

OWNER'S CERTIFICATE

STATE OF TEXAS §
 COUNTY OF COLLIN §

WHEREAS, MCKINNEY HORIZONS, L.P. is the owner of that certain tract of land situated in the City of McKinney, in the William S. Richardson Survey, Abstract No. 747 of Collin County, Texas and being a part of that original called 420.4764 acre tract of land described as "Tract 1" in a deed to McKinney Horizons, L.P., recorded in Volume 4920, Page 611, Deed Records, Collin County, Texas (D.R.C.C.T.) and said parcel of land being more particularly described by metes & bounds as follows;

BEGINNING at a 5/8 inch iron rod found on the east right-of-way line of F.M. Highway 546 (a published 80' wide right-of-way) for the south corner of Lot 2, Block A of McKinney Horizons Addition, an addition to the City of McKinney, according to the Record Plat thereof, recorded in Volume 2010, Page 47, Plat Records, Collin County, Texas (P.R.C.C.T.);

THENCE: South 88 deg. 40 min. 10 sec. East, departing from said F.M. Highway 546, along the south line of said Lot 2, Block A, a distance of 616.52 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", found on the west right-of-way line of S. Airport Road (120 wide right-of-way at this point) for the southeast corner of said Lot 2, Block A;

THENCE: South 02 deg. 22 min. 19 sec. West, along the west right-of-way line of said S. Airport Road, a distance of 116.36 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for corner at the beginning of a curve to the right, having a radius of 235.00 feet, a central angle of 11 deg. 28 min. 42 sec. and a chord that bears South 08 deg. 06 min. 40 sec. West - 47.00 feet;

THENCE: Continuing along the west right-of-way line of S. Airport Road and with said curve to the right, an arc distance of 47.08 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for corner at the end of said curve and the beginning of a reverse curve to the left, having a radius of 265.00 feet, a central angle of 11 deg. 28 min. 42 sec. and a chord that bears South 08 deg. 06 min. 40 sec. West - 53.00 feet;

THENCE: Continuing along the west right-of-way line of S. Airport Road and with said curve to the left, an arc distance of 53.09 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for corner at the end of said curve;

THENCE: South 02 deg. 22 min. 19 sec. West, continuing along the west right-of-way line of S. Airport Road a distance of 146.12 feet to a 1/2 inch iron rod found for corner;

THENCE: South 47 deg. 22 min. 19 sec. West, a distance of 36.16 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for corner at the intersection of the west right-of-way line of S. Airport Road and the north right-of-way line of the above mentioned F.M. Highway 546;

THENCE: North 88 deg. 32 min. 20 sec. West, departing from said S. Airport Road, along the north right-of-way line of said F.M. Highway 546, a distance of 295.67 feet to a 5/8 inch iron rod found for corner at the beginning of a curve to the right, having a radius of 273.88 feet, a central angle of 92 deg. 12 min. 23 sec. and a chord that bears North 43 deg. 33 min. 38 sec. West - 394.71 feet;

THENCE: Continuing along the northeasterly right-of-way line of said F.M. Highway 546 and with said curve to the right, an arc distance of 440.76 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for corner at the end of said curve from which a found 5/8 inch iron rod bears North 40 deg. 55 min. 48 sec. West - 5.06 feet;

THENCE: North 01 deg. 30 min. 21 sec. East, continuing along the east right-of-way line of said F.M. Highway 546, a distance of 106.54 feet to the POINT OF BEGINNING and containing 218,346 square feet or 5.013 acres of land.

COUNTY OF COLLIN §
 STATE OF TEXAS §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, MCKINNEY HORIZONS L.P., do hereby adopt this Amending Plat, designating the herein above described property as MCKINNEY HORIZONS SOUTH ADDITION, LOT 1, BLOCK A, being a part of "Tract 1", described in a deed recorded in Volume 4920, Page 611, Deed Records, Collin County, Texas, and does hereby dedicate to the public use forever, the streets and easements shown hereon for the purpose as indicated. The Firelane, Drainage, Mutual Access and Utility Easement being hereby dedicated 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 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 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 ordinances, rules, regulations and resolutions of the City of McKinney, Texas.

WITNESS MY HAND IN COLLIN COUNTY, Texas, this the _____ day of _____, 2021.

McKinney Horizons, L.P.

by: McKinney Horizons Management, L.P.

Kirby Jones
 Authorized Agent

COUNTY OF COLLIN §
 STATE OF TEXAS §

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

WITNESS MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2021.

Notary Public, State of Texas

CERTIFICATE OF APPROVAL
 Approved & Accepted

Chairman, Planning & Zoning Commission
 City of McKinney, Texas

Date

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. Lots created by a conveyance plat may not have all necessary public utilities available for immediate use. No certificate of occupancy shall be issued nor permanent public utility service provided to any lot(s) created by a conveyance plat until all required public improvements have been constructed and accepted and a record plat is filed for record with the county clerk. 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's Code of Ordinances and state law.

OWNER

MCKINNEY HORIZONS, L.P.
 Contact: Kirby Jones
 2600 Eldorado Parkway, Suite 115
 McKinney, TX 75072
 972-562-2782

SURVEYOR

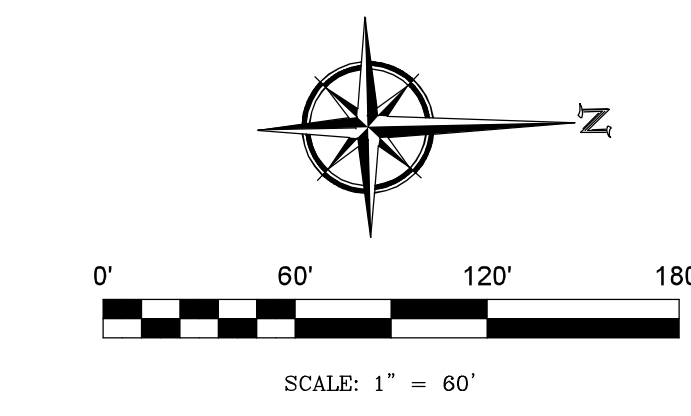
RINGLEY & ASSOCIATES, INC.
 701 S. Tennessee Street
 McKinney, Texas 75069
 LHR@Ringley.com
 972-542-1266

CONVEYANCE PLAT

**MCKINNEY HORIZONS
 SOUTH ADDITION
 LOT 1, BLOCK A
 5.013 Acres
 situated in the
 William S. Richardson Survey, Abstract No. 747
 City of McKinney
 Collin County, Texas**



Drawn by	Date	Scale	Job	Title	Sheet
Mark Shank	06/16/21	1" = 60'	2021-035	2020-035-CPSAC.DWG	1 of 1



GENERAL NOTES:

- The area (acres) shown hereon is based on the mathematical closure of the courses and distances reflected on this Survey. It does not include the tolerances that may be present due to positional accuracy of the boundary monuments in place.
- Reference Bearing: The Bearings shown hereon are geodetic and are based upon GPS observations from City of McKinney GPS Control Monuments No. 44 and 58, NAD-83 Surface Data, Texas North Central Zone.
- All 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.
- Selling a portion of this addition by metes and bounds is a violation of City Subdivision Ordinance and State of Texas statutes and is subject to fines and withholding of utilities and building permits.

FLOOD ZONE NOTE:

This Surveyor has reviewed Flood Insurance Rate Map No. 48085C02901 (effective date June 2, 2009) published by the Federal Emergency Management Administration for Collin County, Texas and based upon said sealed map and graphic plotting, such review revealed that the subject parcel lies within "ZONE X" (Un-Shaded) and is outside of the 100 Year Flood Plain and is determined to be outside the 0.2% annual chance floodplain.

PURPOSE STATEMENT:

The purpose of this Plat is to prepare this unplatted tract of land for conveyance and future development.

MONUMENT NOTE:

All lot corner monuments set by this Surveyor are 1/2 inch diameter rebar, 18 inches long, topped with a red plastic cap, stamped "RPLS 4701" or if in concrete pavement, a mag nail with a steel washer, stamped "RPLS 4701", unless otherwise noted.

DARYL R. MOTSENBOCKER
 Doc. No. 20200910001531390
 D.R.C.C.T.

COUNTRY LANE
 (Variable Width Right-of-Way)
 Cab. P, Pg. 673
 P.R.C.C.T.

LOT 1R1, BLOCK A
 SIMPSON MANUFACTURING
 ADDITION
 Vol. 2018, Pg. 398
 P.R.C.C.T.

SIMPSON MANUFACTURING CO. INC.
 Vol. 5328, Pg. 6884
 D.R.C.C.T.

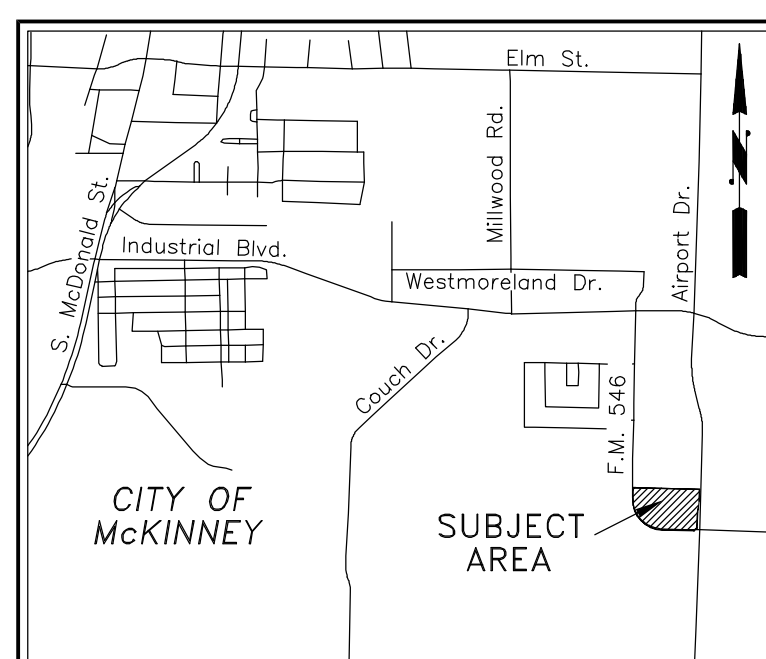
LINE TABLE:

LINE	BEARING	DISTANCE
L1	S 02°22'19" W	116.36'
L2	S 02°22'19" W	146.12'
L3	S 47°22'19" W	36.16'
L4	N 01°30'21" E	106.54'

CURVE TABLE:

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	11°28'42"	235.00'	47.08'	S 08°06'40" W	47.00'
C2	11°28'42"	265.00'	53.09'	S 08°06'40" W	53.00'

VICINITY MAP
 Not To Scale



ABBREVIATIONS

- Vol. = Volume
- Cab. = Cabinet
- Pg. = Page
- Doc. No. = Document Number
- P.R.C.C.T. = Plat Records, Collin County, Texas
- D.R.C.C.T. = Deed Records, Collin County, Texas
- CM = Controlling Monument
- IRF = Iron Rod Found
- S.S.E. & D.E. = Sanitary Sewer & Drainage Easement
- F.A.W.S.D.E. = Fire Lane, Mutual Access, Water, Sanitary Sewer & Drainage Easement
- R.O.W. = Right-of-Way
- CIRS = 1/2" Iron Rod Set with Red Plastic Cap Stamped "RPLS 4701"
- 4701 = The License Number for this Registered Professional Land Surveyor

$\Delta=92^{\circ}12'23''$
 $R=273.88'$
 $L=440.76'$
 $CB=N 43^{\circ}33'38'' W$
 $CD=394.71'$

FARM TO MARKET ROAD NO. 546
 (Variable Width Right-of-Way)

LOT 1, BLOCK A
 218,346 Sq. Feet
 5.013 Acres

MCKINNEY HORIZONS, L.P.
 Vol. 4920, Pg. 611
 D.R.C.C.T.

DRAINAGE & SANITARY
 SEWER EASEMENT
 Doc. No. 20090923001185130
 D.R.C.C.T.

SFG LM MCKINNEY, LLC
 Doc. No. 20200612010002160
 D.R.C.C.T.

LOT 1, BLOCK A
 DDX2 ADDITION
 Vol. 2020, Pg. 376
 P.R.C.C.T.

SURVEYOR'S CERTIFICATE

That I, Lawrence H. Ringley, do hereby certify that I have prepared this plat and the field notes shown hereon from an on ground survey of that land, and this plat is a true, correct and accurate representation of the physical evidence found at the time of the survey; that the corner monuments shown hereon were found and/or placed under my personal supervision. This plat was prepared in accordance with the platting rules and regulations of the City of McKinney, Texas.

DATED this the _____ day of _____, 2021.

Lawrence H. Ringley, R.P.L.S.
 State of Texas, No. 4701

COUNTY OF COLLIN §
 STATE OF TEXAS §

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

WITNESS MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2021.

Notary Public, State of Texas