

Molochi Tucker Survey  
Abstract No. 804  
T.H. Searcy Survey  
Abstract No. 817

Molochi Tucker Survey, Abstract No. 804  
Leonard Searcy Survey, Abstract No. 829

**POINT OF BEGINNING**  
State Plane-NAD 83  
N: 7,130,730.019  
E: 2,520,121.519

**U.S. HIGHWAY 380**  
(Variable Width Right-of-Way)

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 01°42'42" E	93.12'
L2	S 07°36'27" E	51.38'
L3	S 00°45'06" W	92.32'

**AREA NOTE:**

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 NOTE:**

The bearings shown hereon are reference to North 89 deg. 27 min. 08 sec. East along the south line of Lot 1R2, Block A of CVS Ridge Addition, according to the plat recorded in Volume 2016, Page 438, Plat Records, Collin County, Texas

**FLOOD ZONE NOTE:**

This Surveyor has reviewed Flood Insurance Rate Map No. 48085C0255J (effective date June 2, 2009) published by the Federal Emergency Management Administration for Collin County, Texas and based upon said scaled map and graphic plotting, such review indicates that no part of the subject parcel lies within the 100 Year Floodplain.

**MONUMENT NOTE:**

All lot corner monuments are 1/2 inch diameter rebar, two feet long topped with a red plastic cap, stamped "RPLS 4701", unless otherwise noted.

**PURPOSE STATEMENT:**

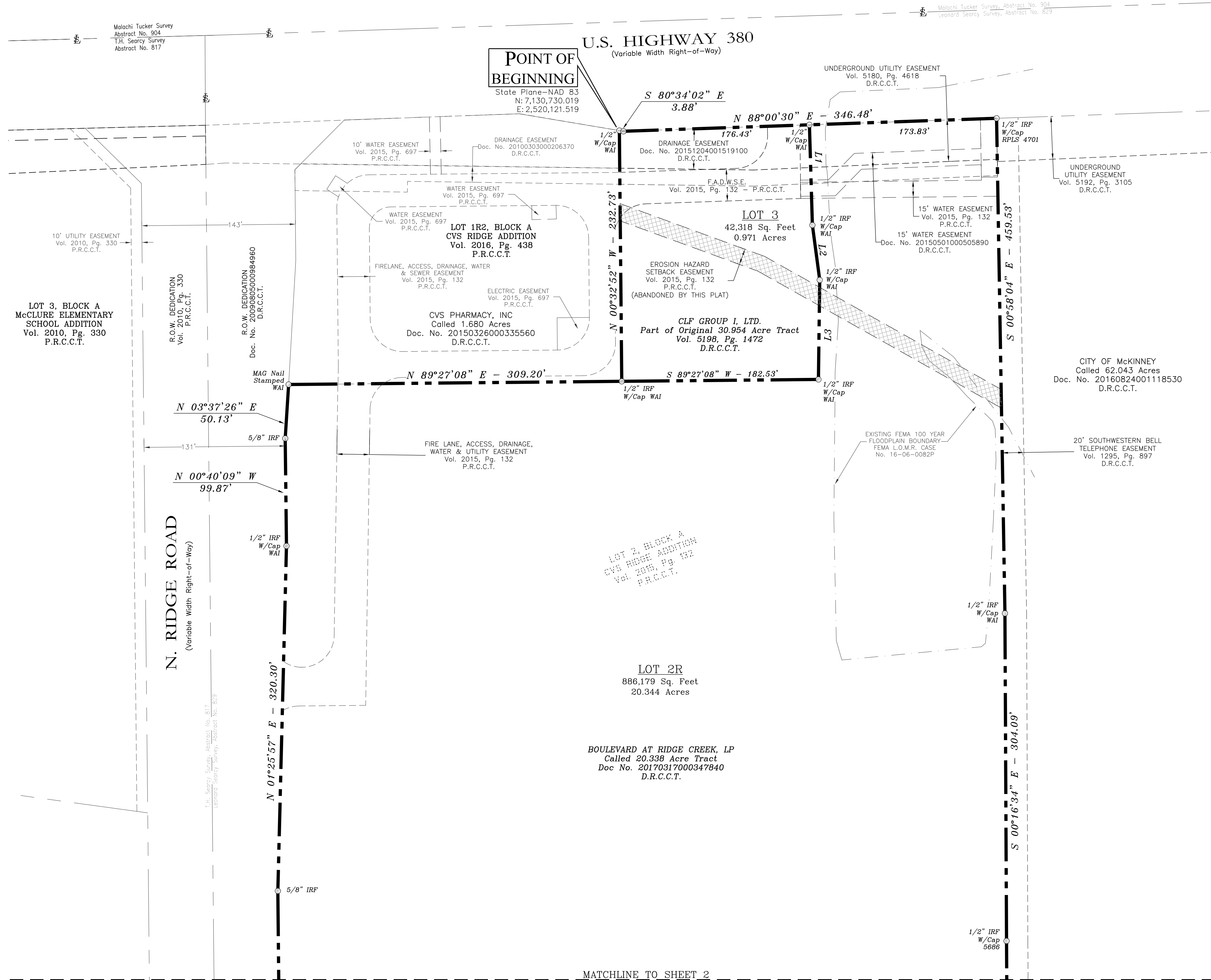
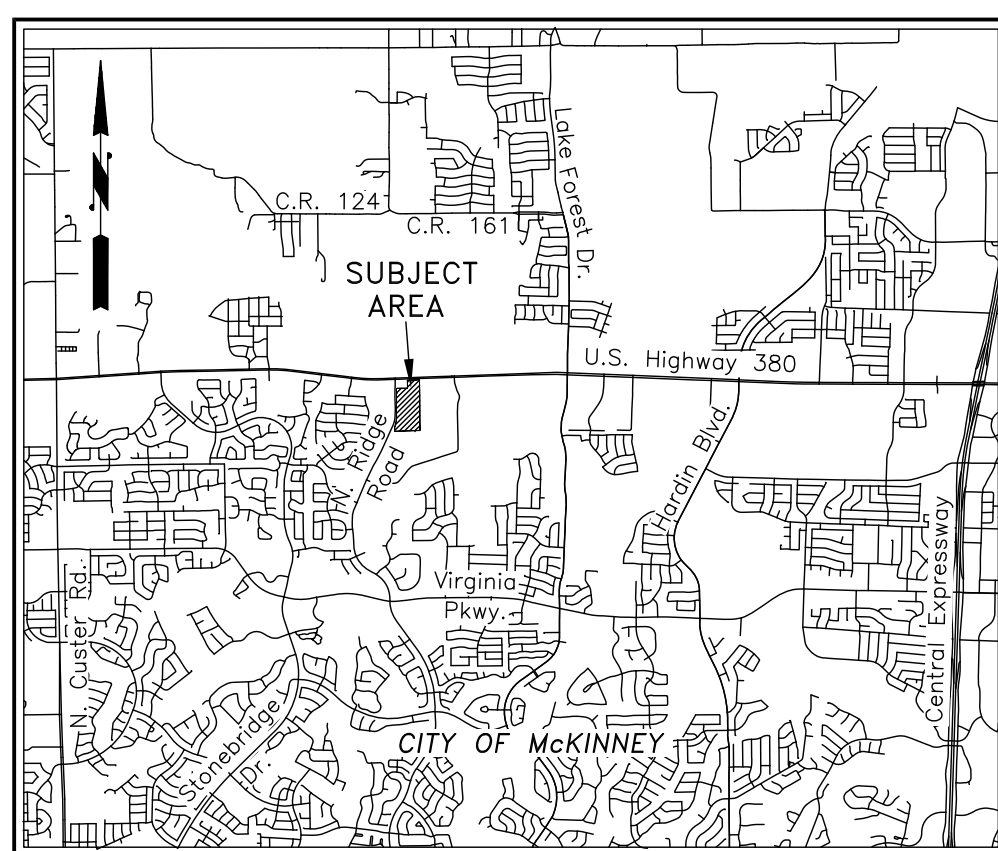
The purpose of this plat is to subdivide Lot 2, Block A into two lots.

**LEGEND**

F.A.D.W.S.E. = FIRELANE, ACCESS, DRAINAGE, WATER & SEWER EASEMENT

- BOUNDARY LINE
- ADJOINER BOUNDARY LINE
- SURVEY ABSTRACT LINE
- EASEMENT LINE
- FLOOD PLAIN LINE

**VICINITY MAP**



CONVEYANCE PLAT ONLY: NOT FOR DEVELOPMENT

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**CONVEYANCE PLAT**

**CVS RIDGE ADDITION  
LOTS 2R & 3, BLOCK A**

**21.315 Acres**

being a replat of  
Lot 2, Block A of CVS Ridge Addition  
recorded in Vol. 2015, Pg. 132,  
Plat Records of Collin County, Texas,

situated in the  
**Leonard Searcy Survey, Abstract No. 829**  
City of McKinney  
Collin County, Texas

**OWNER ~ LOT 2R**

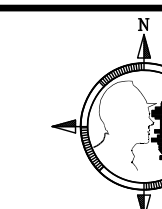
BOULEVARD AT RIDGE CREEK, LP  
Contact: Steve Rumsey  
4336 Marsh Ridge  
Carrollton, Texas 75010  
214-614-8252  
srumsey@crossdevelopment.net

**OWNER ~ LOT 3**

CLF GROUP I, LTD.  
Contact: Darrell J. Mueller  
4601 Langland Road, Suite 107  
Dallas, Texas 75244  
972-562-4409  
dbldarre@gmail.com

**SURVEYOR**

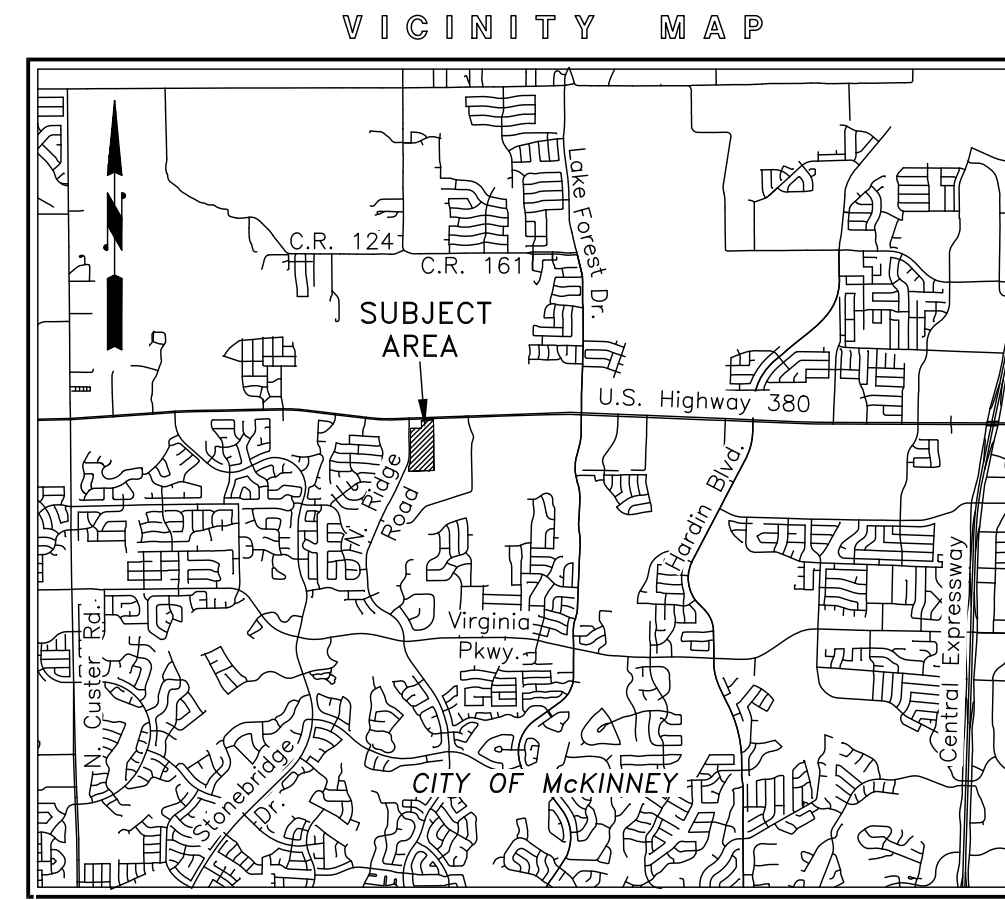
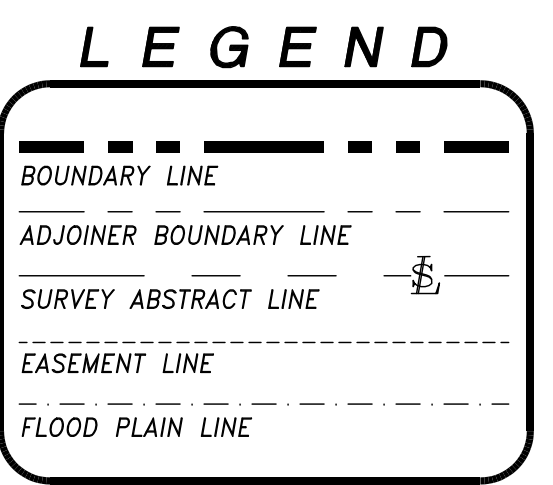
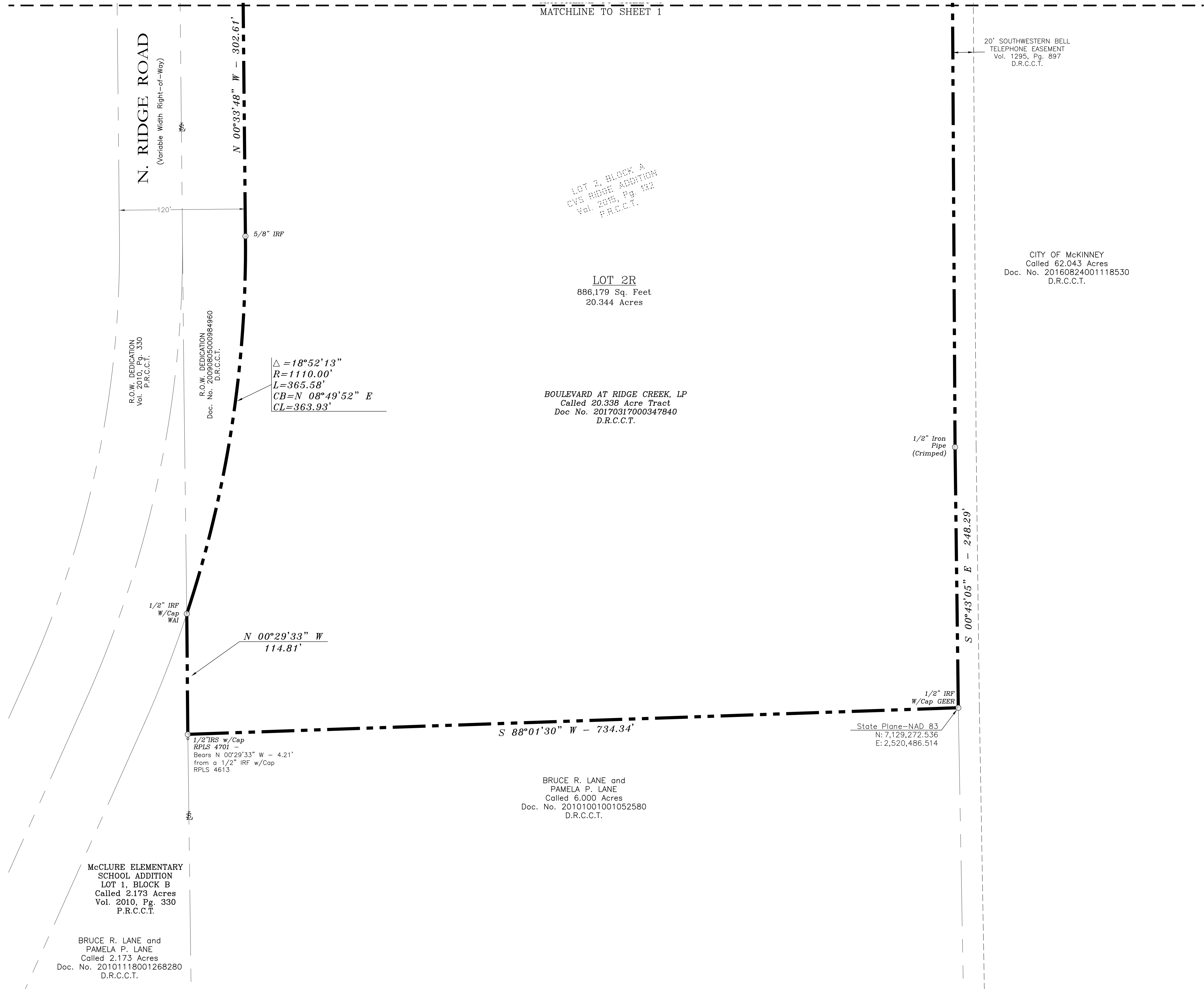
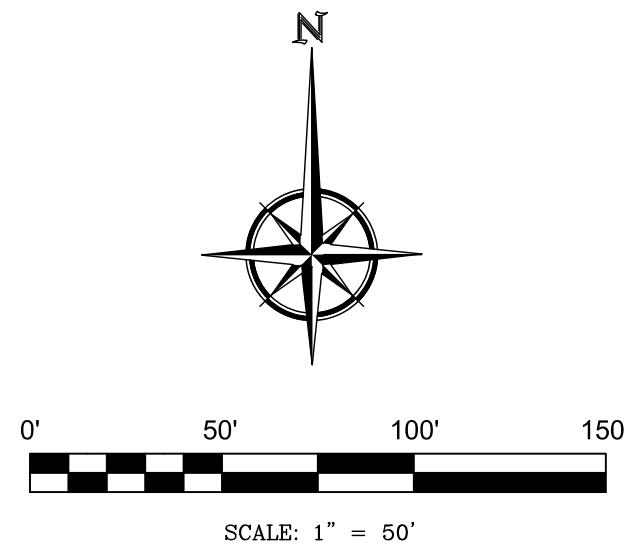
RINGLEY & ASSOCIATES, INC.  
Contact: Lawrence H. Ringley  
701 S. Tennessee Street  
McKinney, Texas 75069  
972-542-1266  
LHR@Ringley.com



**RINGLEY & ASSOCIATES, INC.**

SURVEYING • MAPPING • PLANNING  
Texas Firm Registration No. 10061300  
701 S. Tennessee Street, McKinney, Texas 75069  
(972) 542-1266

Drawn by	Date	Scale	Job	Title	Sheet
Mark Hall	06/14/17	1" = 50'	17045	17045-AP.DWG	1 of 3



McCLURE ELEMENTARY SCHOOL ADDITION  
 LOT 1, BLOCK B  
 Called 2.173 Acres  
 Vol. 2010, Pg. 330  
 P.R.C.C.T.

BRUCE R. LANE and  
 PAMELA P. LANE  
 Called 2.173 Acres  
 Doc. No. 20101118001268280  
 D.R.C.C.T.

BOULEVARD AT RIDGE CREEK, LP  
 Called 20.338 Acre Tract  
 Doc No. 20170317000347840  
 D.R.C.C.T.

BRUCE R. LANE and  
 PAMELA P. LANE  
 Called 6.000 Acres  
 Doc. No. 20101001001052580  
 D.R.C.C.T.

LOT 2, BLOCK A  
 CVS RIDGE ADDITION  
 Vol. 2015, Pg. 132  
 P.R.C.C.T.

LOT 2R  
 886,179 Sq. Feet  
 20.344 Acres

20' SOUTHWESTERN BELL  
 TELEPHONE EASEMENT  
 Vol. 1295, Pg. 897  
 D.R.C.C.T.

CITY OF MCKINNEY  
 Called 62.043 Acres  
 Doc. No. 20160824001118530  
 D.R.C.C.T.

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**CONVEYANCE PLAT**

**CVS RIDGE ADDITION**  
**LOTS 2R & 3, BLOCK A**  
**21.315 Acres**  
 being a replat of  
 Lot 2, Block A of CVS Ridge Addition  
 recorded in Vol. 2015, Pg. 132,  
 Plat Records of Collin County, Texas,  
 situated in the  
**Leonard Searcy Survey, Abstract No. 829**  
**City of McKinney**  
**Collin County, Texas**

OWNER ~ LOT 2R  
 BOULEVARD AT RIDGE CREEK, LP  
 Contact: Steve Rumsey  
 4336 Marsh Ridge  
 Carrollton, Texas 75010  
 214-614-8252  
 srumsey@crossdevelopment.net

OWNER ~ LOT 3  
 CLF GROUP I, LTD.  
 Contact: Darrell J. Mueller  
 4601 Langland Road, Suite 107  
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Mark Hall	06/14/17	1" = 50'	17045	17045-AP.DWG	2 of 3

OWNER'S CERTIFICATION

STATE OF TEXAS )(
 COUNTY OF COLLIN)(

WHEREAS, CLF GROUP I, LTD. and BOULEVARD AT RIDGE CREEK, LP are the owners of that certain tract of land situated in the City of McKinney, in the Leonard Searcy Survey, Abstract No. 829 of Collin County, Texas and being all of Lot 2, Block A of CVS RIDGE ADDITION, an addition to the City of McKinney, according to the Conveyance Plat thereof, recorded in Volume 2015, Page 132, Plat Records, Collin County, Texas (P.R.C.C.T.) and also as described in a deed to CLF Group, Ltd., recorded in Volume 5198, Page 1472, Deed Records, Collin County, Texas (D.R.C.C.T.) and as described in a deed to Boulevard At Ridge Creek, LP, recorded in Document No. 20170317000347840, D.R.C.C.T. and being more particularly described by metes & bounds as follows:

BEGINNING at a 1/2 inch iron rod, topped with a plastic cap, stamped "WAI", found on the southern right-of-way line of U.S. Highway 380 (a.k.a. W. University ~ variable width right-of-way) for the most northerly northwest corner of the above described Lot 2, Block A and same being the northeast corner of Lot 1R2, Block A of CVS Addition, an addition to the City of McKinney, according to the Amending Plat thereof, recorded in Volume 2016, Page 438, P.R.C.C.T.;

THENCE: South 80 deg. 34 min. 02 sec. East, along the common line of said Lot 2 and Highway 380, a distance of 3.88 feet to a 1/2 inch iron rod found for an angle corner;

THENCE: North 88 deg. 00 min. 30 sec. East, continuing along the common line of said Lot 2 and Highway 380, a distance of 346.48 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for the northeast corner of said Lot 2 and same being the northwest corner of that certain tract of land described in a deed to the City of McKinney, recorded in Document No. 20160824001118530, D.R.C.C.T.;

THENCE: South 00 deg. 58 min. 04 sec. East, along the common line of said Lot 2 and City of McKinney tract, a distance of 459.57 feet to a 1/2 inch iron rod, topped with a plastic cap, stamped "WAI", found for an angle corner;

THENCE: South 00 deg. 16 min. 34 sec. East, continuing along the common line of said Lot 2 and City of McKinney tract, a distance of 304.09 feet to a 1/2 inch iron rod, topped with a plastic cap, stamped "RPLS 5666", found for an angle corner;

THENCE: South 00 deg. 19 min. 26 sec. East, continuing along the common line of said Lot 2 and City of McKinney tract, a distance of 457.04 feet to a 1/2 inch crimped iron pipe, found for an angle corner;

THENCE: South 00 deg. 43 min. 05 sec. East, continuing along the common line of said Lot 2 and City of McKinney tract, a distance of 248.29 feet to a 1/2 inch iron rod, topped with a plastic cap, stamped "GEER", found for the southeast corner of said Lot 2, Block A and same being the northeast corner of that certain tract of land described in a deed to Bruce and Pamela Lane, recorded in Document No. 20101001001052580, D.R.C.C.T.;

THENCE: South 88 deg. 01 min. 30 sec. West, along the common line of said Lot 2 and Lane tract, a distance of 734.34 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for the southwest corner of said Lot 2, Block A and the northwest corner of said Lane tract and same being on the east line of Lot 1, Block B of McClure Elementary School Addition, an addition to the City of McKinney, according to the plat thereof, recorded in Volume 2010, Page 330, P.R.C.C.T. and said point bears North 00 deg. 29 min. 33 sec. West - 4.21 feet from a 1/2 inch iron rod, topped with a plastic cap, stamped "RPLS 4613" found near a fence corner post;

THENCE: North 00 deg. 29 min. 33 sec. West, along the common line of said Lot 2 and Lot 1, a distance of 114.81 feet to a 1/2 inch iron rod, topped with a plastic cap, stamped "WAI", found for corner on the east right-of-way line of Ridge Road (variable width right-of-way at this point and said point being in a non-tangent curve to the left, having a radius of 1,110.00 feet, a central angle of 18 deg. 52 min. 13 sec. and a chord that bears North 08 deg. 49 min. 52 sec. East - 363.93 feet;

THENCE: Along the common line of said Lot 2 and Ridge Road and with said curve to the left, an arc distance of 365.58 feet to a 5/8 inch iron rod found for corner at the end of said curve;

THENCE: North 00 deg. 33 min. 48 sec. West, continuing along the common line of said Lot 2 and Ridge Road, a distance of 302.61 feet to a 5/8 inch iron rod found for an angle corner;

THENCE: North 01 deg. 25 min. 57 sec. East, continuing along the common line of said Lot 2 and Ridge Road, a distance of 320.30 feet to a 1/2 inch iron rod, topped with a plastic cap, stamped "WAI", found for an angle corner;

THENCE: North 00 deg. 40 min. 09 sec. West, continuing along the common line of said Lot 2 and Ridge Road a distance of 99.87 feet to a 5/8 inch iron rod found for an angle corner;

THENCE: North 03 deg. 37 min. 26 sec. East, continuing along the common line of said Lot 2 and Ridge Road a distance of 50.13 feet to a Mag Nail with a steel washer, stamped "WAI", found in concrete for the most westerly northwest corner of said Lot 2 and same being the southwest corner of the above described Lot 1R2, Block A of CVS Ridge Addition;

THENCE: North 89 deg. 27 min. 08 sec. East (Reference Bearing), along the common line of said Lot 2 and Lot 1R2, a distance of 309.20 feet to a 1/2 inch iron rod, topped with a plastic cap, stamped "WAI", found for the southeast corner of said Lot 1R2 and the inside ell corner of said Lot 2;

THENCE: North 00 deg. 32 min. 52 sec. West, continuing along the common line of said Lot 2 and Lot 1R2, a distance of 232.73 feet to the POINT OF BEGINNING and containing 928,497 square feet or 21.315 acres of land.

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 \_\_\_\_\_, 2017.

Lawrence H. Ringley
 State of Texas, No. 4701

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 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 \_\_\_\_\_, 2017.

DEDICATION

STATE OF TEXAS )(
 COUNTY OF COLLIN )(

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WE, CLF GROUP I, LTD and BOULEVARD AT RIDGE CREEK, do hereby adopt this Conveyance Plat, designating the herein above described property as CVS RIDGE ADDITION, LOTS 2R & 3, BLOCK A, an addition to the City of McKinney, Collin County, Texas, and being a replat of Lot 2, Block A of CVS Ridge Addition, an addition to the City of McKinney, according to the plat recorded in Volume 2015, Page 132, Plat Records, Collin County, Texas, 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 \_\_\_\_\_, 2017.

STEVE RUMSEY, General Partner
 Boulevard At Ridge Creek, LP
 Owner of Lot 2R

DARRELL J. MUELLER, Manager
 CLF Group I, Ltd.
 Owner of Lot 3

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 STEVE RUMSEY, 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 \_\_\_\_\_, 2017.

Notary Public, State of Texas

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 DARRELL J. MUELLER, 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 \_\_\_\_\_, 2017.

Notary Public, State of Texas

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