

NUM	BEARING	DISTANCE
L1	N87°41'35"W	54.18'
L2	S86°21'32"W	107.47'

NOTES:

- The bearing basis for this survey is a bearing of S 02°11'37" W for the common line of Lot 1 and Lot 2, Block A of Headington Heights Addition as recorded in Volume 2006, Page 821, Map Records of Collin County, Texas.
- 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.
- The official monuments shall be tied at two points into the plane coordinates for the Lambert Conformal Conic Projection for Texas, North Central Zone. Reference may be made to Special Publication, No. 252, Plane Coordinate Projection Tables for Texas, published and printed by United States Department of Commerce, Coast and Geodetic Survey. State plane coordinates tied to two points on the plat boundary shall be shown on the plat.
- 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. No building permit shall be issued nor permanent public utility service provided until a record plat is filed for record. 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 Ordinance and state Law.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS }
 I, L. LYNN KADLECK, a Registered Professional Land Surveyor, licensed by the State of Texas, certify that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, Texas Local Government Code, Chapter 212, and the platting rules and regulations of the City of McKinney, Texas. I further certify that monumentation shown hereon was either found or placed and is in substantial compliance with the City of McKinney, Collin County, Texas platting rules and regulations.

Dated this the ____ day of _____, 2014.

**FOR REVIEW ONLY--
 NOT FOR RECORDING**
 L. LYNN KADLECK
 Registered Professional
 Land Surveyor No. 3952

STATE OF TEXAS }
 COUNTY OF COLLIN }

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared L. Lynn Kadleck, 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 considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2014.

 Notary Public in and for the State of Texas

OWNER'S CERTIFICATE OF DEDICATION

STATE OF TEXAS }
 COUNTY OF COLLIN }

WHEREAS, TEXOMA ASSET MANAGEMENT, LP is the owner of a tract of land situated in the William Hunt Survey, Abstract No. 450, City of McKinney, Collin County, Texas, said tract being all of Lot 2, Block A, Headington Heights Addition, an addition to the City of McKinney, Collin County, Texas according to the map thereof recorded in Volume 2006, Page 821, Map Records of Collin County, Texas, said tract conveyed to Texoma Asset Management, L.P. by deed recorded in County Clerk Instrument Number 20060418000506780, Official Public Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a found 1/2 inch iron rod for a corner in the north line of U.S Highway 380, a/k/a University Boulevard (a variable width right of way), said point being the common south corner of said Lot 2 and Lot 1, Block A of the said Headington Heights Addition;

THENCE, the following courses and distances with the north line of U.S. Highway 380:

- N 87°41'35" W, a distance of 54.18 feet to a found 3/4 inch iron rod for a corner;
- S 86°21'32" W, a distance of 107.47 feet to a found 3/4 inch iron rod for a corner;
- N 87°41'58" W, a distance of 300.00 feet to a found TXDOT monument for a corner;
- N 86°05'53" W, a distance of 38.84 feet to a found TXDOT monument for a corner, said point being the southwest corner of said Lot 2 and the southeast corner of a tract of land conveyed to R. B. Wade by deed recorded in County Clerk Instrument Number 97-0041760, Deed Records of Collin County, Texas;

THENCE, N 00°49'27" E, departing the north line of U.S. Highway 380 and with the west line of said Lot 2, a distance of 440.12 feet to a set 5/8 inch iron rod for a corner, said point being the common west corner of said Lot 2 and Lot 3, Block A of the said Headington Heights Addition;

THENCE, S 87°48'23" E, with the common line of said Lots 2 and 3, a distance of 510.43 feet to a found 1/2 inch iron rod for a corner, said point being the common north corner of said Lot 1 and Lot 2;

THENCE, S 02°11'37" W, with the common line of said Lots 1 and 2, a distance of 430.89 feet to the Point of Beginning and Containing 221,829 square feet or 5.093 acres of land.

NOW THEREFORE, KNOWN ALL BY THESE PRESENTS:

That, TEXOMA ASSET MANAGEMENT, LP is the owner of this property described in this plat, acting by and through its duly authorized agent, do hereby adopt this plat, designating the property as **CONVEYANCE PLAT OF LOT 2, BLOCK A OF HEADINGTON HEIGHTS ADDITION**, 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, are hereby dedicated for the purpose as mutual uses and accommodation off the City of McKinney and all public utilities desiring to use or using the same. All and any public 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 shall, at all times, have the full right of ingress and egress to or from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding or removing all or parts of its respective systems, with the necessity, at any time, of procuring the permission of anyone.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of McKinney, Texas.

EXECUTED this the ____ day of _____, 2014.

BY: TEXOMA ASSET MANAGEMENT, LP

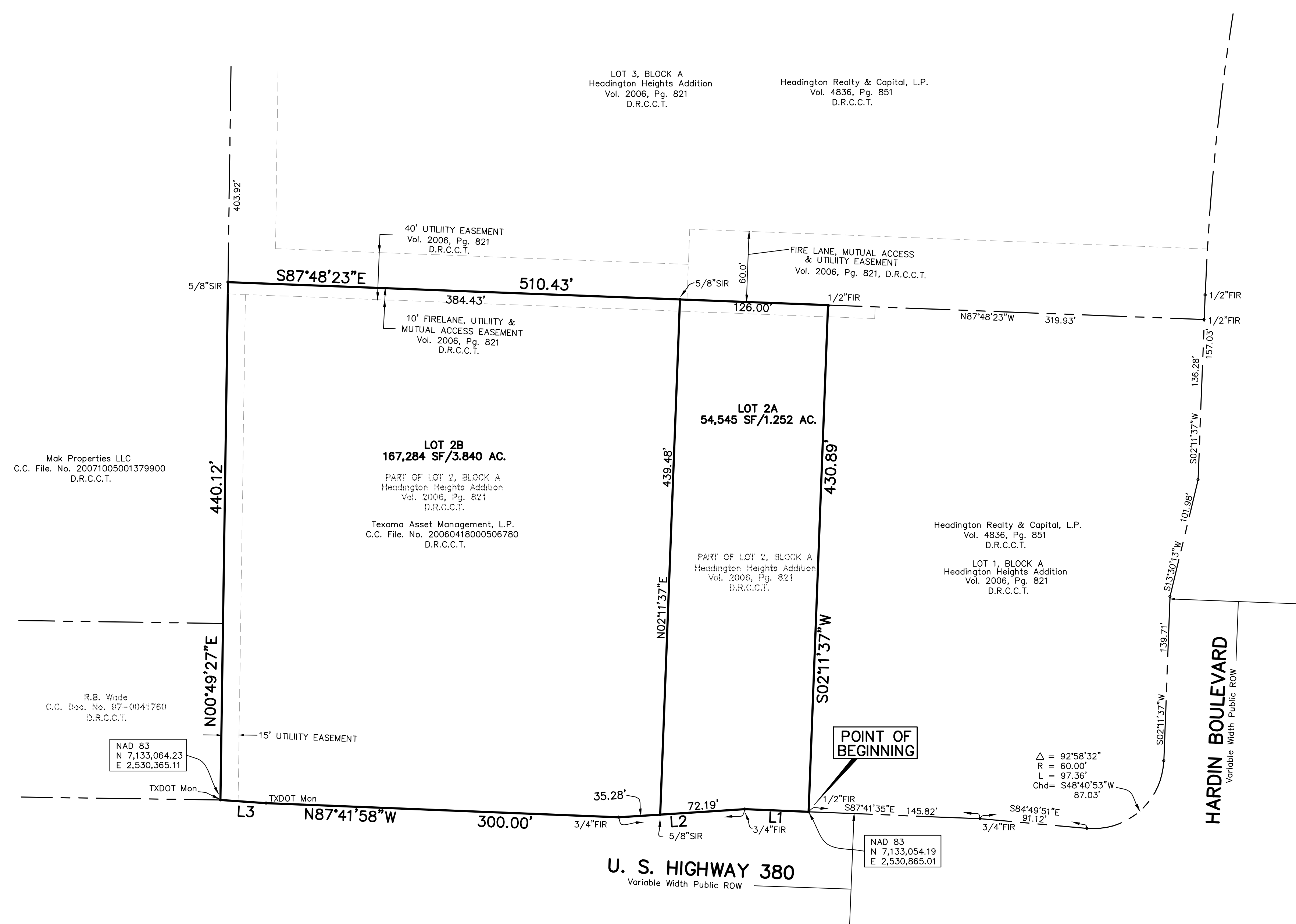
 James W. Caudle, President

STATE OF _____ }
 COUNTY OF _____ }

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared James W. Caudle, President, of Texoma Asset Management, LP, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said Texoma Asset Management, LP, and 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 _____, 2014.

 Notary Public in and for the State of Texas



POINT OF BEGINNING

CONVEYANCE PLAT ONLY: NOT FOR DEVELOPMENT
 THE PURPOSE OF THIS CONVEYANCE PLAT IS TO
 DIVIDE ONE LOT INTO TWO LOTS.

**CONVEYANCE PLAT
 HEADINGTON HEIGHTS ADDITION
 LOTS 2A AND 2B, BLOCK A**

BEING A REPLAT OF
 LOT 2, BLOCK A, HEADINGTON HEIGHTS ADDITION
 WILLIAM HUNT SURVEY, ABSTRACT NO. 450
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

OWNER
 TEXOMA ASSET MANAGEMENT LP
 P.O. BOX 1455
 DURANT OK 74702-1455
 580-920-6501

PREPARED JUNE 3, 2014 BY
KADLECK & ASSOCIATES
 ENGINEERING PLANNING SURVEYING
 2000 N. CENTRAL EXPY. SUITE 113
 (972) 881-0771 PLANO, TX 75074
 TBPE Reg. No. F-6460/TBPLS Reg. No. 100555-00

JOB #13705

"Approved and Accepted"

Chairman _____ Date _____
 Planning & Zoning Commission
 City of McKinney, Texas

RECEIVED
 By Planning Department at 9:29 am, Jun 23, 2014