

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, WE, BIRUK PARTNERS, LTD. ARE THE SOLE OWNERS OF A TRACT OF LAND SITUATED IN THE G.S. BACCUS SURVEY, ABSTRACT NO. 119, IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, BEING ALL OF LOT 11-R-1 AND 11-R-2, BLOCK A, CONVEYANCE PLAT OF LOT 10R AND LOT 11, BLOCK A, WATER TOWER ADDITION AS RECORDED IN DOCUMENT NO. 2020-214, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (O.P.R.C.C.T.), AND BOTH LOTS BEING MORE PARTICULARLY DESCRIBED SEPARATELY HEREIN BY METES AND BOUNDS AS FOLLOWS:

LOT 11-R-1

BEGINNING AT AN "X" IN CONCRETE FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 11 AND SOUTHEAST CORNER OF LOT 9, BLOCK A, WATER TOWER ADDITION AS RECORDED IN VOLUME 2016, PAGE 1, O.P.R.C.C.T. BEING IN THE NORTHERLY RIGHT-OF-WAY (R.O.W.) LINE OF FALCONVIEW DRIVE (A CALLED VARIABLE WIDTH PUBLIC R.O.W.);

THENCE NORTH 00 DEGREES 49 MINUTES 23 SECONDS WEST, ALONG THE COMMON LINE OF SAID LOT 11 AND SAID LOT 9, AND LOT 7 OF SAID WATER TOWER ADDITION, A DISTANCE OF 203.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "COLE DESIGN GROUP #10193871" SET (TYPICAL) FOR THE NORTHWEST CORNER OF SAID PROPOSED LOT 11-R-1 AND SOUTHWEST CORNER OF SAID PROPOSED LOT 11-R-2;

THENCE NORTH 89 DEGREES 09 MINUTES 21 SECONDS EAST, OVER AND ACROSS SAID LOT 11, A DISTANCE OF 278.64 FEET TO A 5/8 INCH IRON ROD SET FOR CORNER IN THE EASTERLY LINE OF SAID LOT 11 AND BEING IN THE WESTERLY R.O.W. LINE OF SOUTH CUSTER ROAD (A CALLED VARIABLE WIDTH PUBLIC R.O.W.);

THENCE SOUTH 00 DEGREES 51 MINUTES 27 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 11 AND SAID WEST R.O.W. LINE OF CUSTER ROAD, A DISTANCE OF 152.80 FEET TO A 5/8 INCH IRON ROD SET FOR THE SOUTHEAST CORNER OF SAID LOT 11;

THENCE SOUTH 44 DEGREES 04 MINUTES 50 SECONDS WEST, ALONG THE TRANSITIONAL SOUTH LINE OF SAID LOT 11 AND SAID R.O.W. LINE OF CUSTER ROAD, A DISTANCE OF 35.34 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "COLE DESIGN GROUP #10193871" FOUND FOR CORNER BEING IN THE NORTH R.O.W. LINE OF SAID FALCONVIEW DRIVE;

THENCE SOUTH 89 DEGREES 04 MINUTES 56 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 11 AND SAID NORTH R.O.W. LINE OF FALCONVIEW DRIVE, A DISTANCE OF 88.57 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "COLE DESIGN GROUP #10193871" FOUND FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT WITH A RADIUS OF 561.78 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, WITH AN ARC DISTANCE OF 167.71 FEET, AN INTERIOR (DELTA) ANGLE OF 17 DEGREES 06 MINUTES 18 SECONDS, A CHORD BEARING SOUTH 80 DEGREES 31 MINUTES 46 SECONDS WEST AND CHORD LENGTH OF 167.09 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, AND CONTAINING WITHIN THE METES AND BOUNDS HEREIN RECITED, 1.16 ACRES (50,638 SQ. FT.) OF LAND, MORE OR LESS.

LOT 11-R-2

BEGINNING AT A 5/8 INCH IRON ROD WITH CAP STAMPED "COLE DESIGN GROUP #10193871" SET (TYPICAL) FOR THE SOUTHWEST CORNER OF SAID PROPOSED LOT 11-R-2 AND NORTHEAST CORNER OF SAID PROPOSED LOT 11-R-1, AND BEING IN THE COMMON LINE EAST LINE OF LOT 7, BLOCK A, WATER TOWER ADDITION AS RECORDED IN VOLUME 2016, PAGE 1, O.P.R.C.C.T. AND WEST LINE OF SAID LOT 11;

THENCE NORTH 00 DEGREES 49 MINUTES 23 SECONDS WEST, ALONG THE COMMON LINE OF SAID LOT 11 AND LOT 7, A DISTANCE OF 148.17 FEET TO AN "X" IN CONCRETE FOUND FOR THE NORTHWEST CORNER SAID LOT 11 AND SOUTHWEST CORNER OF SAID LOT 10R;

THENCE NORTH 89 DEGREES 09 MINUTES 21 SECONDS EAST, ALONG THE COMMON NORTH LINE OF SAID LOT 11 AND LOT 10R, A DISTANCE OF 224.53 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "COLE DESIGN GROUP #10193871" FOUND FOR CORNER;

THENCE NORTH 00 DEGREES 50 MINUTES 35 SECONDS WEST, CONTINUING ALONG THE COMMON LINE OF SAID LOT 11 AND SAID LOT 10R, A DISTANCE OF 12.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "COLE DESIGN GROUP #10193871" FOUND FOR CORNER;

THENCE NORTH 89 DEGREES 09 MINUTES 25 SECONDS EAST, CONTINUING ALONG THE COMMON LINE OF SAID LOT 11 AND SAID LOT 10R, A DISTANCE OF 54.01 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "COLE DESIGN GROUP #10193871" FOUND FOR THE NORTHEAST CORNER OF SAID LOT 10R AND SOUTHEAST CORNER OF SAID LOT 10R AND BEING IN THE WEST R.O.W. LINE OF CUSTER ROAD (A CALLED VARIABLE WIDTH PUBLIC R.O.W.);

THENCE SOUTH 00 DEGREES 51 MINUTES 27 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 11 AND SAID WEST R.O.W. LINE OF CUSTER ROAD, A DISTANCE OF 160.16 FEET TO A 5/8 INCH IRON ROD SET FOR THE SOUTHEAST CORNER OF SAID PROPOSED LOT 11-R-2, AND THE NORTHEAST CORNER OF SAID PROPOSED LOT 11-R-1;

THENCE SOUTH 89 DEGREES 09 MINUTES 21 SECONDS WEST, DEPARTING THE SAID EAST R.O.W. LINE OF SOUTH CUSTER ROAD AND EAST LINE OF SAID LOT 11 AND OVER AND ACROSS SAID LOT 11, A DISTANCE OF 278.64 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, AND CONTAINING, WITHIN THE METES AND BOUNDS HEREIN RECITED 0.96 ACRE (41,927 SQ. FT.) OF LAND, MORE OR LESS.

DEDICATION STATEMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS

THAT WE BIRUK PARTNERS, LTD. ACTING HEREIN BY AND THROUGH IT'S DULY AUTHORIZED OFFICERS, DO HEREBY ADOPT THIS CONVEYANCE PLAT DESIGNATING THE HERETOFORE DESCRIBED PROPERTY AS WATER TOWER ADDITION, LOTS 11R-1 AND 11R-2, BLOCK A, AN ADDITION TO THE CITY OF MCKINNEY, TEXAS AND DO HEREBY DEDICATE IN FEE SIMPLE TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN HEREON. THE STREETS AND ALLEYS ARE DEDICATED FOR STREET PURPOSES. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED IN ANY EASEMENTS. EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND THE CITY OF MCKINNEY'S USE THEREOF. THE CITY OF MCKINNEY AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS. THE CITY OF MCKINNEY AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE FULL RIGHT OF PURPOSE OF CONSTRUCTING, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS. THE CITY OF MCKINNEY AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE FULL RIGHT OF PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE. THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF MCKINNEY, TEXAS.

WITNESS, MY HAND, THIS _____ DAY OF _____, 2022.

OWNER AGENT: BIRUK PARTNERS, LTD.

BY: _____
MANAGER

STATE OF TEXAS
COUNTY OF COLLIN

ON THIS _____ DAY OF _____, 2022, BEFORE ME PERSONALLY APPEARED _____, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARY SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY TO:

I, DANIEL "LUKE" JACKSON, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5577, TEXAS, DO HEREBY CERTIFY THAT THE ABOVE PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE UNDER MY DIRECTION AND SUPERVISION ON THE GROUND DURING THE MONTH OF JUNE 2022.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2022.

COLE DESIGN GROUP, INC.
REGISTRATION NUMBER 10193871

PROJECT NO. 22-0023
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

DANIEL "LUKE" JACKSON,
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5577

STATE OF TEXAS
COUNTY OF COLLIN

ON THIS _____ DAY OF _____, 2022, BEFORE ME PERSONALLY APPEARED _____, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARY SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

"APPROVED AND ACCEPTED"

PRESIDING OFFICER'S TITLE (SEE BELOW)
CITY OF MCKINNEY, TEXAS

DATE

COLLIN COUNTY CERTIFICATION:

THIS PLAT APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF MCKINNEY, TEXAS.
THIS _____ DAY OF _____, 2022.

BY: _____
PRESIDENT/MAYOR

(PRINTED NAME)

BY: _____
SECRETARY/CITY CLERK

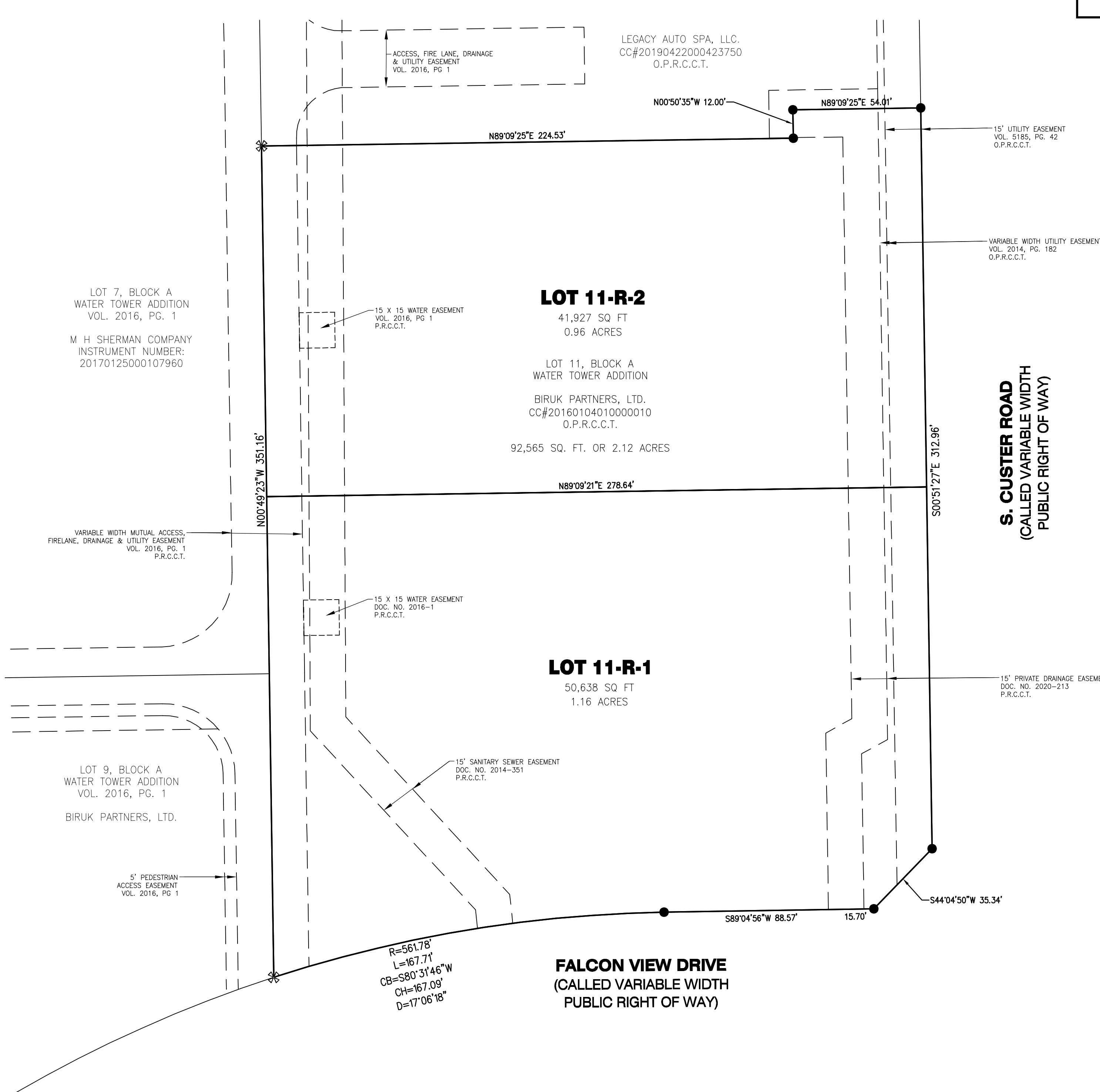
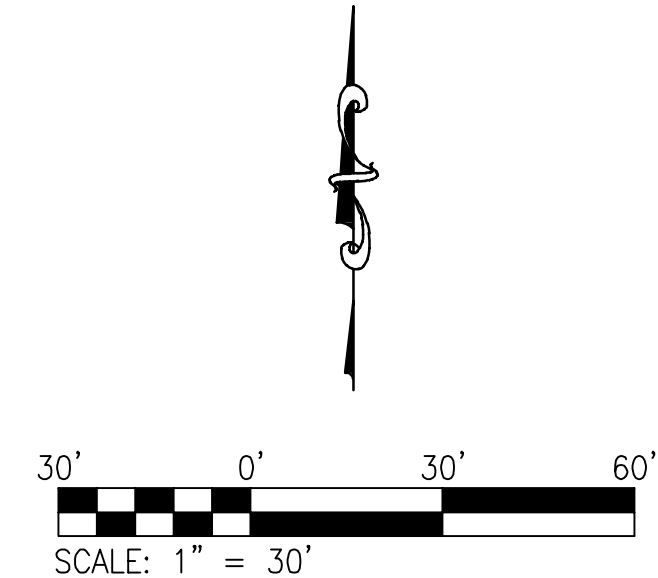
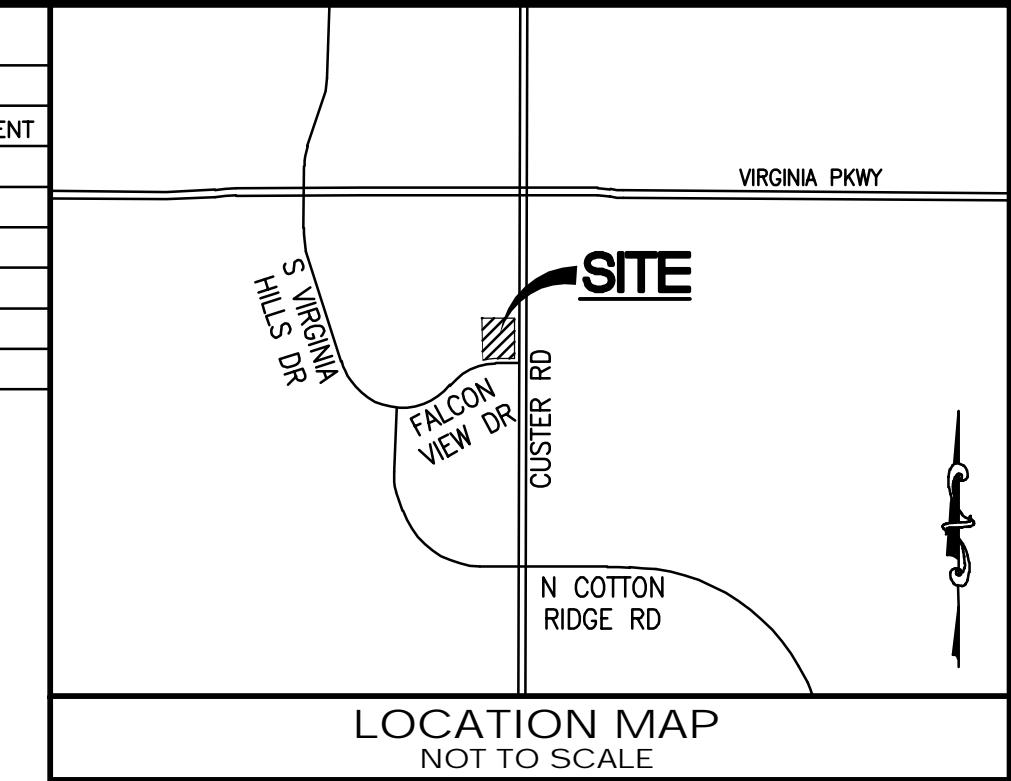
(PRINTED NAME)

GENERAL NOTES:

- 1. ALL BEARINGS AND DISTANCES ARE RECORDED (R) AND SURVEYED (S), UNLESS OTHERWISE NOTED.
- 1. BASIS OF BEARINGS ARE REFERENCED TO TEXAS STATE PLANE COORDINATES SYSTEM, NAD 1983, (TEXAS NORTH CENTRAL ZONE). THE COORDINATES WERE DETERMINED USING A TRIMBLE R10 GNSS RECEIVER, TRIMBLE TSC3 CONTROLLER, TRIMBLE ACCESS AND ASSOCIATED SOFTWARE, AND THE RTRNET 2011 REAL TIME NETWORK OF GNSS CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS)
- 2. TOTAL AREA OF BOUNDARY = 92,565 FEET OR 2.12 ACRES
- 3. AS DETERMINED THROUGH GRAPHIC PLOTTING ONLY, SUBJECT TRACT FALLS IN ZONE "X"; AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR COLLIN COUNTY, TEXAS, UNINCORPORATED AREAS, MAP NUMBER 48085C0254, EFFECTIVE DATE OF JUNE 6, 2009.

LEGEND

- SET RE-BAR W/CAP COLE
- SET PERMANENT SURVEY MONUMENT
- ⊕ FOUND RE-BAR
- ⊕ FOUND ANCHOR
- ⊕ FOUND CROSS
- FOUND IRON PIPE
- ⊕ FOUND RAIL ROAD SPIKE
- FOUND CONCRETE MONUMENT



NO.	REVISION DESCRIPTION	DATE

OWNER:
WAG DEVELOPMENT
1200 NETWORK CENTRE DRIVE,
SUITE 314
IRVING, TX 75038
314-537-4440

DEVELOPER:
CONVEYANCE PLAT
WATER TOWER ADDITION
LOT 11R-1 & 11R-2, BLOCK A
MCKINNEY, TEXAS

coile
CIVIL ENGINEERING / SURVEYING / PLANNING / LANDSCAPE ARCHITECTURE
705 ADA TRANSITION PLANNING
REGISTERED ENGINEERING FIRM, E-10253 Land Survey Corporate Registration #10193871
Dallas: 7501 Long Star Drive, Suite 2508, Plano, TX 75024
214-350-8000 / www.coile.com

DRAWN BY: MDH/WTB
CHECKED BY: DLJ
Job Number: 22-0023
Sheet Number: 1 of 1

CONVEYANCE PLAT ONLY:
NOT FOR DEVELOPMENT
WATER TOWER ADDITION
LOT 11R-1 AND LOT 11R-2, BLOCK A
BEING A CONVEYANCE PLAT OF LOT 11,
BLOCK A, WATER TOWER ADDITION
AS RECORDED IN INSTRUMENT NO. 2020-214,
OFFICIAL PUBLIC RECORDS, COLLIN COUNTY TEXAS
2.12 ACRES (92,567 SQ. FT.)
OUT OF THE G.S. BACCUS SURVEY,
ABSTRACT NO. 119 IN THE CITY OF
MCKINNEY, COLLIN COUNTY, TEXAS
CITY CASE NO. 2022-XXXX

USER: William_Burt; TAB: PAGE 1
DATE: November 18, 2022 - 9:46:06 AM
DRAWING: S:\JOBS\Jobs2022\22-0023\CDOTV-HWK\V-CONVEYANCE_PLAT_22-0023.dwg