

Line Data Chart

No.	Bearing	Distance
1	N 72°30'55" E	22.92'
2	N 67°54'10" E	89.77'
3	S 67°54'10" W	122.18'
4	S 88°19'40" W	33.50'
5	S 43°31'55" E	46.80'
6	N 87°06'16" E	189.54'

Curve Data Chart

Inner	Outer	Inner	Outer	Inner	Outer	Inner	Outer
1 A=14°08'37" R=150.00' T=120.80' L=120.80'	12 A=14°08'37" R=180.00' T=144.96' L=144.96'	13 A=50°00'36" R=30.00' T=15.62' L=28.80'	24 A=85°31'21" R=30.00' T=27.74' L=47.75'	25 A=32°32'51" R=180.00' T=206.00' L=117.02'	26 A=103°49'42" R=30.00' T=38.28' L=54.36'	27 A=102°36'01" R=54.00' T=67.40' L=96.70'	37 A=88°42'48" R=30.00' T=29.33' L=46.45'
2 A=46°10'10" R=485.00' T=206.72' L=390.62'	13 A=50°00'36" R=30.00' T=15.62' L=28.80'	14 A=32°32'51" R=180.00' T=206.00' L=117.02'	24 A=85°31'21" R=30.00' T=27.74' L=47.75'	25 A=32°32'51" R=180.00' T=206.00' L=117.02'	26 A=103°49'42" R=30.00' T=38.28' L=54.36'	27 A=102°36'01" R=54.00' T=67.40' L=96.70'	37 A=88°42'48" R=30.00' T=29.33' L=46.45'
3 A=78°51'03" R=78.03' T=64.15' L=107.38'	14 A=32°32'51" R=180.00' T=206.00' L=117.02'	15 A=87°57'12" R=30.00' T=28.95' L=46.85'	24 A=85°31'21" R=30.00' T=27.74' L=47.75'	25 A=32°32'51" R=180.00' T=206.00' L=117.02'	26 A=103°49'42" R=30.00' T=38.28' L=54.36'	27 A=102°36'01" R=54.00' T=67.40' L=96.70'	37 A=88°42'48" R=30.00' T=29.33' L=46.45'
4 A=69°41'16" R=30.00' T=37.48' L=53.75'	15 A=87°57'12" R=30.00' T=28.95' L=46.85'	16 A=12°35'34" R=328.88' T=72.29' L=72.29'	24 A=85°31'21" R=30.00' T=27.74' L=47.75'	25 A=32°32'51" R=180.00' T=206.00' L=117.02'	26 A=103°49'42" R=30.00' T=38.28' L=54.36'	27 A=102°36'01" R=54.00' T=67.40' L=96.70'	37 A=88°42'48" R=30.00' T=29.33' L=46.45'
5 A=47°33'13" R=30.00' T=13.22' L=24.90'	16 A=12°35'34" R=328.88' T=72.29' L=72.29'	17 A=03°17'30" R=123.00' T=13.22' L=24.90'	24 A=85°31'21" R=30.00' T=27.74' L=47.75'	25 A=32°32'51" R=180.00' T=206.00' L=117.02'	26 A=103°49'42" R=30.00' T=38.28' L=54.36'	27 A=102°36'01" R=54.00' T=67.40' L=96.70'	37 A=88°42'48" R=30.00' T=29.33' L=46.45'
6 A=47°33'13" R=30.00' T=13.22' L=24.90'	17 A=03°17'30" R=123.00' T=13.22' L=24.90'	18 A=35°11'30" R=154.00' T=48.59' L=71.78'	24 A=85°31'21" R=30.00' T=27.74' L=47.75'	25 A=32°32'51" R=180.00' T=206.00' L=117.02'	26 A=103°49'42" R=30.00' T=38.28' L=54.36'	27 A=102°36'01" R=54.00' T=67.40' L=96.70'	37 A=88°42'48" R=30.00' T=29.33' L=46.45'
7 A=145°31'56" R=7.00' T=22.57' L=17.78'	18 A=35°11'30" R=154.00' T=48.59' L=71.78'	19 A=29°29'51" R=104.00' T=36.60' L=75.57'	24 A=85°31'21" R=30.00' T=27.74' L=47.75'	25 A=32°32'51" R=180.00' T=206.00' L=117.02'	26 A=103°49'42" R=30.00' T=38.28' L=54.36'	27 A=102°36'01" R=54.00' T=67.40' L=96.70'	37 A=88°42'48" R=30.00' T=29.33' L=46.45'
8 A=28°51'54" R=150.00' T=38.60' L=75.57'	19 A=29°29'51" R=104.00' T=36.60' L=75.57'	20 A=52°55'08" R=302.00' T=62.39' L=186.57'	24 A=85°31'21" R=30.00' T=27.74' L=47.75'	25 A=32°32'51" R=180.00' T=206.00' L=117.02'	26 A=103°49'42" R=30.00' T=38.28' L=54.36'	27 A=102°36'01" R=54.00' T=67.40' L=96.70'	37 A=88°42'48" R=30.00' T=29.33' L=46.45'
9 A=39°14'30" R=175.00' T=43.22' L=82.70'	20 A=52°55'08" R=302.00' T=62.39' L=186.57'	21 A=42°49'07" R=100.00' T=39.21' L=74.73'	24 A=85°31'21" R=30.00' T=27.74' L=47.75'	25 A=32°32'51" R=180.00' T=206.00' L=117.02'	26 A=103°49'42" R=30.00' T=38.28' L=54.36'	27 A=102°36'01" R=54.00' T=67.40' L=96.70'	37 A=88°42'48" R=30.00' T=29.33' L=46.45'
10 A=109°08'50" R=45.00' T=43.22' L=82.70'	21 A=42°49'07" R=100.00' T=39.21' L=74.73'	22 A=00°17'42" R=1324.00' T=34.41' L=6.82'	24 A=85°31'21" R=30.00' T=27.74' L=47.75'	25 A=32°32'51" R=180.00' T=206.00' L=117.02'	26 A=103°49'42" R=30.00' T=38.28' L=54.36'	27 A=102°36'01" R=54.00' T=67.40' L=96.70'	37 A=88°42'48" R=30.00' T=29.33' L=46.45'

SHEET 1 OF 2
PRELIMINARY FINAL PLAT
**McKINNEY I.S.D.
STADIUM**
LOTS 1 and 2, BLOCK A
and
LOT 1, BLOCK B
64.391 Acres Situated in The
JONATHAN PHILLIPS SURVEY ~ ABST. 719
McKINNEY, COLLIN COUNTY, TEXAS

Owner
McKinney Independent School District
No. 1 Duvall Street
McKinney, Texas 75069
Telephone 469 742-4100

Engineer
RLK Engineering, Inc.
Texas Registration No. 579
111 West Main Street
Allen, Texas 75013
Telephone 972 359-1733

Surveyor
Surdukan Surveying, Inc.
Firm No. 10069500
PO Box 126
Anna, Texas 75409
Telephone 972 924-8200
December 8, 2016

NOTE

The owner and any subsequent owner of Lot 1, Block A of this plat shall be solely responsible for the maintenance of the creek (including all erosion control) traversing said lot. The owner shall further hold the City of McKinney harmless from any damages to persons, to the owner's lot or any affected lot rising from such maintenance responsibility. The City shall not be responsible for the maintenance of the referenced creek, although it retain the right to enter upon the easement for public purposes. The drainage easement shown hereunder shall not create any affirmative duty to the City to repair, maintain, or correct any condition that exists or occurs due to the natural flow of storm water runoff, including but not limited to, storm water overflow, bank erosion and sloughing, loss of vegetation and trees, bank subsidence, and interference with structures. Alteration of natural flow of water shall be subject to the regulations and ordinances of the City of McKinney, the State of Texas and United States of America.

PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY

1) 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 requirements of the subdivision ordinance.

RECEIVED
By Planning Department at 8:08 am, Dec 09, 2016

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, the McKinney Independent School District is the owner of a tract of land situated in the Jonathan Phillips Survey, Abstract No. 719, City of McKinney, Collin County, Texas and being all of a called 27.427 acre tract conveyed to the McKinney ISD as recorded in County Clerks No. 20150311000268160, Land Records of Collin County, Texas and also being all of a called 36.970 acre tract conveyed to the McKinney ISD as recorded in County Clerks No. 20110928001034940, Land Records of Collin County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8" iron rod found for corner at the north east corner of said 27.427 acre tract, said iron rod being in the south Right Of Way line of McKinney Ranch Parkway/F.M. No. 720, said iron rod being at the northwest corner of Block B, Foxworth-Galbraith Addition as recorded in Cabinet B, Page 126, Plat Records of Collin County, Texas;

THENCE S 00°35'29" W following the west line of said Block B passing at 857.31' ca capped 1/2" iron rod stamped "Half" for the southwest corner of said Block B and being the northwest corner of the Replat of Block A, Foxworth-Galbraith Addition as recorded in Cabinet 2010, Page 1290, Plat Records of Collin County, Texas and continuing is all a distance of 1294.10' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE S 89°26'16" W a distance of 302.00' to a wood fence corner;

THENCE N 89°14'42" W a distance of 613.79' to a 1/2" iron rod found for corner;

THENCE S 10°36'35" W a distance of 80.81' to a 1/2" iron rod found for corner;

THENCE S 33°26'11" W a distance of 46.19' to a 1/2" iron rod found for corner;

THENCE along said curve to the right through a central angle of 58°00'24", a radius of 1050.00', and an arc length of 1063.03', with a chord bearing of S 62°26'23" W, and a chord length of 1018.21' to a 1/2" iron rod found for corner;

THENCE N 88°33'26" W a distance of 14.49' to a capped 1/2" iron rod found stamped "Half" for corner in the east Right Of Way line of South Hardin Blvd.;

THENCE N 01°28'05" E following the east ROW line of South Hardin Blvd. a distance of 1539.24' to a capped 1/2" iron rod set for corner;

THENCE along said curve to the left through a central angle of 01°21'23", a radius of 1480.00', and an arc length of 35.04', with a chord bearing of N 00°47'23" E, and a chord length of 35.04' to a capped 1/2" iron rod set for corner;

THENCE N 00°05'35" E a distance of 219.27' to a 1/2" iron rod found for corner;

THENCE along said curve to the right through a central angle of 90°01'57", a radius of 66.00', and an arc length of 103.71', with a chord bearing of N 45°06'34" E, and a chord length of 93.36' to a capped 1/2" iron rod stamped (Half) found for corner in the south Right Of Way line of McKinney Ranch Parkway/F.M. No. 720;

THENCE S 89°52'14" E following the south Right Of Way line of McKinney Ranch Parkway/F.M. No. 720 a distance of 333.85' to a capped 1/2" iron rod stamped "Half" found for corner;

THENCE N 88°23'37" E following the south Right Of Way line of McKinney Ranch Parkway/F.M. No. 720 a distance of 165.07' to a capped 1/2" iron rod stamped "Half" found for corner;

THENCE S 89°52'14" E following the south Right Of Way line of McKinney Ranch Parkway/F.M. No. 720 a distance of 91.08' to a capped 1/2" iron rod stamped "Half" found for corner;

THENCE N 00°49'29" E following the south Right Of Way line of McKinney Ranch Parkway/F.M. No. 720 a distance of 20.00' to a 1/2" iron rod found for corner;

THENCE N 00°12'35" E a distance of 40.00' to a point;

THENCE S 89°52'14" E a distance of 261.03' to a point;

THENCE S 00°00'23" W a distance of 42.21' to a capped 1/2" iron rod stamped "Half" found for corner in the south Right Of Way line of McKinney Ranch Parkway/F.M. No. 720 ;

THENCE S 89°51'57" E following the south Right Of Way line of McKinney Ranch Parkway/F.M. No. 720 a distance of 928.76' to the POINT OF BEGINNING and containing 2,804,856 square feet or 64.391 acres of land.

BASIS OF BEARINGS:

The basis of bearings, horizontal and vertical position are derived from Texas WDS RTK Network, Texas State Plane Coordinates System, Nad83, North Central Zone, Nad 83 (CORS96) Epoch 2002.0, Vertical positions are referenced to NAVD88 using (GEOID03).

NOTE

The owner and any subsequent owner of Lot 1, Block A of this plat shall be solely responsible for the maintenance of the creek (including all erosion control) traversing said lot. The owner shall further hold the City of McKinney harmless from any damages to persons, to the owner's lot or any affected lot rising from such maintenance responsibility. The City shall not be responsible for the maintenance of the referenced creek, although it retain the right to enter upon the easement for public purposes. The drainage easement shown hereunder shall not create any affirmative duty to the City to repair, maintain, or correct any condition that exists or occurs due to the natural flow of storm water runoff, including but not limited to, storm water overflow, bank erosion and sloughing, loss of vegetation and trees, bank subsidence, and interference with structures. Alteration of natural flow of water shall be subject to the regulations and ordinances of the City of McKinney, the State of Texas and United States of America.

PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY

1) 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 requirements of the subdivision ordinance.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, the McKinney Independent School District, does hereby adopt this Plat designating the herein above described property as McKinney I.S.D. Stadium, Lots 1 and 2, Block A and Lot 1, Block B, 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 thereon, the easements as shown, for the 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 buildings, 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 right of ingress and egress to and from and upon the said easement strips for the purpose of 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. the permission of anyone.

Witness my hand, this the _____ day of _____, 2016.

McKinney Independent School District
Dr. Rick McDaniel
Superintendent

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Dr. Rick McDaniel, 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 and in the capacity therein stated.

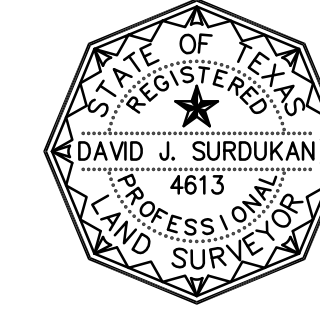
GIVEN under my hand and seal of office this the _____ day of _____, 2016.

Notary Public in and for
the State of Texas

My Commission Expires

SURVEYOR'S CERTIFICATE
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I, DAVID J. SURDUKAN, Registered Professional Land Surveyor, do hereby certify that I prepared this plat 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 Platting Rules and Regulations of the division regulations of the City Planning and Zoning Commission of the City of McKinney, Texas.



David J. Surdukan
Registered Professional Land Surveyor
Texas Registration No. 4613

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for State of Texas, on this day personally appeared DAVID J. SURDUKAN, known to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN under my hand and seal of office this the _____ day of _____, 2016.

Notary Public in and For the State of Texas

SHEET 2 OF 2
PRELIMINARY FINAL PLAT

McKINNEY I.S.D.
STADIUM

LOTS 1 and 2, BLOCK A
and
LOT 1, BLOCK B

64.391 Acres Situated In The
JONATHAN PHILLIPS SURVEY ~ ABST. 719
McKINNEY, COLLIN COUNTY, TEXAS

Owner
McKinney Independent School District
No. 1 Duvall Street
McKinney, Texas 75069
Telephone 469 742-4100

Engineer
RLK Engineering, Inc.
Texas Registration No. 579
111 West Main Street
Allen, Texas 75013
Telephone 972 359-1733

Surveyor
Surdukan Surveying, Inc.
Firm No. 10069500
PO Box 126
Anna, Texas 75409
Telephone 972 924-8200
December 8, 2016