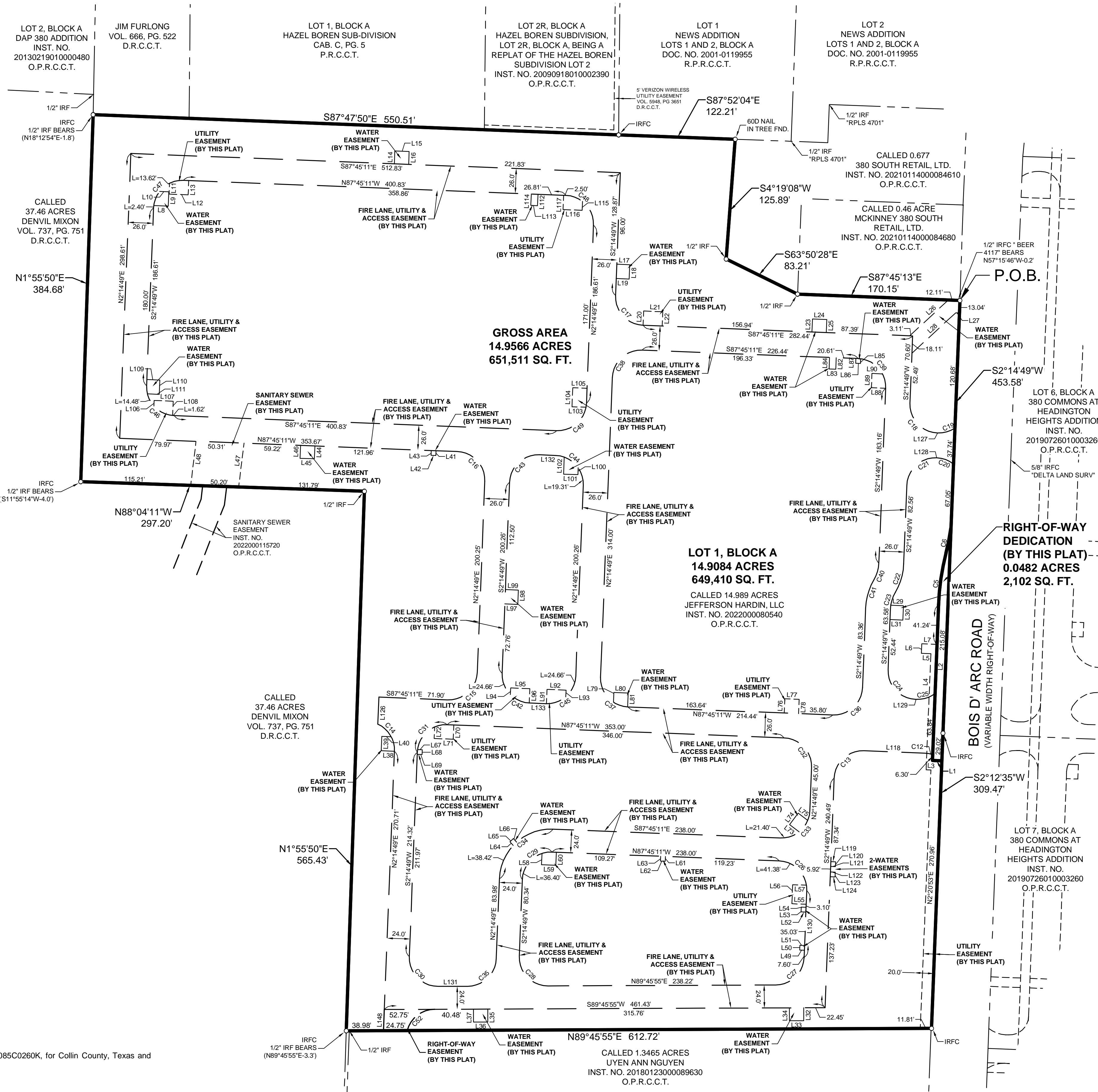


LINE TYPE LEGEND

---	BOUNDARY LINE
- - - -	EASEMENT LINE
---	BUILDING LINE
---	WATER LINE
---	SANITARY SEWER LINE
---	STORM SEWER LINE
---	UNDERGROUND GAS LINE
---	OVERHEAD UTILITY LINE
---	UNDERGROUND ELECTRIC LINE
---	UNDERGROUND TELEPHONE LINE
---	FENCE
---	CONCRETE PAVEMENT
---	ASPHALT PAVEMENT

LEGEND:
 Δ = DELTA ANGLE OR CENTRAL ANGLE
 P.O.B. = POINT OF BEGINNING
 IRF = IRON ROD FOUND
 IRFC - IRON ROD WITH CAP FOUND
 P.R.C.C.T. = PLAT RECORDS OF COLLIN COUNTY, TEXAS
 O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
 CAB. = CABINET
 VOL. = VOLUME
 PG. = PAGE
 INST. NO. = INSTRUMENT NUMBER
 SQ. FT. = SQUARE FEET



PRELIMINARY-FINAL
 PLAT FOR REVIEW
 PURPOSES ONLY

PRELIMINARY-FINAL PLAT
 LOT 1, BLOCK A
 JEFFERSON BOIS D' ARC
 ADDITION
 14.9566 ACRES
 WILLIAM H 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 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	CM	JAD	Sep. 2022	064446509	1 OF 2

ENGINEER:
 KIMLEY-HORN AND ASSOCIATES, INC.
 13455 NOEL ROAD
 TWO GALLERIA OFFICE
 DALLAS, TEXAS 75240
 CONTACT: CARLOS LEAL, P.E.
 PHONE: 972-776-1719

OWNER/APPLICANT:
 JPI REAL ESTATE ACQUISITIONS
 600 E. LAS COLINAS BLVD.
 SUITE 1800
 IRVING, TEXAS 75039
 CONTACT: MILLER SYLVAN
 PHONE: 972-556-1700

FLOOD STATEMENT:
 According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48085C0260K, for Collin County, Texas and incorporated areas, dated June 7, 2017, this property is located within Zone X.

NOTES

- The purpose of this preliminary plat is to create one lot from an unplatted property.
- All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.
- The grid coordinates shown are based upon the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 on grid coordinate values, no scale and no projection.
- 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.

OWNER'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, JEFFERSON HARDIN, LLC, is the owner of a 14.9566 acre tract of land situated in the William H. Hunt Survey, Abstract No. 450, Collin County, Texas, being a portion of a called 14,989 acre tract of land described in Special Warranty Deed recorded to Jefferson Hardin, LLC in Instrument No. 2022000080540 of the Official Public Records of Collin County, Texas being more particularly described as follows:

BEGINNING at a point for corner in the west right-of-way line of Bois D' Arc Road (a variable width right-of-way), in the south line of a called 0.46 acre tract of land described in Special Warranty Deed with Vendor's Lien to 380 South Retail, LTD. recorded in Instrument No. 20210114000084680 of said Official Public Records;

THENCE with said west right-of-way line of Bois D' Arc Road, the following courses and distances:

South 02°14'49" West, a distance of 453.58 feet to 5/8" inch iron rod with "KHA" cap found for corner;

South 02°12'35" West, a distance of 309.47 feet to a 5/8" inch iron rod with "KHA" cap found in the north line of a called 1.3465 acre tract of land described in Texas General Warranty Deed with Vendor's Lien to Uyen Ann Nguyen recorded in Instrument No. 20180123000089630 of said Official Public Records;

THENCE with said north line of the called 1.3465 acre tract, South 89°45'55" West, a distance of 612.72 feet to a 5/8" iron rod with "KHA" cap set in the east line of a called 37.46 acre tract of land described in Warranty Deed with Vendor's Lien to Denvil Mixon recorded in Volume 737, Page 751 of said Deed Records; from which a 1/2" inch iron rod found bears North 89°45'55" East, a distance of 3.3 feet;

THENCE with the east line of said called 37.46 acre tract, the following courses and distances:

North 01°55'50" East, a distance of 565.43 feet to a 1/2" inch iron rod found for corner;

North 88°04'11" West, a distance of 297.20 feet to a 5/8" inch iron rod with "KHA" cap set for corner, from which a 1/2" inch iron rod found bears, South 11°55'14" West, a distance of 4.0 feet;

North 01°55'50" East, a distance of 384.68 feet to a 5/8" inch iron rod with "KHA" cap set for the northwest corner said called 15.58 acre tract; from which a 1/2" inch iron rod found bears, North 18°12'54" East, a distance of 1.8 feet;

THENCE with the north line of said called 15.58 acre tract the following courses and distances:

South 87°47'50" East, a distance of 550.51 feet to a 5/8" inch iron rod with "KHA" cap set for the southeast corner of Lot 2R, Block A of Hazel Boren Subdivision Lot 2R, Block A, Being A Replat of the Hazel Borne Subdivision Lot 2, an addition to the City of McKinney, Texas according to the plat thereof recorded in Instrument No. 20090918010002390 of said Official Public Records and the southwest corner of said Lot 1, News Addition, Lots 1 and 2, Block A, an addition to the City of McKinney, Texas according to the plat thereof recorded in Document No. 2001-0119955 of the Real Property Records, Collin County, Texas;

South 87°52'04" East, a distance of 122.21 feet to a 60D Nail found in tree for the northwest corner of said called 0.677 acre tract of land described in Special Warranty Deed with Vendor's Lien to 380 South Retail, LTD. recorded in Instrument No. 20210114000084610 of said Official Public Records;

THENCE with the west line of said called 0.677 acre tract, the following courses and distances:

South 04°19'08" West, a distance of 125.89 feet to a 1/2" inch iron rod found for corner;

South 63°50'28" East, a distance of 83.21 feet to a 1/2" inch iron rod found for the south corner of said 0.677 acre tract and the southwest corner of said 0.46 acre tract;

THENCE with said south line of the called 0.46 acre tract, South 87°45'13" East, a distance of 170.15 feet to the POINT OF BEGINNING and containing 14.9566 acres or 651,511 square feet of land.

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

PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY

Approved

City Manager, City of McKinney, Texas Date

Attest

City Secretary, City of McKinney, Texas Date

OWNER'S DEDICATION

THAT WE, JEFFERSON HARDIN, LLC, acting through our duly authorized agent, do hereby adopt this plat, designating the herein above described property as JEFFERSON BOIS D' ARC ADDITION an addition to the City of McKinney, Collin County, Texas, and does hereby dedicate to the public use forever, their streets, alleys and public use areas shown hereon, the easements, as show, 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, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems, without the necessity, at any time, procuring the permission of anyone.

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

WITNESS, my hand at _____, Texas, this the ____ day of _____, 2022.

Jefferson Hardin, LLC,

By: _____

Name: _____

Title: _____

STATE OF TEXAS COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared _____, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2022.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, J. Andy Dobbs, do hereby certify that I prepared this plat 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, Collin County, Texas.

Dated this the ____ day of _____, 2022.

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 Ph. 972-770-1300 andy.dobbs@kimley-horn.com

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

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 instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2022

Notary Public in and for the State of Texas

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48085C0260K, for Collin County, Texas and incorporated areas, dated June 7, 2017, this property is located within Zone X.

NOTES

- 1. The purpose of this preliminary plat is to create one lot from an unplatted property.
2. All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.
3. The grid coordinates shown are based upon the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 on grid coordinate values, no scale and no projection.
4. 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.

Table with 5 columns of LINE TABLE, each containing NO., BEARING, and LENGTH for various survey points.

Table with 2 columns of CURVE TABLE, each containing NO., DELTA, RADIUS, LENGTH, CHORD BEARING, and CHORD.

PRELIMINARY-FINAL PLAT LOT 1, BLOCK A JEFFERSON BOIS D' ARC ADDITION 14.9566 ACRES WILLIAM H HUNT SURVEY, ABSTRACT NO. 450 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS



13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820 Scale Drawn by Checked by Date Project No. Sheet No. N/A CM JAD Sep. 2022 064446509 2 OF 2

ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC. 13455 NOEL ROAD TWO GALLERIA OFFICE DALLAS, TEXAS 75240 CONTACT: CARLOS LEAL, P.E. PHONE: 972-776-1719

OWNER/APPLICANT: JPI REAL ESTATE ACQUISITIONS 600 E. LAS COLINAS BLVD. SUITE 1800 IRVING, TEXAS 75039 CONTACT: MILLER SYLVAN PHONE: 972-556-1700