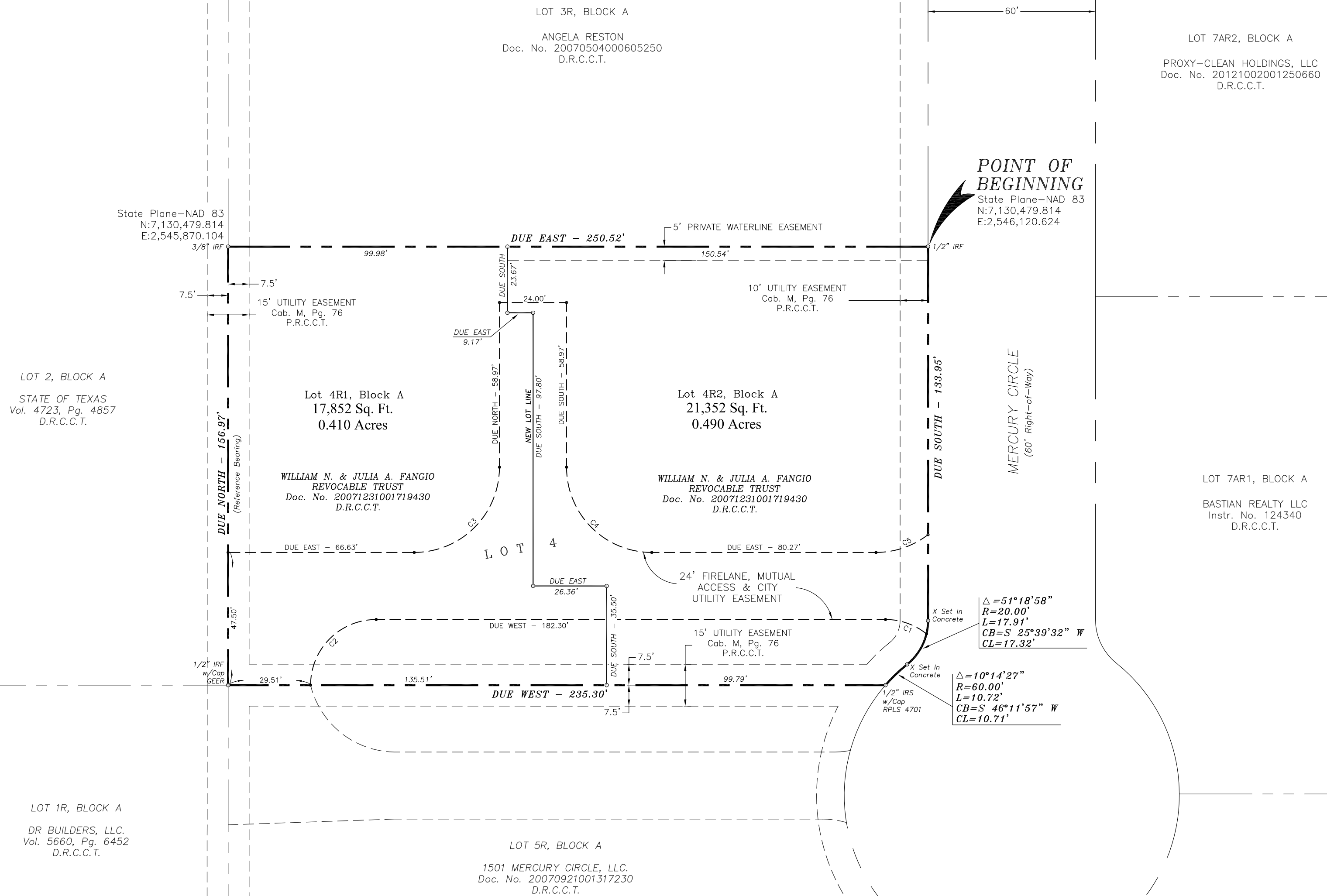


POWER HOUSE STREET
(60' Right-of-Way)

WILLIAM DAVIS SURVEY
A-248



LOT 7B, BLOCK A
HASSAN NADERI
Doc. No. 20110928001035590
D.R.C.C.T.

LOT 3R, BLOCK A
ANGELA RESTON
Doc. No. 20070504000605250
D.R.C.C.T.

LOT 7A2, BLOCK A
PROXY-CLEAN HOLDINGS, LLC
Doc. No. 20121002001250660
D.R.C.C.T.

LOT 2, BLOCK A
STATE OF TEXAS
Vol. 4723, Pg. 4857
D.R.C.C.T.

Lot 4R1, Block A
17,852 Sq. Ft.
0.410 Acres

Lot 4R2, Block A
21,352 Sq. Ft.
0.490 Acres

WILLIAM N. & JULIA A. FANGIO
REVOCABLE TRUST
Doc. No. 20071231001719430
D.R.C.C.T.

WILLIAM N. & JULIA A. FANGIO
REVOCABLE TRUST
Doc. No. 20071231001719430
D.R.C.C.T.

LOT 7A1, BLOCK A
BASTIAN REALTY LLC
Instr. No. 124340
D.R.C.C.T.

LOT 1R, BLOCK A
DR BUILDERS, LLC
Vol. 5660, Pg. 6452
D.R.C.C.T.

LOT 5R, BLOCK A
1501 MERCURY CIRCLE, LLC
Doc. No. 20070921001317230
D.R.C.C.T.

LOT 6, BLOCK A
VSI HOLDINGS, INC.
Doc. No. 2010109001223820
D.R.C.C.T.

OWNERS' CERTIFICATE
STATE OF TEXAS)
COUNTY OF COLLIN)

WHEREAS, WILLIAM N. & JULIA A. FANGIO REVOCABLE TRUST is the owner of LOT 4, BLOCK A, POWER HOUSE BUSINESS PARK, an addition to the City of McKinney, according to the plat thereof recorded in Cabinet P, Page 224 of the Map & Plat Records of Collin County, Texas and being more particularly described by metes & bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the Northeast corner of said Lot 4, Block A on the West right-of-way line of Mercury Circle (60' wide right-of-way) and same being the Southeast corner of Lot 3, Block A;

THENCE: Due South, along the common line of said Lot 4, Block A and Mercury Circle, a distance of 133.95 feet to an X set in concrete for the beginning of a curve to the right, having a radius of 20.00 feet and a chord that bears South 25 deg. 39 min. 32 sec. West - 17.32 feet;

THENCE: Continuing along the common line of said Lot 4, Block A and Mercury Circle and along said curve to the right, through a central angle of 51 deg. 18 min. 58 sec. and along an arc distance of 17.91 feet to an X set in concrete for the beginning of a reverse curve to the left, having a radius of 60.00 feet and a chord that bears South 46 deg. 11 min. 57 sec. West - 10.71 feet;

THENCE: Continuing along the common line of said Lot 4, Block A and Mercury Circle and along said curve to the right, through a central angle of 10 deg. 14 min. 27 sec. and along an arc distance of 10.72 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for the most Southerly Southeast corner of said Lot 4, Block A and the Northeast corner of Lot 5, Block A;

THENCE: Due West, departing from said Mercury Circle and along the common line of said Lot 4, Block A, a distance of 235.30 feet to a 1/2 inch iron rod, topped with a plastic cap stamped "GEER", found for the Southwest corner of said Lot 4, Block A and the common corner of Lot 5, Lot 1 and Lot 2, Block A;

THENCE: Due North, along the common line of said Lot 4, Block A and said Lot 2, Block A, a distance of 156.97 feet to a 3/8 inch iron rod found for the Northwest corner of said Lot 4, Block A and the Southwest corner of the above mentioned Lot 3, Block A;

THENCE: Due East, along the common line of said Lot 4, Block A and said Lot 3, Block A, a distance of 250.52 feet to the POINT OF BEGINNING and containing 39,205 square feet or 0.900 acres of land.

DEDICATION
STATE OF TEXAS)
COUNTY OF COLLIN)

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, WILLIAM N. & JULIA A. FANGIO REVOCABLE TRUST, does hereby adopt this plat designating the herein above described property as an AMENDING PLAT OF LOTS 4R1 AND 4R2, BLOCK A, POWER HOUSE BUSINESS PARK, being a replat of Lot 4, Block A, Power House Business Park, an addition to the City of McKinney, 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, 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 _____, 2013.

William N. Fangio, Trustee
William N. & Julia A.
Fangio Revocable Trust

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 WILLIAM N. FANGIO, 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 _____, 2013.

Notary Public, State of Texas

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 _____, 2013.

Lawrence H. Ringley
State of Texas, No. 4701

STATE OF TEXAS)
COUNTY OF COLLIN)

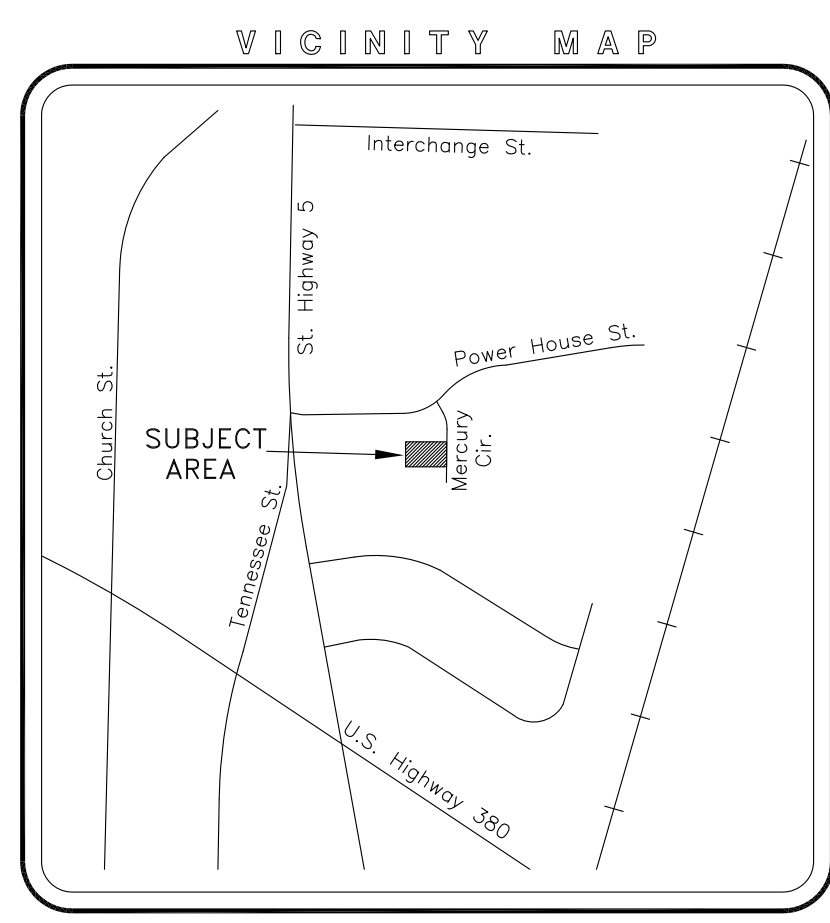
BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared LAWRENCE H. RINGLEY, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the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

WITNESS MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2013.

Notary Public, State of Texas

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	38°37'57"	23.50'	15.85'	N 70°41'01" W	15.55'
C2	90°00'29"	23.50'	36.92'	S 44°59'45" W	33.24'
C3	90°00'11"	30.50'	47.91'	N 44°59'54" E	43.13'
C4	90°00'11"	30.50'	47.91'	S 44°59'54" E	43.13'
C5	37°38'56"	30.50'	20.04'	N 71°10'32" E	19.68'

PURPOSE STATEMENT:
The purpose of this Preliminary Plat is to subdivide Lot 4, Block A of Power House Business Park into 2 lots.



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 referenced to Due North along the West line of Lot 4, Block A of POWER HOUSE BUSINESS PARK, according to the plat thereof recorded in Cabinet P, Page 224, of the Map & Plat Records of Collin County, Texas.
- All lots situated in whole or in part within the City's Corporate Limits comply with the minimum size requirements as required by the governing zoning district.
- The 24' Firelane, Mutual Access & City Utility Easement is exclusive to the installation of City of McKinney service utilities such as water, sanitary sewer and storm sewer.

OWNERS: LOTS 4R1 & 4R2, BLOCK A
WILLIAM N. & JULIA A. FANGIO
REVOCABLE TRUST
510 Oakwood Dr
Carlsbad, NM 88220-9288
575-628-0675

SURVEYOR
RINGLEY & ASSOCIATES, INC.
701 S. Tennessee Street
McKinney, Texas 75069
972-542-1266

RECEIVED
By aglushko at 3:29 pm, Dec 26, 2012

PRELIMINARY-FINAL PLAT
LOTS 4R1 and 4R2, BLOCK A
POWER HOUSE BUSINESS PARK
Being A Replat Of
Lot 4, Block A
POWER HOUSE BUSINESS PARK
SITUATED IN THE
WILLIAM DAVIS SURVEY, ABSTRACT NO. 248
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS

RINGLEY & ASSOCIATES, INC.
SURVEYING • MAPPING • PLANNING
701 S. Tennessee - McKinney, Texas 75069
(972) 542-1266

Drawn by	Date	Scale	Job	Title	Sheet
Mark Hood	12/06/12	1" = 30'	12203	12203-PLAT.DWG	1 of 1

PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY