

**PRELIMINARY-FINAL PLAT
FOR REVIEW PURPOSES ONLY**

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, **THE RYAN FAMILY LIVING TRUST**, is the owner of a 17.38 acre tract of land situated in the Joel F. Stewart Survey, Abstract Number 838, in Collin County, Texas, being all of that called 17.4 acre tract of land described in a deed to The Ryan Family Living Trust, recorded in Instrument Number 20151130001492530, Official Public Records of Collin County, Texas (O.P.R.C.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8" iron rod found at the Northeast corner of said tract, being the Southeast corner of a tract of land described in a deed to Texas Blue Sky Management, LLC, according to the deed thereof recorded in Instrument Number 20061012001471290, O.P.R.C.C.T., and being in the Westerly right-of-way line of Farm to Market Road 1461 (known locally as Lake Forest Drive);

THENCE South 00°22'46" East with the West right-of-way line of said Farm to Market Road 1461, a distance of 495.82 feet to a Wooden right-of-way monument found for corner, being the point of curvature of a curve to the right having a central angle of 24°30'46", radius of 432.46 feet and a chord bearing and distance of South 11°38'16" West, 183.61 feet;

THENCE with said curve, an arc distance of 185.02 feet to a 1/2" capped iron rod stamped "EAGLE SURVEYING" set for corner;

THENCE South 23°49'33" West with said right-of-way line, a distance of 192.43 feet to a 1/2" capped iron rod stamped "EAGLE SURVEYING" set, being the point of curvature of a curve to the left having a central angle of 08°48'35", radius of 522.46 feet, and a chord bearing and distance of South 19°37'44" West, 80.25 feet;

THENCE with said curve, an arc distance of 80.33 feet to a 1/2" iron rod found for the Southeast corner of said Ryan Family Living Trust tract and being the Northeast corner of a tract of land described in a deed to Stan Case, according to the deed thereof recorded in Instrument Number 98-0022360, O.P.R.C.C.T.;

THENCE along the common line of said Stan Case tract the following four (4) calls:

North 89°22'07" West, a distance of 130.86 feet to a 1/2" iron rod found for corner;

North 01°09'28" West, a distance of 72.26 feet to a 1/2" iron rod found for corner;

South 88°10'16" West, a distance of 122.34 feet to a 1/2" capped iron rod stamped "EAGLE SURVEYING" set for corner;

South 00°03'28" East, a distance of 3812.10 feet to a mag nail found for corner at or near the centerline of County Road 123 (known locally as Bloomdale Road), and being the Southwest corner of said Stan Case tract;

THENCE South 89°29'39" West with said County Road 123, a distance of 337.04 feet to a mag nail found at or near the centerline of said County Road 123 for the Southwest corner of said Ryan Family Living Trust tract;

THENCE North 00°48'22" West with the West line of said Ryan Family Living Trust tract, a distance of 1232.49 feet to a 1/2" iron rod found for the Northwest corner thereof, being the Northeast corner of a tract of land described in a deed to Charles Lewis and Amelia Lewis, according to the deed thereof recorded in Instrument Number 95-0036752, O.P.R.C.C.T., and being in the South line of an aforementioned Texas Blue Sky Management, LLC tract;

THENCE North 89°15'13" East with the common line of said Texas Blue Sky Management, LLC tract, a distance of 747.11 feet to the **POINT OF BEGINNING**, enclosing 17.38 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **THE RYAN FAMILY LIVING TRUST**, does hereby adopt this plat, designating herein described property as **LAKE FOREST BUSINESS PARK**, an addition to the City of McKinney, Collin County, Texas, and does hereby dedicate in fee simple to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed in any Easements. Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of McKinney's use thereof. The City of McKinney and public utility entities shall have the right to remove and keep removed improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements. The City of McKinney and public utility entities shall at all times have full right for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone. This Record Plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of McKinney, Texas.

WITNESS, my hand, this the _____ day of _____, 2019.

OWNER: **THE RYAN FAMILY LIVING TRUST**

BY: _____
Ronald Gene Ryan (Trustee)

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared **RONALD GENE RYAN**, Trustee of the RYAN FAMILY LIVING TRUST, 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 considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2019.

Notary Public in and for the State of Texas

BY: _____
Yolanda Marie Ryan (Trustee)

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared **YOLANDA MARIE RYAN**, Trustee of the RYAN FAMILY LIVING TRUST, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2019.

Notary Public in and for the State of Texas

LEGEND

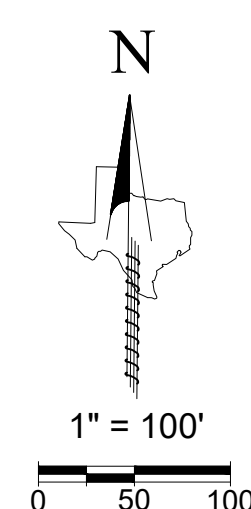
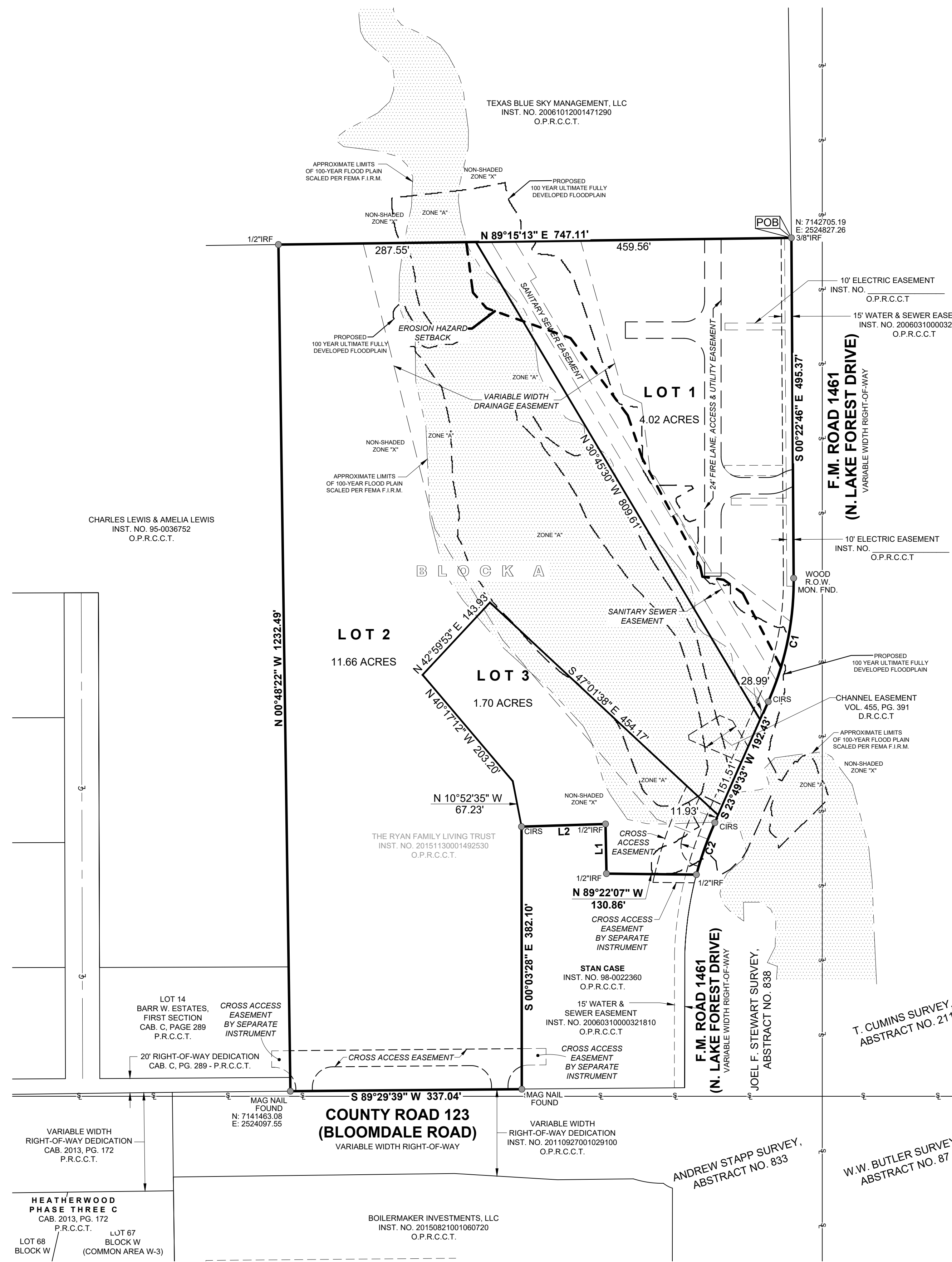
- PG = PAGE
- CAB = CABINET
- VOL = VOLUME
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- INST# = INSTRUMENT NUMBER
- CIRF = CAPPED IRON ROD FOUND
- CIRS = CAPPED IRON ROD SET
- R.O.W. = RIGHT-OF-WAY
- P.R.T.C.T. = PLAT RECORDS COLLIN COUNTY, TEXAS
- O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS

LINE	BEARING	DISTANCE
L1	N 01°09'28" W	72.26'
L2	S 88°10'16" W	122.34'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	185.02'	432.46'	24°30'46"	S 11°38'16" W	183.61'
C2	80.33'	522.46'	8°48'35"	S 19°37'44" W	80.25'

GENERAL NOTES

- 1.) The purpose of this plat is to create three (3) Lots of record from a tract of land.
- 2.) This property is located in "Non-shaded Zone X" and "Zone A" as scaled from the F.E.M.A. Flood Insurance Rate Map dated June 2nd, 2009 as shown on Map Number 48085C0145J.
- 3.) Coordinates shown are based on Western Data Systems RTK Network, Texas Coordinate System of 1983, North Central Zone (4202) North American Datum of 1983, 2011 adjustment, no scale and no projection.
- 4.) Bearings shown are based on Western Data Systems RTK Network, Texas Coordinate System of 1983, North Central Zone (4202) North American Datum of 1983, 2011 adjustment, no scale and no projection.
- 5.) Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- 6.) All proposed Lots situated entirely outside the city's corporate limits and within the city's extraterritorial jurisdiction comply with the regulations of the subdivision ordinance.



**PRELIMINARY PLAT
LAKE FOREST BUSINESS PARK
LOTS 1 - 3, BLOCK A**

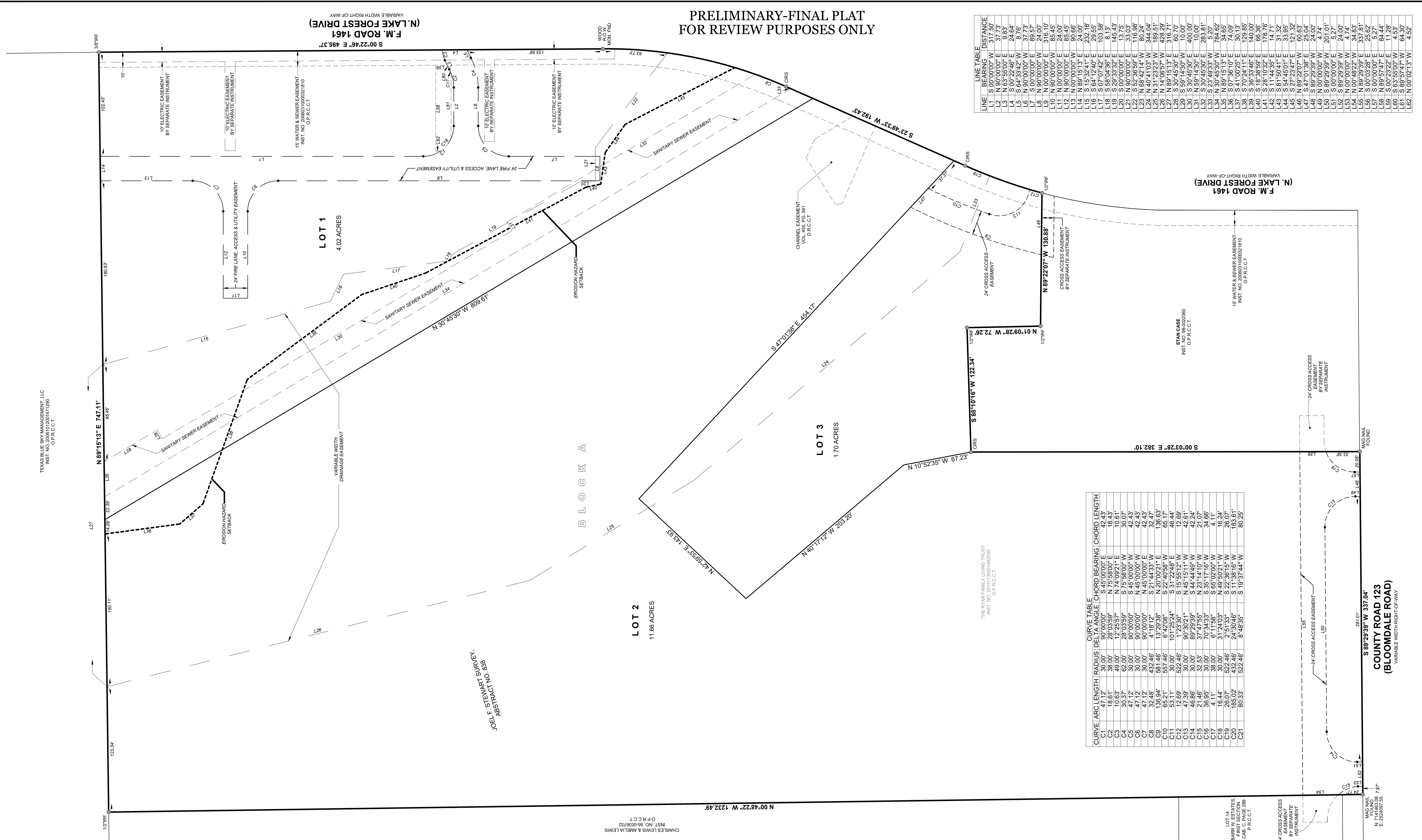
BEING 17.38 ACRES OF LAND SITUATED IN THE
JOEL F. STEWART SURVEY, ABSTRACT No. 838,
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

Project 1711.004-08		EAGLE SURVEYING, LLC 210 S. Elm Street, Suite: 104 Denton, TX 76201 (940) 222-3009 TX Firm #10194177
Date 04/14/2019		
Drafter JDC		

SURVEYOR Eagle Surveying, LLC Contact: John Cox 210 S. Elm Street, Suite: 104 Denton, TX 76201 (940) 222-3009	ENGINEER Marshall Gage, LLC Contact: Scott Caruthers 207 E. Virginia, Suite: 216 McKinney, TX 75069 (972) 542-1222	OWNER The Ryan Family Living Trust Contact: Ronald G. Ryan 3355 Ryan Trial McKinney, TX 75071	DEVELOPER Robert Fulton 2409 Forest Court McKinney, TX 75070 (760) 672-5287
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PRELIMINARY-FINAL PLAT
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LINE	BEARING	DISTANCE
L1	S 00°00'00" W	317.50'
L2	N 90°00'00" E	377.73'
L3	S 69°00'00" E	165.06'
L4	S 00°29'06" E	24.64'
L5	S 64°33'42" W	8.76'
L6	N 90°00'00" W	37.73'
L7	S 00°00'00" E	89.57'
L8	N 90°00'00" W	24.00'
L9	N 00°00'00" E	316.10'
L10	N 90°00'00" W	85.45'
L11	N 00°00'00" E	24.00'
L12	N 00°00'00" W	90.66'
L13	N 00°00'00" W	90.66'
L14	N 89°15'13" E	24.00'
L15	S 15°32'41" E	232.18'
L16	S 64°12'40" E	29.55'
L17	S 07°07'42" E	103.58'
L18	S 56°04'36" E	8.13'
L19	S 28°33'32" E	145.43'
L20	S 00°00'00" E	13.75'
L21	S 57°06'59" E	115.98'
L22	S 52°36'59" E	115.98'
L23	N 66°42'14" W	80.24'
L24	N 40°41'03" W	344.04'
L25	N 31°23'23" W	189.51'
L26	N 14°06'57" W	426.29'
L27	N 89°15'13" E	316.71'
L28	S 30°45'30" E	60.70'
L29	S 95°14'30" W	10.00'
L30	N 00°00'00" E	40.00'
L31	N 59°14'30" E	10.00'
L32	S 30°45'30" E	283.81'
L33	S 23°49'33" W	5.20'
L34	N 30°45'30" W	784.62'
L35	N 89°15'13" E	34.65'
L36	S 07°36'10" E	74.09'
L37	S 41°00'25" E	30.13'
L38	S 70°24'16" E	129.85'
L39	S 69°00'00" E	25.04'
L40	S 18°38'59" E	66.30'
L41	S 28°10'32" E	178.76'
L42	S 11°44'35" E	14.71'
L43	S 81°50'41" E	31.32'
L44	S 54°45'01" E	33.95'
L45	S 27°23'47" E	121.32'
L46	N 89°22'07" W	60.63'
L47	S 77°13'08" E	25.04'
L48	S 69°00'00" W	4.70'
L49	N 00°00'00" W	4.70'
L50	S 89°29'39" W	201.01'
L51	S 00°00'00" E	5.27'
L52	S 89°29'39" W	24.00'
L53	N 00°00'00" W	4.74'
L54	N 00°45'22" W	34.63'
L55	N 89°29'39" E	337.81'
L56	S 00°03'26" E	25.97'
L57	S 00°00'00" E	25.97'
L58	N 89°57'47" E	84.44'
L59	S 00°23'22" E	11.28'
L60	S 63°55'00" W	4.53'
L61	S 89°57'47" W	64.30'
L62	N 00°02'13" W	4.52'



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	47.12'	30.00'	90°00'00"	S 45°00'00" E	42.43'
C2	18.61'	38.00'	28°03'59"	N 75°58'00" E	18.43'
C3	10.63'	49.00'	12°25'57"	N 74°09'21" E	10.61'
C4	30.37'	62.00'	28°03'59"	S 75°58'00" W	30.07'
C5	47.12'	30.00'	90°00'00"	S 45°00'00" W	42.43'
C6	47.12'	30.00'	90°00'00"	N 45°00'00" W	42.43'
C7	47.12'	30.00'	90°00'00"	N 45°00'00" E	42.43'
C8	32.42'	46.24'	13°29'58"	N 20°00'21" E	36.63'
C9	136.94'	557.46'	6°42'08"	S 22°40'58" E	65.17'
C10	65.21'	30.00'	101°25'24"	S 31°22'48" E	46.44'
C11	53.11'	12.69'	90°30'21"	S 15°55'12" E	12.69'
C12	12.69'	30.00'	90°30'21"	N 45°15'11" W	42.61'
C13	47.39'	30.00'	89°29'39"	S 44°44'49" W	42.24'
C14	46.86'	30.00'	89°29'39"	N 23°14'10" W	21.07'
C15	21.46'	32.53'	37°47'55"	S 35°17'16" W	34.66'
C16	36.95'	30.00'	70°34'33"	N 69°50'21" W	16.24'
C17	16.44'	30.00'	91°24'03"	N 69°50'21" W	16.24'
C18	16.44'	30.00'	91°24'03"	S 22°36'15" W	26.07'
C19	185.02'	522.46'	24°30'46"	S 11°38'16" W	183.61'
C20	80.33'	522.46'	8°48'35"	S 19°37'44" W	80.25'

Project: 1711.004-08
Date: 04/14/2019
Drafter: JDC

EAGLE SURVEYING, LLC
210 S. Elm Street, Suite: 104
Denton, TX 76201
(940) 222-3009
TX Firm #10194177

SURVEYOR
Eagle Surveying, LLC
Contact: John Cox
210 S. Elm Street, Suite: 104
Denton, TX 76201
(940) 222-3009

ENGINEER
Marshall Gage, LLC
Contact: Scott Caruthers
207 E. Virginia, Suite: 216
McKinney, TX 75069
(972) 542-1222

OWNER
The Ryan Family Living Trust
Contact: Ronald G. Ryan
3355 Ryan Trail
McKinney, TX 75071

DEVELOPER
Robert Fulton
2409 Forest Court
McKinney, TX 75071
(760) 672-5287

EASEMENT DETAIL

1" = 40'

0 20 40

**PRELIMINARY PLAT
LAKE FOREST BUSINESS PARK
LOTS 1 - 3, BLOCK A**

BEING 17.38 ACRES OF LAND SITUATED IN THE
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