

FLOOD STATEMENT:

According to Community Panel No. 48085C0260K, dated June 7, 2017 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is not within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

NOTES:

- Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).
- The maintenance of retaining walls shall be the responsibility of the property owner on which the retaining wall is located.
- 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 the requirements of the subdivision ordinance.
- The coordinates shown are based upon the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
- The owners of Lot 5R2 & 5R3, Block A of this plat shall be individually responsible for maintaining the private drainage system from on site to connecting to the drainage main line under the fire lane. Said private drainage system traverses adjacent Lot(s) within a private drainage easement. The owner shall further hold the City of McKinney harmless from any damages to persons, to the owner's lot, or any affected lot arising from such maintenance responsibility. The City shall not be responsible for the maintenance of the referenced system, although it retains the right to enter upon the easement for public purposes. The private drainage easement shown hereunder shall not create any affirmative duty to the City to repair, maintain, or correct any condition that exists or occurs during the use of the referenced system. Any repairs necessary of said private drainage systems which results in the disturbance of surface material must return said material to existing or better conditions, at the expense of the property owners which the private drainage system service.

LEGEND

- P.O.B. = POINT OF BEGINNING
- VOL. = VOLUME
- PG. = PAGE
- SQ. FT. = SQUARE FEET
- INST. NO. = INSTRUMENT NUMBER
- IRSC = 5/8" IRON ROD WITH CAP STAMPED "KHA" SET
- IRFC = 5/8" IRON ROD WITH PLASTIC CAP STAMPED "KHA" FOUND
- IRF = IRON ROD FOUND
- XS = "X" CUT IN CONCRETE SET
- XF = "X" CUT IN CONCRETE FOUND
- D.R.D.C.T. = DEED RECORDS OF COLLIN COUNTY, TEXAS
- M.R.C.C.T. = MAP RECORDS OF COLLIN COUNTY, TEXAS
- O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS

PRELIMINARY-FINAL REPLAT FOR REVIEW PURPOSES ONLY

Approved _____

Planning and Zoning Commission Chairman
City of McKinney, Texas

Date _____

Attest _____

Planning and Zoning Commission Secretary
City of McKinney, Texas

Date _____

OWNER DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, I, **MCKINNEY SH II, LTD.**, does hereby adopt this Preliminary-Final Replat designating the hereinabove described property as **380 TOWN CENTRE ADDITION, LOTS 5R1-5R3, BLOCK A**, being a replat of all of Lot 5R, Block A, 380 Town Centre Addition, recorded in Volume 2020, Page 408, O.P.R.C.C.T., 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, 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 any way endanger or interfere with the construction, maintenance or efficiency of it's 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 it's respective systems, without the necessity, at anytime, of procuring the permission of anyone.

This plat is made subject to the following Reservation: For Grantor and Grantor's Heirs, Successors, and Assigns Forever; A Reservation of all oil, gas, and other minerals in and under that may be produced from the property.

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

WITNESS MY HAND at _____, this the ___ day of _____, 20__.

MCKINNEY SH II, LTD.

By: _____

Name: Eric Seitz

Title: Partner

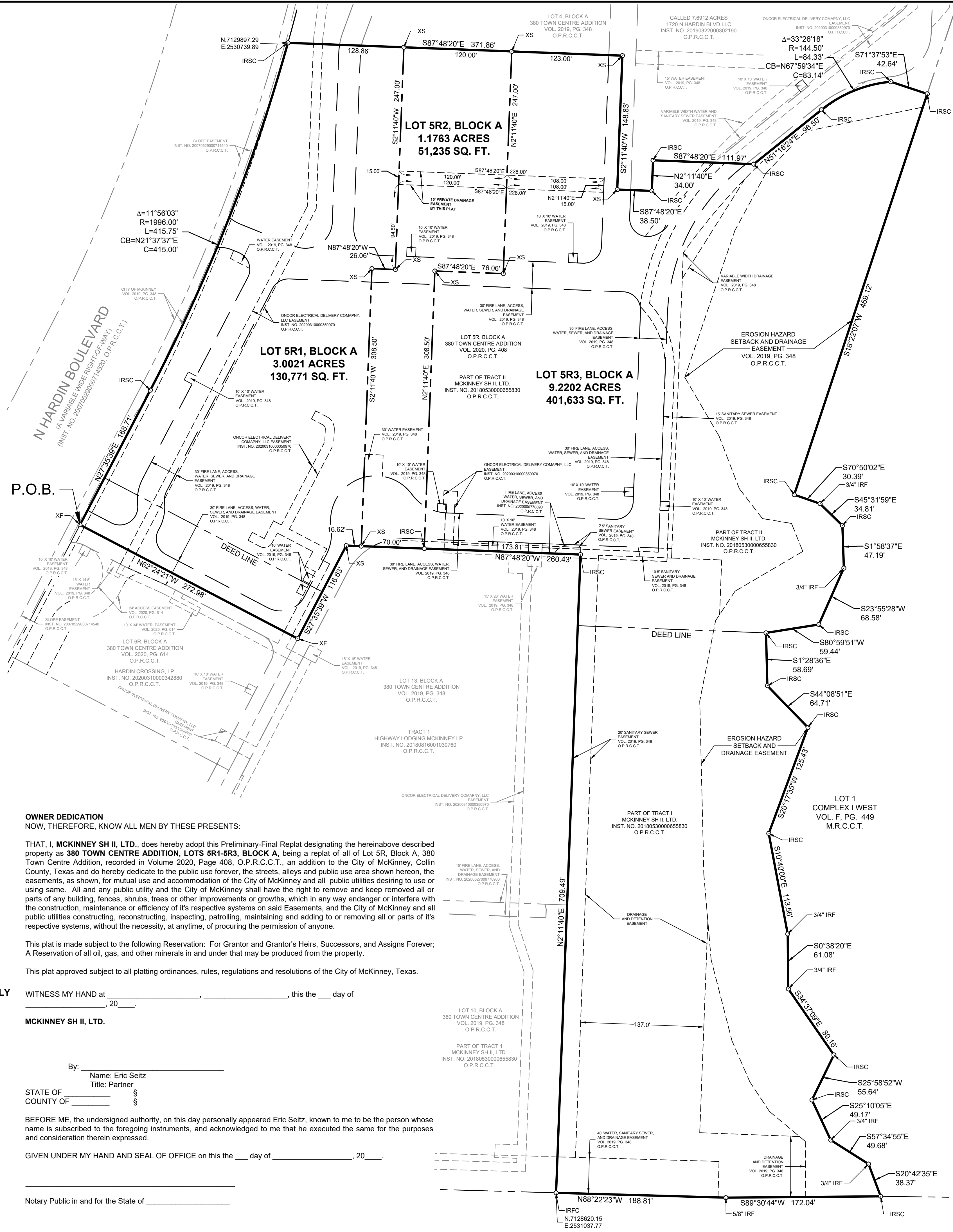
STATE OF _____

COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared Eric Seitz, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ___ day of _____, 20__.

Notary Public in and for the State of _____



OWNERS CERTIFICATION

STATE OF TEXAS §
COUNTY OF COLLIN §
CITY OF MCKINNEY §

WHEREAS, **MCKINNEY SH II, LTD.**, is the owner of a tract of land situated in the William Hunt Survey, Abstract No. 450, City of McKinney, Collin County, Texas, and being part of "TRACT I" and "TRACT II" described in Special Warranty Deed to McKinney SH II, Ltd. recorded in Instrument No. 2018053000655830, Official Public Records of Collin County, Texas, and being all of Lot 5, Block A, 380 Town Centre Addition, an addition to the City of McKinney, Texas according to the plat recorded in Volume 2019, Page 348 of said Official Public Records; and being more particularly described as follows:

BEGINNING at a "X" cut in concrete found for the north corner of Lot 6R, Block A, 380 Town Centre Addition, an addition to the City of McKinney, Texas according to the plat recorded in Volume 2020, Page 614 of said Official Public Records and being the west corner of Lot 5R, Block A, 380 Town Centre Addition, an addition to the City of McKinney, Texas according to the plat recorded in Volume 2020, Page 408, of said Official Public Records and being in the east right-of-way line of North Hardin Boulevard (a variable width right-of-way) according to the document recorded in Instrument No. 20070529000714520, of said Official Public Records;

THENCE with the east line of said North Hardin Boulevard, the following courses and distances:

North 27°35'39" East, a distance of 168.71 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left having a central angle of 11°56'03", a radius of 1996.00 feet, a chord bearing and distance of North 21°37'37" East, 415.00 feet;
In a northeasterly direction, with said curve to the left, an arc distance of 415.75 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the northwest corner of said Lot 5R;

THENCE departing said east right-of-way line of North Hardin Boulevard and with the north line of said Lot 5R the following courses and distances:

South 87°48'20" East, a distance of 371.86 feet to a "X" cut in concrete set for corner;
South 2°11'40" West, a distance of 148.83 feet to a "X" cut in concrete set for corner;
South 87°48'20" East, a distance of 38.50 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
North 2°11'40" East, a distance of 34.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
South 87°48'20" East, a distance of 111.97 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
North 51°16'24" East, a distance of 96.50 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right having a central angle of 33°28'18", a radius of 144.50 feet, a chord bearing and distance of North 67°59'34" East, 83.14 feet;
In a northeasterly direction, with said curve to the right, an arc distance of 84.33 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
South 71°37'53" East, a distance of 42.64 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in the west line of Complex I West Addition, an addition to the City of McKinney, Texas, according to the plat recorded in Volume F, Page 449, Map Records, Collin County, Texas;

THENCE with said west line of Complex I West Addition, the following courses and distances:

South 18°22'07" West, a distance of 469.12 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
South 70°50'29" East, a distance of 30.39 feet to a 3/4-inch iron rod found for corner;
South 45°31'59" East, a distance of 34.81 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
South 1°58'37" East, a distance of 47.19 feet to a 3/4-inch iron rod found for corner;
South 23°55'28" West, a distance of 68.58 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
South 80°59'51" West, a distance of 59.44 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
South 1°28'36" East, a distance of 58.69 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
South 44°08'51" East, a distance of 64.71 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
South 20°17'35" West, a distance of 125.43 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
South 10°40'00" East, a distance of 113.56 feet to a 3/4-inch iron rod found for corner;
South 0°38'20" East, a distance of 61.08 feet to a 3/4-inch iron rod found for corner;
South 34°37'09" East, a distance of 89.16 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
South 25°58'52" West, a distance of 55.64 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
South 25°10'05" East, a distance of 49.17 feet to a 3/4-inch iron rod found for corner;
South 57°34'55" East, a distance of 49.68 feet to a 3/4-inch iron rod found for corner;
South 20°42'35" East, a distance of 38.37 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the southeast corner of said Lot 5R and being in a north line of a 304.402 acre tract of land described in Special Warranty Deed to Raytheon TI Systems, Inc., recorded in Volume 3953, Page 1145, Deed Records, Collin County, Texas, and being the southwest of said Complex I West Addition;

THENCE with said north of 304.402 acre tract of land, the following courses and distances:

South 89°30'44" West, a distance of 172.04 feet to a 5/8-inch iron rod found for corner;
North 88°22'23" West, a distance of 188.81 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for a south corner of said Lot 5R and the southeast corner of Lot 10 of said 380 Town Centre Addition;

THENCE departing said north of 304.402 acre tract of land and with the east line of said Lot 10 and the east line of Lot 13, of said 380 Town Centre Addition, North 2°11'40" East, a distance of 709.48 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the northeast corner of said Lot 13;

THENCE with the north line of said Lot 13, North 87°48'20" West, a distance of 260.43 feet to a "X" cut in concrete set for the northwest corner of said Lot 13;

THENCE with the west line of said Lot 13, South 27°35'39" West, a distance of 116.63 feet to a "X" cut in concrete found for the northeast corner of said Lot 6R of said 380 Town Centre Addition;

THENCE with the north line of said Lot 6R, North 62°24'21" West, a distance of 272.98 feet to the **POINT OF BEGINNING** and containing 13.3986 acres or 583,640 square feet of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

SURVEYORS CERTIFICATE

THAT I, J. Andy Dobbs, do hereby certify that I prepared this Preliminary-Final Replat 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, Texas.

Dated this the _____ day of _____, 20__.

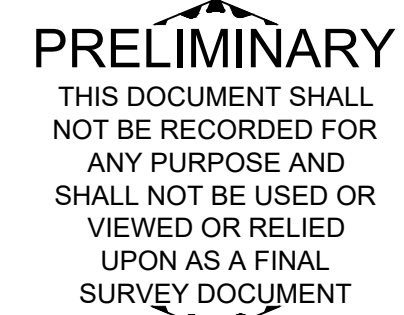
J. Andy Dobbs
Registered Professional Land Surveyor No. 6196
Kimley-Horn and Associates, Inc.
13455 Noel Road,
Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
(972) 770-1300
andy.dobbs@kimley-horn.com

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared J. Andy Dobbs, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ___ day of _____, 20__.

Notary Public in and for the State of Texas



PRELIMINARY-FINAL REPLAT
380 TOWN CENTRE ADDITION
LOTS 5R1-5R3, BLOCK A
BEING A REPLAT OF ALL OF LOT 5R, BLOCK A
380 TOWN CENTRE ADDITION
VOLUME 2020, PAGE 408, O.P.R.C.C.T.
BEING 13.3986 ACRES OUT OF THE
WILLIAM HUNT SURVEY, ABSTRACT NO. 450
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240	FIRM # 10115500	Tel. No. (972) 770-1300
Scale 1" = 60'	Drawn by MGB	Checked by JAD
Date JUNE 2021	Project No. 063006044	Sheet No. 1 OF 1

DRAWN: KCDL SURVEY063006044-MCKINNEY-380 TOWN CENTRE ADDITION-LOTS 5R1-5R3, BLOCK A-REPLAT OF LOT 5R, BLOCK A-380 TOWN CENTRE ADDITION-PLAT FOR REVIEW PURPOSES ONLY DATE: 06/22/2021 10:38:48 AM LAST SAVED: 06/22/2021 10:38:48 AM