the east line of said Horseshoe Bend Estates addition, a distance of 318.22 feet to a 1/2-inch set iron rod with HALFF cap for corner;

South 89 degrees 13 minutes 58 seconds East, a distance of 166.32 feet to a corner, from which a 1/2-inch found iron rod with cap stamped "UTR" for the northeast corner of said 62.70 acre tract, said corner being on the south right-of-way line of the aforementioned McKinney Ranch Road;

North 89 degrees 02 minutes 40 seconds East, a distance of 152.03 feet to a 1/2-inch set iron rod with HALFF cap for corner;

South 87 degrees 06 minutes 33 seconds East, a distance of 149.08 feet to a 1/2-inch set iron rod with HALFF cap for corner;

North 89 degrees 02 minutes 40 seconds East, a distance of 86.11 feet to the **POINT OF BEGINNING** AND CONTAINING 38.71 acres or 1,686,237 square feet of land, more or less.

$\Delta = 25^{\circ}36'51''$
 $R = 1,260.00'$
 $T = 286.43'$
 $L = 563.28'$
 $CL = 558.60'$
 $CB = S 77^{\circ}37'58'' W$

$\Delta = 90^{\circ}06'43''$
 $R = 66.00'$
 $T = 66.13'$
 $L = 103.80'$
 $CL = 93.43'$
 $CB = S 45^{\circ}53'59'' E$

$\Delta = 05^{\circ}17'22''$
 $R = 1,513.26'$
 $T = 69.90'$
 $L = 139.70'$
 $CL = 139.65'$
 $CB = S 02^{\circ}23'25'' E$

$\Delta = 04^{\circ}19'48''$
 $R = 1,470.00'$
 $T = 55.57'$
 $L = 111.09'$
 $CL = 111.06'$
 $CB = S 03^{\circ}04'40'' E$



SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:
 I, Getsy J. Suthan, 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 _____, 2020.

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

Getsy J. Suthan
 Registered Professional Land Surveyor
 Texas Registration Number 6449
 TBPLS 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 Getsy J. Suthan, 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 _____, 2020.

Notary Public in and for Collin County, Texas

OWNER'S DEDICATION

STATE OF TEXAS—
 COUNTY OF COLLIN—
 NOW THEREFORE, KNOW ALL MEAN BY THESE PRESENTS:

THAT We, WILCOX FAMILY PARTNERS, LTD., do hereby adopt this Record Plat designating the hereinabove described property as MCKINNEY HARDIN ADDITION, 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 _____, 2020

By: REID DUNBAR
 EASTGROUP PROPERTIES
 7301 N. STATE HIGHWAY 161, IRVING, TEXAS 75039

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 _____, 20____.

Notary Public in and for Collin County, Texas

GENERAL NOTES

- The Basis of Bearings for this plat and the coordinates shown hereon are the Texas Coordinate System, North Central Zone 4202, North American Datum of 1983, 2011 adjustment. All distances shown hereon are surface distances. Surface Adjustment Scale Factor: 1.000152710 (TXDot Collin County CSF).
- According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas, Map Numbers 48085C0145J and 48085C0165J, both dated June 2, 2009, the subject property is located in Zone "A", and Zone "X" (unshaded). Zone "X" (unshaded) is defined on said map as follows: Other Areas: Areas determined to be outside the 0.2% annual chance floodplain. Zone "A" is defined as Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood. No Base Flood Elevations determined.
- 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 and the requirements of the subdivision ordinance.

CERTIFICATE OF APPROVAL

APPROVED AND ACCEPTED

City Manager _____

Date _____

Attest _____

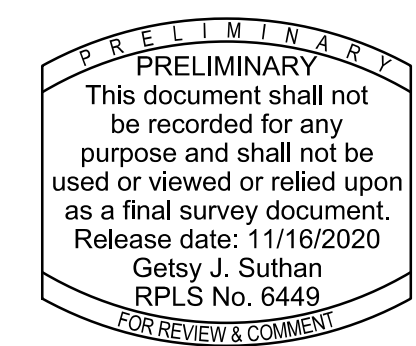
City Secretary
 City of McKinney, Texas

Date _____

LEGEND

FIR	FOUND IRON ROD
SIR	SET IRON ROD
W/CAP	WITH CAP STAMPED "HALFF"
VOL.	VOLUME
PG.	PAGE
(CM)	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

PURPOSE STATEMENT
 THE PURPOSE OF THIS PLAT IS TO PLAT THE PROPERTY AND DEDICATE EASEMENTS FOR DEVELOPMENT.



OWNER

EASTGROUP PROPERTIES
 7301 N. STATE HIGHWAY 161
 IRVING, TX. 75039
 CONTACT: REID DUNBAR
 EMAIL: reid.dunbar@eastgroup.net
 TEL:

ENGINEER

HALFF ASSOCIATES, INC.
 1201 NORTH BOWSER ROAD
 RICHARDSON, TX. 75081
 CONTACT: ROBERT E. GOSSETT
 EMAIL: rgossett@halff.com
 TEL: (214) 346-6200
 TBPE FIRM# F-312

SURVEYOR

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

**PRELIMINARY-FINAL PLAT
 MCKINNEY HARDIN ADDITION**

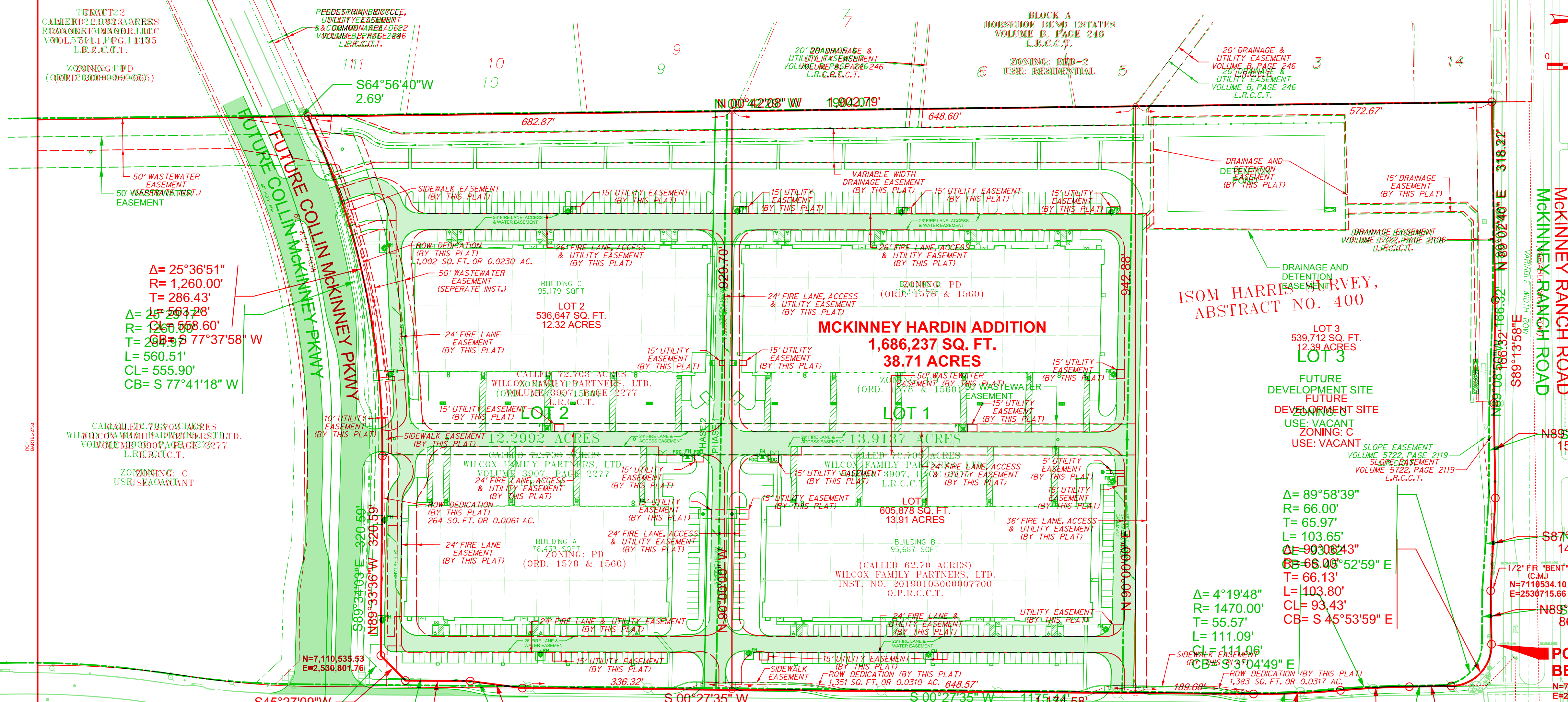
OF A
38.71 ACRE TRACT
 SITUATED IN THE

ISOM HARRIS SURVEY, ABSTRACT NO. 400
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

FOR
EASTGROUP PROPERTIES

BY

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. 37816 NOVEMBER, 2020



LEGAL DESCRIPTION

BEING the owner of a 38.71 acre tract of land situated in the Isom Harris Survey, Abstract Number 400, City of McKinney, Collin County, Texas, and being part of a called 62.70 acre tract of land described in Quitclaim Deed to Wilcox Family Partners, Ltd., as recorded in Instrument Number 2019010300007690 of the Official Public Records of Collin County, Texas (O.P.R.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2-inch found iron rod with cap stamped "RPLS 4613" for corner on the north line of said 62.70 acre tract and the south right-of-way line of McKinney Ranch Road, as described in Right of Way Warranty Deed to the City of McKinney, recorded in Volume 4816, Page 2762 of the Deed Records of Collin County, Texas (D.R.C.T.), said corner being the point of curvature of a non-tangent circular curve to the right, having a radius of 66.00 feet, whose chord bears South 18 degrees 53 minutes 59 seconds East, a distance of 93.43 feet;

THENCE Southeasterly, continuing with the north line of said 62.70 acre tract, the south right-of-way line of said McKinney Ranch Road, and said curve, through a central angle of 90 degrees 06 minutes 43 seconds, an arc distance of 103.80 feet to a corner at the intersection of said south line of said 62.70 acre tract and the east line of Hardin Boulevard (a variable width right-of-way), as described in Volume 4816, Page 2762 of the Deed Records of Collin County, Texas (D.R.C.T.), from which a 1/2-inch found iron rod with cap stamped "RPLS 4613" bears South 18 degrees 53 minutes 59 seconds West, a distance of 0.39 of a foot;

THENCE with said curve, through a central angle of 04 degrees 19 minutes 48 seconds, an arc distance of 111.09 feet to the point of reverse curvature of a non-tangent circular curve to the right, having a radius of 1,513.26 feet, whose chord bears South 02 degrees 23 minutes 25 seconds East, a distance of 139.65 feet, from which a 1/2-inch found iron rod with cap stamped "RPLS 4613" bears North 27 degrees 01 minute 56 seconds West, a distance of 0.39 of a foot;

THENCE with said curve, through a central angle of 05 degrees 17 minutes 22 seconds, an arc distance of 103.80 feet to a corner, from which a 1/2-inch found iron rod with cap stamped "RPLS 4613" bears North 21 degrees 42 minutes 45 seconds West, a distance of 4.45 of a foot;

South 00 degrees 27 minutes 44 seconds West, a distance of 1,174.58 feet to a 1/2-inch set iron rod with HALFF cap for corner;

THENCE over and across said 62.70 acre tract, the following bearings and distances:

South 07 degrees 36 minutes 07 seconds West 65.51' to said west right-of-way line of a distance of 65.02 feet to a 1/2-inch set iron rod with HALFF cap for corner;

South 00 degrees 27 minutes 55 seconds West, a distance of 104.02 feet to a 1/2-inch set iron rod with HALFF cap for corner;

South 89 degrees 02 minutes 09 seconds West, a distance of 79.44 feet to a 1/2-inch set iron rod with HALFF cap for corner;

North 89 degrees 03 minutes 36 seconds West, a distance of 370.00 feet to a 1/2-inch set iron rod with HALFF cap for the point of curvature of a tangent circular curve to the left, having a radius of 1,260.00 feet, whose chord bears South 77 degrees 37 minutes 58 seconds West, a distance of 1,260.00 feet;

Westerly, through a central angle of 25 degrees 34 minutes 33 seconds, an arc distance of 563.28 feet to a corner on the west line of said 62.70 acre tract, from which a 1/2-inch found iron rod with cap stamped "RPLS 4613" bears North 89 degrees 02 minutes 09 seconds East, a distance of 2.69 feet;

THENCE North 00 degrees 42 minutes 02 seconds West, with the west line of said 62.70 acre tract, passing at a distance of 27.18 feet to a 1/2-inch found iron rod with cap stamped "RPLS 4613" for corner, from which a 1/2-inch found iron rod with cap stamped "RPLS 4613" bears South 77 degrees 37 minutes 58 seconds West, a distance of 1,260.00 feet;

North 89 degrees 02 minutes 09 seconds West, a distance of 1,902.79 feet to a 5/8-inch found iron rod with cap stamped "UTR" for the northwest corner of said 62.70 acre tract, sub E, ending on the south right-of-way line of the aforementioned McKinney Ranch Road;

THENCE with the north line of said 62.70 acre tract and the south right-of-way line of said McKinney Ranch Road, the following bearings and distances:

North 89 degrees 02 minutes 40 seconds East, beginning the east line of said Horseshoe Bend Estates addition, a distance of 318.22 feet to a 1/2-inch set iron rod with HALFF cap for corner;

South 89 degrees 13 minutes 58 seconds East, a distance of 119.08 feet to a corner, from which a 1/2-inch found iron rod with cap stamped "RPLS 4613" bears North 89 degrees 13 minutes 58 seconds East, a distance of 0.45 of a foot;

North 89 degrees 02 minutes 40 seconds East, a distance of 1,149.08 feet to a 1/2-inch found iron rod for corner;

South 89 degrees 13 minutes 58 seconds East, a distance of 1,149.08 feet to a 1/2-inch found iron rod for corner;

By: REID DUNBAR, Surveyor

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT We, WILCOX FAMILY PARTNERS, LTD., do hereby adopt this Record Plat designating the hereinabove described property as MCKINNEY HARDIN ADDITION, 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 any time, 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 _____, 2020.

By: REID DUNBAR
EASTGROUP PROPERTIES
7301 N. STATE HIGHWAY 161, IRVING, TEXAS 75039
Getsy J. Suthan
RPLS No. 6449

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 Getsy J. Suthan, 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 _____, 2020.

Notary Public in and for Collin County, Texas

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 _____, 2020.

Notary Public in and for Collin County, Texas

GENERAL NOTES

1. The Basis of Bearings for this plat and the coordinates shown hereon are the Texas Coordinate System, North Central Zone 4202, North American Datum of 1983, 2011 adjustment. All distances shown hereon are surface distances. Surface Adjustment Scale Factor: 1.000152710 (TxDot Collin County CSF).

2. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas, Map Numbers 48085C0145J and 48085C0165J, both dated June 2, 2009, the subject property is located in Zone "A", and Zone "X" (unshaded). Zone "X" (unshaded) is defined on said map as follows: Other Areas: Areas determined to be outside the 0.2% annual chance floodplain. Zone "A" is defined as Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood. No Base Flood Elevations determined.

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 and the requirements of the subdivision ordinance.

OWNER
EASTGROUP PROPERTIES
7301 N. STATE HIGHWAY 161
IRVING, TX, 75039
CONTACT: REID DUNBAR
EMAIL: reid.dunbar@eastgroup.net
TEL: (214) 346-6200

ENGINEER
HALFF ASSOCIATES, INC.
1201 NORTH BOWSER ROAD
RICHARDSON, TX, 75081
CONTACT: ROBERT E. GOSSETT
EMAIL: rgossett@halff.com
TEL: (214) 346-6200
TBPE FIRM# F-312

SURVEYOR
HALFF ASSOCIATES, INC.
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PLANNED DEVELOPMENT DISTRICT 1578 LIGHT MANUFACTURING

EXISTING ZONING FUTURE DEVELOPMENT SITE FUTURE DEVELOPMENT SITE USE: VACANT ZONING: C USE: VACANT

AREA DATA

LOT 1: 13.9137 ACRES
LOT 2: 12.2992 ACRES
LOT 3: 12.30 ACRES

MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN NON-RESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.

LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

HVAC SYSTEM SHALL BE ROOF MOUNTED (SCREENING DEVICES MUST BE 1' TALLER THAN THE HEIGHT OF THE EQUIPMENT).

OWNER
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IRVING, TX, 75039
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1201 NORTH BOWSER ROAD
RICHARDSON, TX, 75081
CONTACT: ROBERT E. GOSSETT
EMAIL: rgossett@halff.com
TEL: (214) 346-6200

CERTIFICATE OF APPROVAL

EASTGROUP PROPERTIES APPROVED AND ACCEPTS THIS SITE PLAN.
7301 N. STATE HIGHWAY 161
IRVING, TX, 75039
CONTACT: REID DUNBAR
EMAIL: reid.dunbar@eastgroup.net
TEL: (214) 346-6200

1201 NORTH BOWSER ROAD
RICHARDSON, TX, 75081
CONTACT: ROBERT E. GOSSETT
EMAIL: rgossett@halff.com
TEL: (214) 346-6200
TBPE FIRM# F-312

SITE PLAN (OVERALL)

OF A
40.707 ACRE TRACT

SITUATED IN THE
ISOM HARRIS SURVEY, ABSTRACT NO. 400
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

FOR
EASTGROUP PROPERTIES
PRELIMINARY-FINAL PLAT
OF A
38.71 ACRE TRACT
SITUATED IN THE
ISOM HARRIS SURVEY, ABSTRACT NO. 400
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

FOR
EASTGROUP PROPERTIES
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. 37816 NOVEMBER, 2020

LOCATION MAP N.T.S.

LEGEND

FIR FOUND IRON ROD
SIR SET IRON ROD
WCAP WITH CAP STAMPED "HALFF"
VOL. VOLUME
PG. PAGE
(CM) 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

PURPOSE STATEMENT

THE PURPOSE OF THIS PLAT IS TO PLAT THE PROPERTY AND DEDICATE EASEMENTS FOR DEVELOPMENT.

PRELIMINARY
This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
Release date: 11/16/2020
Getsy J. Suthan
RPLS No. 6449
FOR REVIEW & COMMENT

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT We, WILCOX FAMILY PARTNERS, LTD., do hereby adopt this Record Plat designating the hereinabove described property as MCKINNEY HARDIN ADDITION, 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 any time, 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 _____, 2020.

By: REID DUNBAR
EASTGROUP PROPERTIES
7301 N. STATE HIGHWAY 161, IRVING, TEXAS 75039
Getsy J. Suthan
RPLS No. 6449

STATE OF TEXAS
COUNTY OF DALLAS

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GIVEN UNDER MY HAND SEAL OF OFFICE on this the _____ day of _____, 2020.

Notary Public in and for Collin County, Texas

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.

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