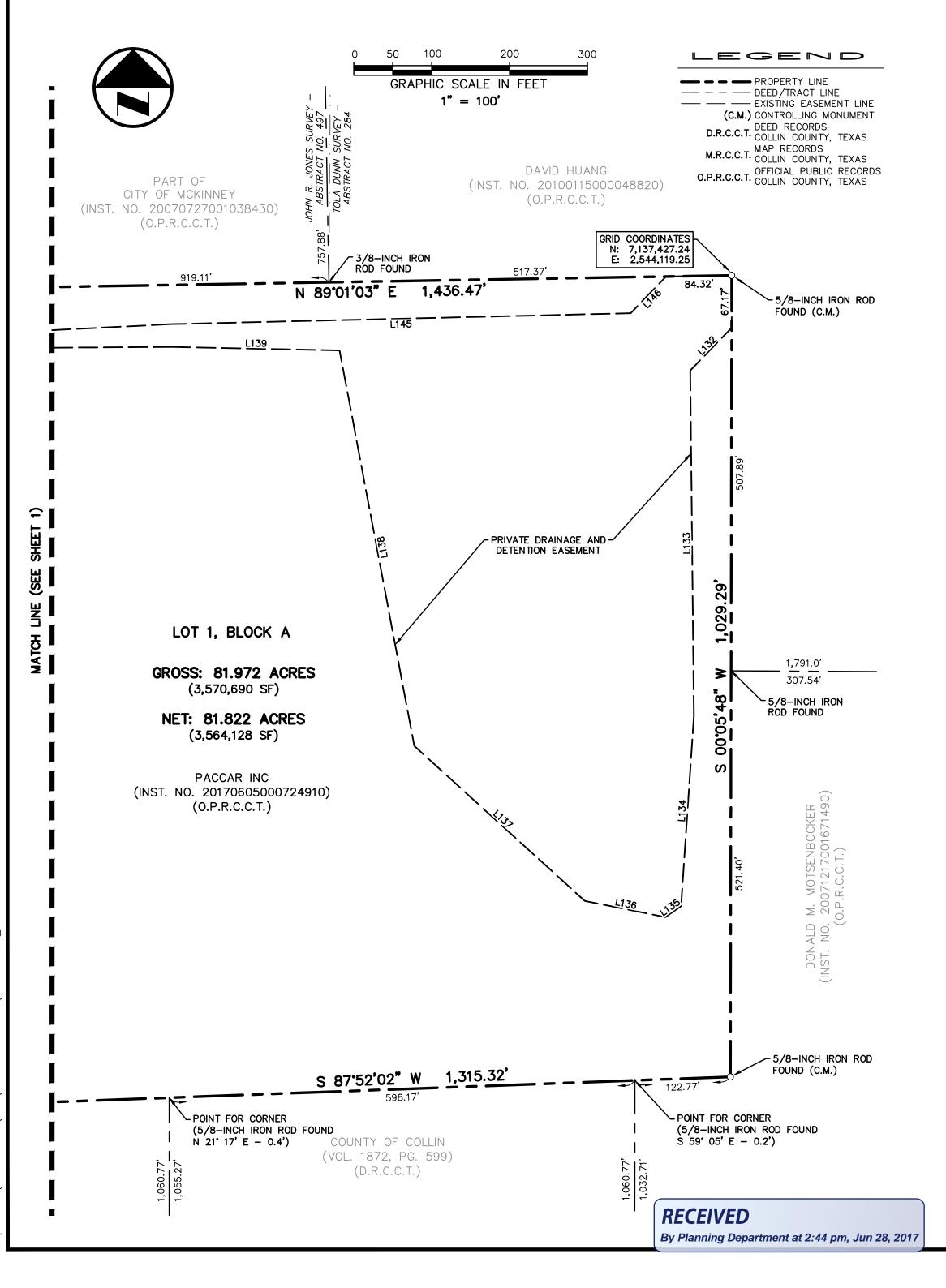
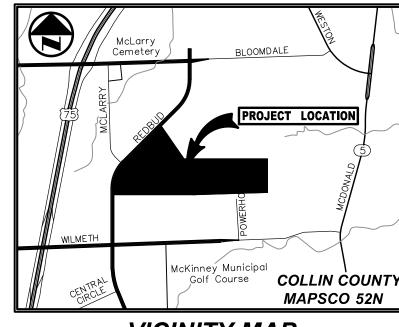


CURVE TABLE							
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD	
C1	03718114"	130.55'	85.00'	44.07'	S 26°58'09" E	83.50'	
C2	014'02'10"	470.00'	115.14'	57.86'	S 1518'08" E	114.85'	
С3	01011'59"	100.00'	17.80'	8.92'	S 27°25'13" E	17.78'	
C4	031"11'02"	305.00'	166.00'	85.11'	S 16°55'41" E	163.96'	
C5	090'00'00"	40.00'	62.83'	40.00'	S 43°39'51" W	56.57'	
C6	090'00'00"	70.00'	109.96'	70.00'	S 43°39'51" W	98.99'	
C7	090'00'00"	56.00'	87.96'	56.00'	N 46°20'09" W	79.20'	
C8	015*35'05"	73.99'	20.13'	10.13'	N 9°24'31" W	20.06'	
C9	00215'47"	156.00'	6.16'	3.08'	N 16°04'09" W	6.16'	
C10	076°23'54"	30.00'	40.00'	23.61'	N 53°08'12" W	37.10'	
C11	038'09'13"	80.00'	53.27'	27.67'	N 7215'33" W	52.29'	
C12	023°22'01"	25.00'	10.20'	5.17'	N 64°51'57" W	10.13'	
C13	038'09'13"	50.00'	33.30'	17.29'	S 72°15'33" E	32.68'	
C14	07614'04"	30.00'	39.92'	23.54'	N 50°32'48" E	37.04'	
C15	002*05'58"	156.00'	5.72'	2.86'	N 13°28'45" E	5.72'	
C16	016"12'45"	74.00'	20.94'	10.54'	N 6*25'22" E	20.87'	
C17	042*34'01"	30.00'	22.29'	11.69'	N 22°37'10" W	21.78'	
C18	020'53'33"	25.00'	9.12'	4.61'	N 54°20'57" W	9.07'	
C19	020*44'21"	25.00'	9.05'	4.57'	S 33°32'00" E	9.00'	
C20	047*25'59"	50.00'	41.39'	21.97'	S 67°37'10" E	40.22'	

CURVE TABLE								
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD		
C21	090,00,00	50.00'	78.54'	50.00'	N 43°39'51" E	70.71		
C22	022'57'40"	253.21'	101.47'	51.43'	N 10°48'14" W	100.80'		
C23	014°02'10"	500.00'	122.49'	61.55'	N 1518'08" W	122.18'		
C24	038*32'15"	101.23'	68.09'	35.39'	N 27°38'30" W	66.81'		
C25	021°06'01"	25.00'	9.21'	4.66'	N 54°27'11" W	9.15'		
C26	090'00'00"	40.00'	62.83'	40.00'	S 43°39'51" W	56.57'		
C27	090'00'00"	30.00'	47.12'	30.00'	N 46°20'09" W	42.43'		
C28	015*37'26"	99.99'	27.27'	13.72'	N 9°23'20" W	27.18'		
C29	00215'47"	130.00'	5.13'	2.57'	N 16°04'09" W	5.13'		
C30	027*22'02"	130.00'	62.09'	31.65'	N 1°15'14" W	61.51'		
C31	002'05'58"	130.00'	4.76'	2.38'	N 13°28'45" E	4.76'		
C32	016*09'50"	100.00'	28.21'	14.20'	N 6°26'50" E	28.12'		
C33	090'00'00"	30.00'	47.12'	30.00'	N 43°39'51" E	42.43'		
C34	090,00,00	40.00'	62.83'	40.00'	S 46°20'09" E	56.57'		
C35	015*07'06"	788.00'	207.92'	104.57'	N 31°41'56" E	207.32		





L40 N 01°20'09" W

15.00'

L80 | S 88'39'45" W |

15.00'

L120 | S 88\*39'51" W | 398.00'

	McLarry emetery BL	00MDALE
MCLARRY MCLARRY	F	ROJECT LOCATION 5
	РОЖЕВНО	ONALD
WILMETH  CENTRAL CIRCLE	McKinney Munic Golf Course	cipal

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LINE TABLE				LINE TABLE			LINE TABLE			
INE	BEARING	LENGTH	LINE	BEARING	LENGTH	Z	INE	BEARING	LENG	
L1	S 43°54'11" E	127.48'	L41	S 88°39'51" W	17.50'		L81	S 01°20'15" E	55.47	
L2	S 22°19'13" E	149.17'	L42	N 01°20'09" W	187.93'		L82	S 88°39'45" W	234.96	
L3	N 67°40'47" E	11.00'	L43	S 43°39'51" W	29.34'		L83	N 01°20'15" W	55.47	
L4	S 22'19'13" E	15.00'	L44	S 43'54'11" E	41.86'		L84	S 88°39'45" W	15.00'	
L5	S 67°40'47" W	11.00'	L45	S 43'54'11" E	31.55'		L85	S 01°20'15" E	55.47	
L6	S 22'19'13" E	194.26'	L46	N 46°05'49" E	10.00'		L86	S 88°39'45" W	128.17	
L7	N 67°40'47" E	7.00'	L47	S 43°54'11" E	15.00'		L87	N 01°20'09" W	829.19	
L8	S 22°19'13" E	15.00'	L48	S 46°05'49" W	10.00'		L88	S 43°39'51" W	22.49'	
L9	S 67°40'47" W	7.00'	L49	S 43°54'11" E	5.44'		L89	S 43°54'11" E	14.42'	
.10	S 22°19'13" E	64.58'	L50	N 46°05'49" E	7.50'		L90	N 88°39'51" E	57.84	
_11	N 67°40'47" E	6.00'	L51	S 43°54'11" E	15.00'		L91	S 01°20'09" E	56.00'	
.12	S 22°19'13" E	15.00'	L52	S 46°05'49" W	5.01'		L92	N 88°39'51" E	15.00'	
.13	S 67°40'47" W	6.00'	L53	N 88'39'51" E	990.43'		L93	N 01°20'09" W	56.00'	
.14	S 22'19'13" E	42.24'	L54	N 01°20'09" W	213.25'		L94	N 88'39'51" E	232.00	
.15	S 01°20'09" E	216.02'	L55	N 22°19'13" W	489.62'		L95	S 01°20'09" E	56.50'	
16	N 88'39'51" E	76.00'	L56	N 43°54'11" W	32.12'		L96	N 88*39'51" E	15.00'	
17	S 01°20'09" E	15.00'	L57	S 46°05'49" W	10.00'		L97	N 01°20'09" W	56.50'	
18	S 88°39'51" W	83.33'	L58	N 43°54'11" W	15.00'		L98	N 88'39'51" E	277.00	
19	S 01°20'09" E	42.67'	L59	N 46°05'49" E	10.00'		L99	S 43°54'11" E	141.92'	
20	S 88°39'51" W	15.00'	L60	N 43°54'11" W	77.50'		L100	S 0817'03" E	20.93'	
21	N 01°20'09" W	42.67'	L61	S 01°20'10" E	140.50'		L101	S 22¶9'13" E	198.80	
22	S 88°39'51" W	278.68'	L62	S 88°39'51" W	61.50'		L102	S 01°20'09" E	216.34	
23	S 01°20'09" E	56.50'	L63	S 01°20'09" E	15.00'		L103	S 88'39'51" W	555.56	
24	S 88°39'51" W	15.00'	L64	N 88'39'51" E	61.50'		L104	S 01°20'09" E	589.00	
25	N 01°20'09" W	56.50'	L65	S 01°20'10" E	187.00'		L105	S 88'39'51" W	398.00	
26	S 88°39'51" W	87.55'	L66	S 88'39'50" W	61.50'		L106	N 01°20'09" W	244.73	
27	S 01°20'10" E	849.46'	L67	S 01°20'10" E	15.00'		L107	S 88°39'51" W	222.31	
28	S 88°39'45" W	1224.75'	L68	N 88°39'50" E	61.50'		L108	N 53°10'56" W	105.74	
.29	N 88°39'45" E	571.97'	L69	S 01°20'10" E	237.00'		L109	S 5310'56" E	126.55	
.30	N 01°20'09" W	184.48'	L70	S 88°39'50" W	61.50'		L110	N 88°39'51" E	210.18	
.31	S 88°39'51" W	17.50'	L71	S 01°20'10" E	15.00'		L111	N 01°20'09" W	300.87	
32	N 01°20'09" W	15.00'	L72	N 88*39'50" E	61.50'		L112	N 43°54'11" W	51.04	
33	S 88°39'51" W	17.50'	L73	S 01°20'10" E	224.96'		L113	S 43°54'11" E	82.13'	
34	N 01°20'09" W	190.50'	L74	S 88°39'45" W	153.50'		L114	N 88°39'51" E	942.56	
.35	S 88°39'51" W	103.00'	L75	N 01°20'15" W	10.81'		L115	N 01°20'09" W	178.39	
36	N 01°20'09" W	15.00'	L76	S 88'39'52" W	42.00'		L116	N 2219'13" W	222.03	
37	S 88°39'51" W	103.00'	L77	S 01°20'09" E	10.81'		L117	N 08°17'03" W	10.63	
38	N 01°20'09" W	227.50'	L78	S 88'39'45" W	33.86'		L118	N 43°54'11" W	139.57	
.39	S 88°39'51" W	17.50'	L79	N 01°20'15" W	55.47'	1 🖿	L119	S 01°20'09" E	589.00	

### **NOTES**

- 1. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the Collin County TxDOT surface adjustment factor of 1.000152710
- 2. Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas, Map No. 48085C0260J, Community—Panel No. 460135 0260 J, Effective Date: June 2, 2009 and Map No. 48085C0280J, Community—Panel No. 460135 0280 J, Map Revised: June 2, 2009. All of the subject property is shown to be located in Zone "X" on said map. The location of the said floodzone is based on said map, is approximate and is not located on the ground. Relevant zones are defined on said map as follows:

Zone "X" — Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.

- 3. 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.
- 4. The owners of Lot 1, Block A of this plat shall be solely responsible for the maintenance of the storm water detention system. The owner shall further hold the City of McKinney harmless from any damages to persons, to the owner's lot or any affected lot arising from such maintenance responsibility. The City shall not be responsible for the maintenance of the referenced system, although it retains the right to enter upon the easement for public purposes.

### **OWNER'S DEDICATION**

STATE OF TEXAS COUNTY OF COLLIN

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WE, Paccar Inc do hereby adopt this plat designated the herein described property as LOT 1, BLOCK A, DYNACRAFT ADDITION to the City of McKinney, Collin County, Texas and do hereby dedicate to public use forever, their streets, alleys, and public use area shown hereon, the easements, as shown, for mutual use and accommodation of the City of McKinney and all public utilities desiring to use of 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 of growths, which in anyway may interfere with the construction, maintenance, or efficiency of it's respective systems on said Easements, and the City of McKinney and all public utilities constructing, reconstructing, inspecting, patrolling, maintaining, and adding or removing all or parts of it's respective systems, without the necessity, at anytime, or 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 at \_\_\_\_\_\_, Texas, this \_\_\_\_ day of \_\_\_\_\_\_, 2017.

Paccar Inc, a Delaware limited liability company

Horace L. Wynn Division Strategic Improvement Manager

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 Horace L. Wynn, 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.

LINE TABLE

LINE | BEARING | LENGTH

240.79

242.36'

398.00

437.37

86.76

83.18'

249.40'

133.03'

327.10'

464.52

84.57

76.54

443.28

245.08

24.57

105.59'

295.92'

516.94

214.52

**472.70**′

164.52'

8.60'

162.00'

474.49'

589.81

65.50'

112.39'

16.75'

SURVEYOR / ENGINEER:

DALLAS, TEXAS 75231

CONTACT: MARK PEACE

PH: (972) 235-3031

7557 RAMBLER ROAD, SUITE 1400

N 01°20'09" W

N 01°20'09" W

N 88'39'51" E

N 81°22'06" E

N 82°24'26" E

N 84°00'27" E

N 88'39'51" E

N 01°20'09" W

S 88°41'47" W

S 88'56'34" W

N 47°15'40" W

S 44°00'02" W

S 00°36'29" E

S 03'52'33" W

S 54°39'12" W

N 78°37'19" W

N 47°42'57" W

N 10°41'21" W

N 88'48'26" W

S 89°37'45" W

S 84°39'25" W

N 01°01'31" W

N 84°38'10" E

N 87°07'05" E

N 88'38'00" E

N 44°00'02" E

L147 N 2613'06" E

L148 N 06°05'13" W

L121

L122

L123

L124

L125

L126

L127

L128

L129

L130

L131

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L146

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_\_, 2017.

Notary Public in and for the State of Texas

# SURVEYOR'S CERTIFICATE

THAT I, Gregory Mark Peace, a Registered Professional Land Surveyor, licensed by the State of Texas, do certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown hereon were found and/or placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of McKinney, Collin County, Texas.

PRELIMINARY

**DESCRIPTION OF PROPERTY SURVEYED** 

of 647.30 feet to a point for corner;

the southeast corner of the third referenced Paccar tract:

Paccar tract and a reentrant corner of said Motsenbocker tract;

North 84 degrees, 20 seconds East, a distance of 0.4 feet;

CONTAINING: 3,570,690 square feet or 81.972 acres of land, more or less.

WHEREAS, Paccar Inc is the owner of an 81.972 acre tract of land situated in the Tola Dunn Survey, Abstract No. 284 and John R. Jones Survey, Abstract No. 497, Collin County, Texas; said tract being all of

those certain tracts of land in Special Warranty Deed to Paccar Inc recorded in Instrument No.

20170605000724190 and Instrument No. 20170605000725090 and all of that certain tract of land described in Special Warranty Deed with Right of Reverter recorded in Instrument No. 20170620000802530, all of the

Official Public Records of Collin County, Texas; said 81.972 acre tract being more particularly described as

BEGINNING, at a 1/2-inch iron rod found in the east right-of-way line of Redbud Boulevard (a 100' wide

right—of—way), said point being the southwest corner of the second referenced Paccar tract and the northwest corner of Lot 1, Block A, The Blockbuster Addition, an addition to the City of McKinney, Texas

THENCE. North 00 degrees. 15 minutes. 45 seconds West, along the said east line of Redbud Boulevard and

the west line of the second referenced Paccar tract, a distance of 55.09 feet to a 5/8-inch iron rod with

THENCE, in a northeasterly direction, along the southeast line of said Redbud Boulevard, the northwest line of the second referenced Paccar tract, the northwest line of the first referenced Paccar tract, and along said

curve to the right, having a central angle of 046 degrees, 21 minutes, 35 seconds, a radius of 800.00 feet,

a chord bearing and distance of North 22 degrees, 55 minutes, 02 seconds East, 629.79 feet, at an arc distance of 516.78 feet passing the northwest corner of the second referenced Paccar tract and the

westernmost southwest corner of the first referenced Paccar tract, then continuing in all a total arc distance

THENCE, North 46 degrees, 05 minutes, 49 seconds East, continuing along the said southeast line of Redbud

Boulevard, the northwest line of the first referenced Paccar tract, and the northwest line of the third referenced Paccar tract, at a distance of 640.99 feet passing the northwest corner of the second referenced

Paccar tract and the southwest corner of the third referenced Paccar tract, then continuing in all a total distance of 1.738.58 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner; said point being the north corner of the third referenced Paccar tract and the intersection of the said southeast line of

Redbud Boulevard and the northeast line of that certain tract of land described in Texas Power and Light

THENCE, South 22 degrees, 19 minutes, 13 seconds East, departing the said southeast line of Redbud

Boulevard and along the northeast line of the third referenced Paccar tract and the said northeast line of the Texas Power and Light Company Easement, a distance of 802.44 feet to a 5/8-inch iron rod with

"PACHECO KOCH" cap set for corner in the north line of the first referenced Paccar tract; said point being

THENCE, North 89 degrees, 01 minutes, 03 seconds East, along the said north line of the first referenced Paccar tract, the south line of that certain tract of land described in General Warranty Deed to the City of

McKinney recorded in Instrument No. 2007072700010384 of said Official Public Records, and a south line of that certain tract of land described in Notice of Successor Trustee to David Huang recorded in Instrument

No. 201001150000488 of said Official Public Records, at a distance of 919.11 feet passing the southeast

corner of said City of McKinney tract and the northernmost southwest corner of said Huang tract, then continuing in all a total distance of 1,436.47 feet to a 5/8-inch iron rod found for corner; said point being the northeast corner of the first referenced Paccar tract and a reentrant corner of said Huang tract;

THENCE, South 00 degrees, 05 minutes, 48 seconds West, along the east line of the first referenced Paccar

tract, a west line of the Huang tract, and a west line of that certain tract of land described in General

Warranty Deed to Donald M. Motsenbocker recorded in Instrument No. 20071217001671490 of said Official Public Records, at a distance of 507.89 feet passing the southernmost southeast corner of said Huang tract

and the northernmost northwest corner of said Motsenbocker tract, then continuing in all a total distance of

distance of 1,029.29 feet to a 5/8-inch iron rod found for the southeast corner of the first referenced

THENCE, South 87 degrees, 52 minutes, 02 seconds West, along the south line of the first referenced Paccar

tract, a north line of said Motsenbocker tract, the north line of that certain tract of land described in Deed

to County of Collin recorded in Volume 1872, Page 599 of said Deed Records, and the north line of that certain tract of land described in Quitclaim Deed to BBI Operating L.L.C. recorded in Instrument No.

201207300009229 of said Official Public Records, at a distance of 122.77 feet passing the southernmost

northwest corner of said Motsenbocker tract and the northeast corner of said County of Collin tract, at a

distance of 720.94 feet passing the northwest corner of said County of Collin tract and the northeast corner

of said BBI Operating tract, then continuing in all a total distance of 1,315.32 feet to a point for corner;

said point being an angle point in the first referenced Paccar tract, the northwest corner of said BBI

Operating tract, and the northeast corner of said Lot 1; from said point a 1/2-inch iron pipe found bears

THENCE, South 88 degrees, 39 minutes, 51 seconds West, continuing along the said south line of the first referenced Paccar tract, the south line of the second referenced Paccar tract, and the north line of said Lot

1, at a distance of 1,156.73 feet passing the southernmost southwest corner of the first referenced Paccar tract and the southeast corner of the second referenced Paccar tract, then continuing in all a total distance of 1,923.06 feet to the POINT OF BEGINNING;

Company Easement recorded in Volume 209, Page 604 of the Deed Records of Collin County, Texas;

according to the plat recorded in Volume J, Page 651 of the Map Records of Collin County, Texas;

"PACHECO KOCH" cap set for corner at the beginning of a tangent curve to the right;

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. RELEASED 6/28/17.

Gregory Mark Peace Registered Professional Land Surveyor

STATE OF TEXAS COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Gregory Mark Peace, known to me to be the person whose name is subscribed to the foregoing instrument

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_\_, 2017.

Notary Public in and for the State of Texas

PRELIMINARY—FINAL PLAT FOR REVIEW PURPOSES ONLY

### **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. RELEASED 6/28/17.

PRELIMINARY-FINAL PLAT

## LOT 1, BLOCK A DYNACRAFT ADDITION BEING 81.972 ACRES

LOCATED IN THE CITY OF MCKINNEY, TEXAS AND BEING OUT OF THE TOLA DUNN SURVEY, ABSTRACT NO. 284 AND JOHN R. JONES SURVEY, ABSTRACT NO. 497 COLLIN COUNTY, TEXAS SHEET 2 OF 2

OWNER: DYNACRAFT, A PACCAR COMPANY 650 MILWAUKEE AVENUE N ALGONA, WASHINGTON, 98001 PH: (253) 333-3097 CONTACT: HORACE WYNN

DRAWN BY CHECKED BY

DALLAS, TX 75231 972.235.3031 TX REG. ENGINEERING FIRM F-14439 TX REG. SURVEYING FIRM LS-10193809

SCALE JOB NUMBER 3953-17.127 GMP KCH JUNE 2017 1"=100'

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