

LINE TYPE LE	GEND
	BOUNDARY LINE
	EASEMENT LINE
·	BUILDING LINE
w	WATER LINE
SS	SANITARY SEWER LINE
= = =	STORM SEWER LINE
——— GAS———	UNDERGROUND GAS LINE
OHE	OVERHEAD UTILITY LINE
UGE	UNDERGROUND ELECTRIC LINE
——— UGT———	UNDERGROUND TELEPHONE LINE
-x - x - x -	FENCE
, ,	CONCRETE PAVEMENT
4 4 4	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

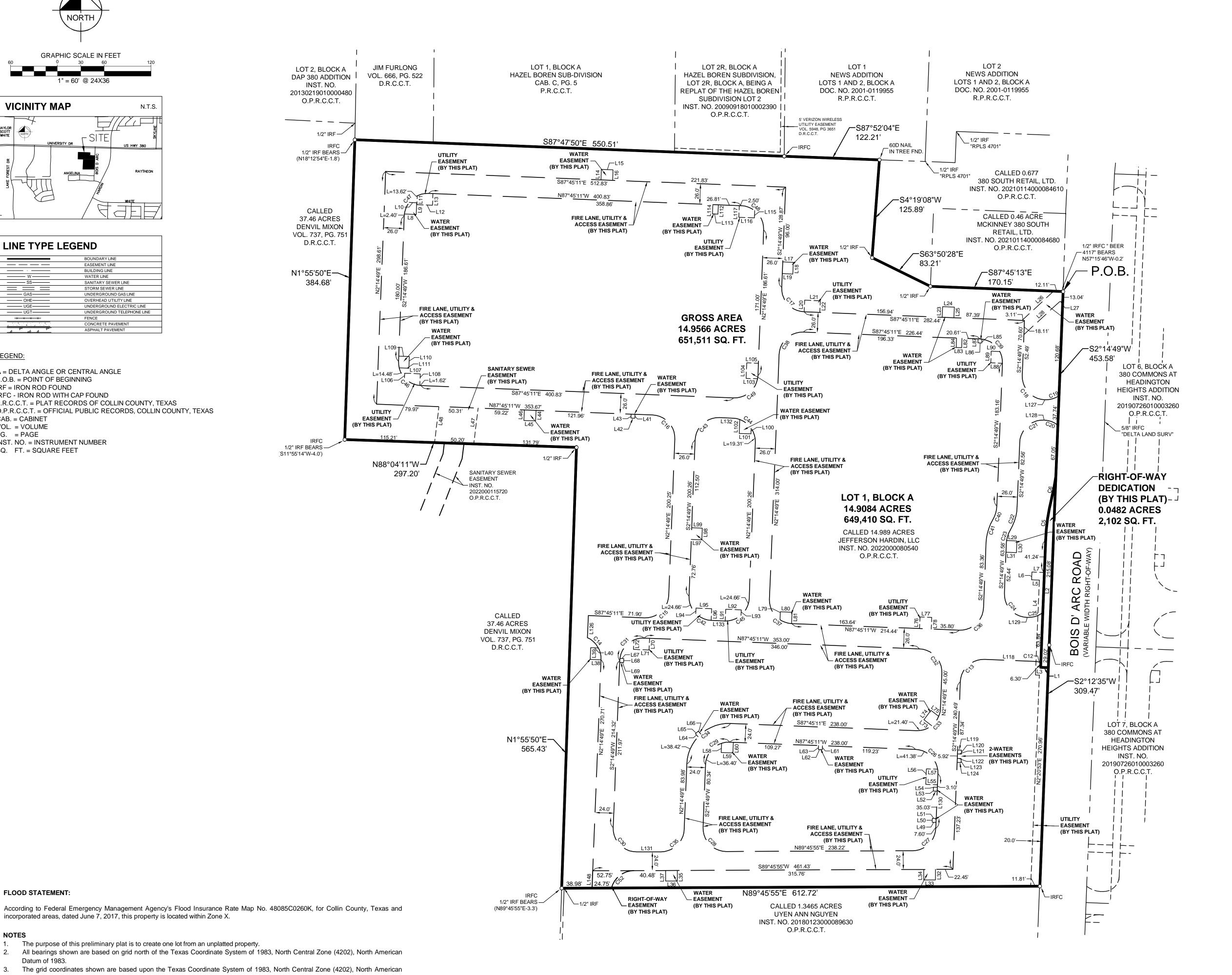
P.R.C.C.T. = PLAT RECORDS OF COLLIN COUNTY, TEXAS O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

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

JAD

FIRM # 10115500

<u>Date</u>

Sep. 2022

Fax No. (972) 239-3820

Sheet No.

Project No.

064446509

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

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FLOOD STATEMENT:

Datum of 1983.

Datum of 1983 on grid coordinate values, no scale and no projection.

governing zoning district and the requirements of the subdivision ordinance.

4. All proposed lots situated in whole or in part within the City's corporate limits comply with the minimum size requirements of the

Tower, Suite 700, Dallas, Texas 75240 <u>Scale</u>

1" = 60'

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**

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 i	olat ar	proved	subject t	to all	platting	ordinances.	rules.	regulations.	and resolutions	of the Ci	ity of McKinne	v
ן טוויי	piat ap	5p10104	oubjoot .	io an	piattiin	, oranianioco,	i aicc,	rogalationo,	and reconditions		ity of iviolation	y

This plat approved subject to all platting ord	dinances, rules, regulation	ons, and resolution	s 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 name is subscribed to the foregoing instrumtherein expressed.				
GIVEN UNDER MY HAND AND SEAL OF (OFFICE this day	y of	, 2022.	

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

KNOWN 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

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.

- 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
- 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 witihin the City's corporate limits comply with the minimum size requirements of the governing zoning district and the requirements of the subdivision ordinance.

LIN	E TABLE		LINI	E TABLE		LINE TABLE			LINE	TABLE		LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N87°47'25"W	9.94'	L30	S02°14'49"W	15.00'	L59	S87°45'11"E	15.00'	L88	S87°45'11"E	15.00'	L117	N02°14'49"E	15.00'
L2	N02°14'49"E	162.95'	L31	N87°45'11"W	13.50'	L60	N02°14'49"E	13.67'	L89	S02°14'49"W	15.00'	L118	N87°45'11"W	64.20'
L3	N87°39'07"W	5.00'	L32	S00°14'05"E	13.50'	L61	N02°14'49"E	5.00'	L90	N87°45'11"W	10.98'	L119	S87°45'11"E	5.00'
L4	N02°20'53"E	121.71'	L33	S89°45'55"W	15.00'	L62	S87°45'11"E	5.00'	L91	S02°14'49"W	15.00'	L120	S02°14'49"W	5.00'
L5	N87°42'09"W	10.00'	L34	N00°14'05"W	13.50'	L63	S02°14'49"W	5.00'	L92	N87°45'11"W	20.00'	L121	N87°45'11"W	5.00'
L6	N02°14'49"E	9.99'	L35	N00°14'05"W	13.50'	L64	S42°45'11"E	5.13'	L93	N02°14'49"E	6.98'	L122	S87°45'11"E	5.00'
L7	S87°45'11"E	15.99'	L36	N89°45'55"E	15.00'	L65	S47°14'49"W	5.00'	L94	N02°14'49"E	6.98'	L123	S02°14'49"W	5.00'
L8	S87°45'11"E	15.11'	L37	S00°14'05"E	13.50'	L66	N42°45'11"W	4.99'	L95	S87°45'11"E	20.00'	L124	N87°45'11"W	5.00'
L9	N02°14'49"E	15.00'	L38	S87°45'11"E	13.93'	L67	S87°45'11"E	4.88'	L96	S02°14'49"W	15.00'	L126	N02°14'49"E	28.29'
L10	N87°45'11"W	9.65'	L39	S02°14'49"W	15.00'	L68	S02°14'49"W	5.00'	L97	S87°45'11"E	13.50'	L127	S87°45'11"E	0.16'
L11	N02°14'49"E	11.35'	L40	N87°45'11"W	9.91'	L69	N87°45'11"W	5.00'	L98	N02°14'49"E	15.00'	L128	N87°45'11"W	0.19'
L12	N87°45'11"W	20.00'	L41	S02°14'49"W	5.00'	L70	S02°14'49"W	15.00'	L99	N87°45'11"W	13.50'	L129	S87°45'11"E	1.08'
L13	S02°14'49"W	15.00'	L42	N87°45'11"W	5.00'	L71	N87°45'11"W	20.00'	L100	N02°14'49"E	7.26'	L130	N02°14'49"E	70.02'
L14	N02°14'49"E	13.50'	L43	N02°14'49"E	5.00'	L72	N02°14'49"E	12.04'	L101	S87°45'11"E	15.00'	L131	N89°45'55"E	31.03'
L15	S87°45'11"E	15.00'	L44	N02°14'49"E	13.50'	L73	S53°05'57"E	12.55'	L102	S02°14'49"W	17.88'	L132	N87°45'11"W	17.16'
L16	S02°14'49"W	13.50'	L45	S87°45'11"E	15.00'	L74	S36°54'03"W	15.00'	L103	S87°45'11"E	14.68'	L133	S87°45'11"E	17.16'
L17	N87°45'11"W	13.50'	L46	S02°14'49"W	13.50'	L75	N53°05'57"W	12.55'	L104	S02°14'49"W	20.00'	L148	N02°14'49"E	22.18'
L18	N02°14'49"E	15.00'	L47	N07°02'04"E	46.31'	L76	N02°14'49"E	15.00'	L105	N87°45'11"W	15.00'			
L19	S87°45'11"E	13.50'	L48	N06°51'36"E	46.57'	L77	S87°45'11"E	15.00'	L106	S02°14'49"W	5.80'			
L20	S02°14'49"W	15.00'	L49	S87°45'11"E	5.00'	L78	S02°14'49"W	15.00'	L107	N87°45'11"W	20.00'			
L21	N87°45'11"W	20.00'	L50	S02°14'49"W	5.00'	L79	N02°14'49"E	10.29'	L108	N02°14'49"E	14.96'			
L22	S02°14'49"W	15.00'	L51	N87°45'11"W	5.00'	L80	S87°45'11"E	15.00'	L109	N87°45'11"W	13.51'			
L23	S02°14'49"W	13.50'	L52	S87°45'11"E	5.00'	L81	S02°14'49"W	14.60'	L110	N02°14'49"E	15.00'			
L24	N87°45'11"W	15.00'	L53	S02°14'49"W	5.00'	L82	N02°14'49"E	12.00'	L111	S87°45'11"E	12.32'			
L25	N02°14'49"E	13.50'	L54	N87°45'11"W	5.00'	L83	S87°45'11"E	7.00'	L112	N02°14'49"E	12.00'			
L26	N47°14'49"E	55.15'	L55	S87°45'11"E	15.00'	L84	S02°14'49"W	12.00'	L113	S87°45'11"E	7.00'			
L27	S87°45'11"E	3.97'	L56	S02°14'49"W	20.00'	L85	S02°14'49"W	4.90'	L114	S02°14'49"W	12.00'			
L28	N47°14'49"E	62.32'	L57	N87°45'11"W	14.45'	L86	N87°45'11"W	5.00'	L115	S02°14'49"W	9.37'			
L29	S87°45'11"E	13.30'	L58	S02°14'49"W	11.77'	L87	N02°14'49"E	5.00'	L116	N87°45'11"W	20.00'			

CURVE TABLE						CURVE TABLE						
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	
C5	12°05'01"	261.00'	55.04'	N08°17'19"E	54.94'	C32	90°00'00"	30.00'	47.12'	N42°45'11"W	42.43'	
C6	6°26'09"	239.00'	26.85'	N11°06'46"E	26.83'	C33	90°00'00"	30.00'	47.12'	N47°14'49"E	42.43'	
C12	15°14'08"	30.00'	7.98'	N80°08'07"W	7.95'	C34	90°00'00"	54.00'	84.82'	S47°14'49"W	76.37'	
C13	90°00'00"	30.00'	47.12'	S47°14'49"W	42.43'	C35	87°31'06"	30.00'	45.82'	N46°00'22"E	41.50'	
C14	67°27'35"	30.00'	35.32'	N31°28'58"W	33.32'	C36	90°00'00"	30.00'	47.12'	N47°14'49"E	42.43'	
C15	90°00'00"	30.00'	47.12'	N47°14'49"E	42.43'	C37	90°00'00"	30.00'	47.12'	S42°45'11"E	42.43'	
C16	90°00'00"	30.00'	47.12'	N42°45'11"W	42.43'	C38	90°00'00"	30.00'	47.12'	S47°14'49"W	42.43'	
C17	90°00'00"	30.00'	47.12'	S42°45'11"E	42.43'	C39	90°00'00"	30.00'	47.12'	N42°45'11"W	42.43'	
C18	90°00'00"	30.00'	47.12'	S42°45'11"E	42.43'	C40	28°21'27"	37.00'	18.31'	N16°25'33"E	18.13'	
C19	36°29'27"	30.00'	19.11'	N74°00'06"E	18.79'	C41	28°19'44"	63.00'	31.15'	S16°26'25"W	30.83'	
C20	36°24'36"	30.00'	19.06'	N69°32'53"W	18.75'	C42	90°00'00"	30.00'	47.12'	S42°45'11"E	42.43'	
C21	90°00'00"	30.00'	47.12'	S47°14'49"W	42.43'	C43	90°00'00"	30.00'	47.12'	S47°14'49"W	42.43'	
C22	28°21'27"	63.00'	31.18'	N16°25'33"E	30.86'	C44	90°00'00"	30.00'	47.12'	N42°45'11"W	42.43'	
C23	28°21'27"	37.00'	18.31'	S16°25'33"W	18.13'	C45	90°00'00"	30.00'	47.12'	N47°14'49"E	42.43'	
C24	90°00'00"	30.00'	47.12'	S42°45'11"E	42.43'	C46	90°00'00"	30.00'	47.12'	S42°45'11"E	42.43'	
C25	39°17'47"	30.00'	20.58'	N72°35'55"E	20.17'	C47	90°00'00"	30.00'	47.12'	S47°14'49"W	42.43'	
C26	90°00'00"	30.00'	47.12'	N42°45'11"W	42.43'	C48	89°59'59"	30.00'	47.12'	N42°45'11"W	42.43'	
C27	87°31'06"	30.00'	45.82'	N46°00'22"E	41.50'	C49	90°00'00"	30.00'	47.12'	N47°14'49"E	42.43'	
C28	92°28'54"	30.00'	48.42'	S43°59'38"E	43.34'	C52	74°50'34"	30.00'	39.19'	S52°20'38"W	36.46'	
C29	90°00'00"	30.00'	47.12'	S47°14'49"W	42.43'							
C30	92°28'54"	30.00'	48.42'	S43°59'38"E	43.34'							
C31	90°00'00"	30.00'	47.12'	S47°14'49"W	42.43'							

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

Checked by

JAD

<u>Date</u>

Sep. 2022

Fax No. (972) 239-3820

<u>Sheet No.</u>

Project No.

064446509

Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500

<u>Drawn by</u>

CM

<u>Scale</u>

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

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