

LOT 1, BLOCK A

GROSS: 13.3197 ACRES
580,204 SQ. FT.

RIGHT-OF-WAY 0.0093 OF AN ACRE
DEDICATION: 404 SQ. FT.

NET: 13.3104 ACRES
579,800 SQ. FT.

ROW DEDICATION
0.0093 ACRES
404 SQ. FT.

WILMETH ROAD
 (VARIABLE WIDTH R.O.W.)

R.O.W. DEDICATION
CITY OF MCKINNEY
1.192 ACRE
VOLUME 4004, PAGE 77
OPRCCT

R.O.W. DEDICATION
CITY OF MCKINNEY
1.324 ACRE
VOLUME 3969, PAGE 3667
OPRCCT

LEGEND

P.O.B. = POINT OF BEGINNING
 IRF = IRON ROD FOUND
 IPF = IRON PIPE FOUND
 DRCCT = DEED RECORDS COLLIN COUNTY, TEXAS
 OPRCCT = OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS
 PRCT = PLAT RECORDS COLLIN COUNTY TEXAS

LINE TYPE LEGEND

———	BOUNDARY LINE
- - - - -	EASEMENT LINE
.....	APPROXIMATE SURVEY LINE

NOTES:

- According to Map No. 48085C0280J, dated June 2, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas and Incorporated Areas, Federal Emergency Management Agency, Federal Insurance Administration, this property is located in Zone X and is not within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
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- 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.

PAGE 1- FIRE LANE AND WATER LINE EASEMENTS
PAGE 2- DRAINAGE EASEMENT
PAGE 3-DEDICATION, CERTIFICATE, LINE TABLE

OWNER
 Tvf Bb McKinney, LLC
 2100 Powers Ferry Rd, SE Suite 300
 Atlanta, GA 30339
 Contact: Dror Bezalel
 Email: dbezalel@theadentcompanies.com
 Phone: (770) 319-7408

SURVEYOR & ENGINEER
 Kimley-Horn and Associates, Inc.
 801 Cherry Street, Unit 11, Suite 950
 Fort Worth, TX 76102
 Contact: Paul Ward
 paul.ward@kimley-horn.com
 Phone: (817) 339-2278

PRELIMINARY-FINAL PLAT FOR REVIEW
PURPOSES ONLY
 THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

PRELIMINARY-FINAL PLAT
LOT 1, BLOCK A
HSW ADDITION
13.3197 ACRES
 TOLA DUNN SURVEY, ABSTRACT NO. 284
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

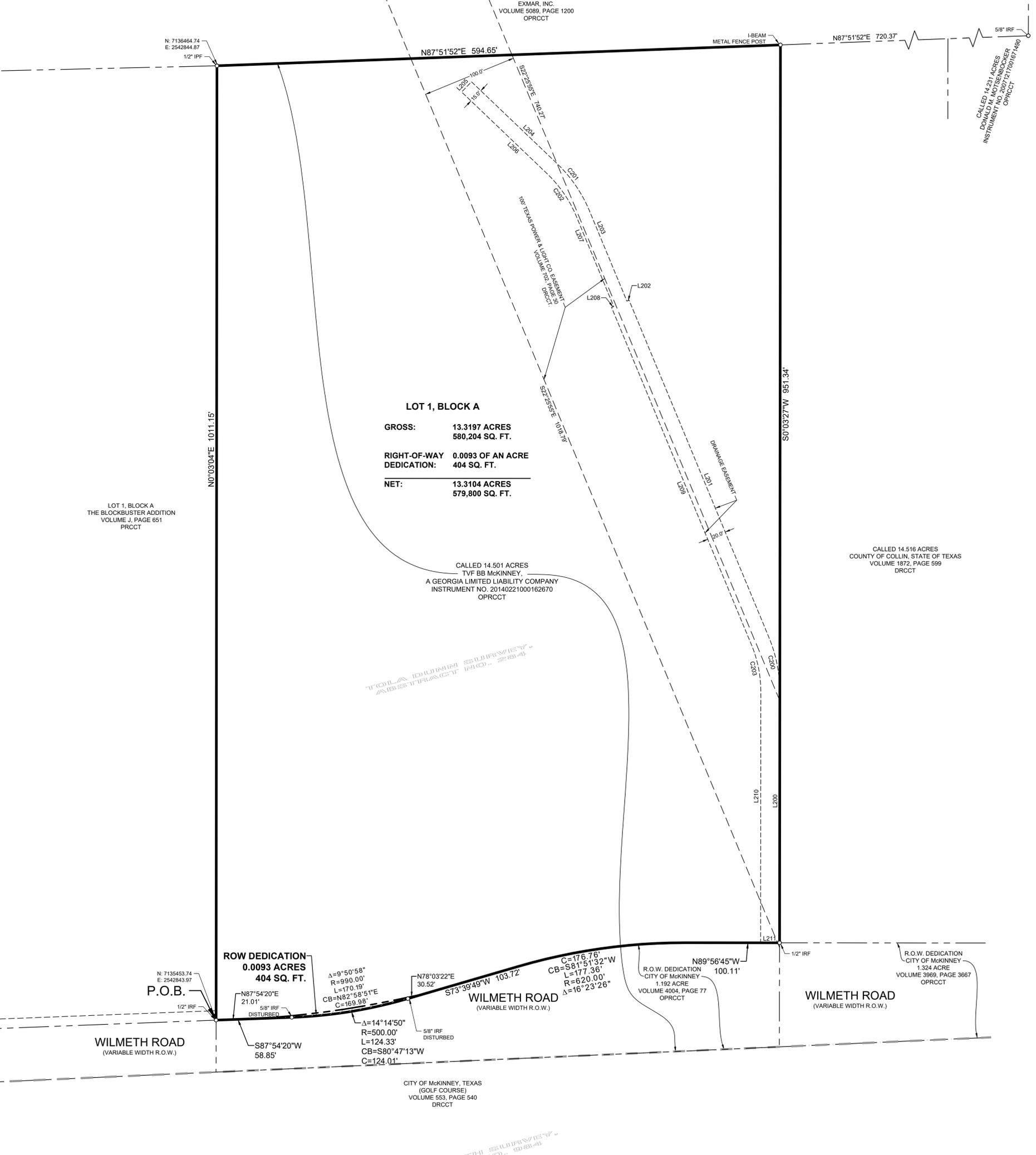
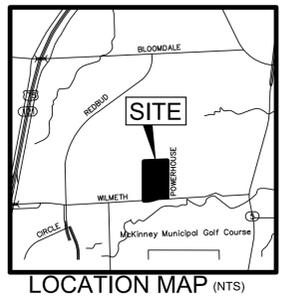
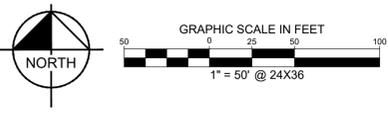
Kimley»Horn

801 Cherry Street, Unit 11, # 950
 Fort Worth, Texas 76102
 Tel. No. (817) 335-6511
 FIRM # 10194040
 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	FCN	JPW	AUG 2017	061290503	1 OF 3

DWG NAME: K:\FW_SURVEY\06_125653\FHNT SW MCKINNEY WILMETH PLAT.DWG PLOTTED BY: NANCIE FORREST 8/28/2017 11:01 AM LAST SAVED: 8/28/2017 9:12 AM

RECEIVED
 By Planning Department at 12:23 pm, Aug 28, 2017



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580,204 SQ. FT.**

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**NET: 13.3104 ACRES
579,800 SQ. FT.**

LOT 1, BLOCK A
THE BLOCKBUSTER ADDITION
VOLUME J, PAGE 651
PRCCT

CALLLED 14.501 ACRES
TVF BB MCKINNEY,
A GEORGIA LIMITED LIABILITY COMPANY
INSTRUMENT NO. 20140221000162670
OPRCCT

CALLLED 14.516 ACRES
COUNTY OF COLLIN, STATE OF TEXAS
VOLUME 1872, PAGE 599
DRCCT

**ROW DEDICATION
0.0093 ACRES
404 SQ. FT.**

P.O.B.

**WILMETH ROAD
(VARIABLE WIDTH R.O.W.)**

R.O.W. DEDICATION
CITY OF MCKINNEY
1.192 ACRE
VOLUME 4004, PAGE 77
OPRCCT

**WILMETH ROAD
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R.O.W. DEDICATION
CITY OF MCKINNEY
1.324 ACRE
VOLUME 3969, PAGE 3667
OPRCCT

CITY OF MCKINNEY, TEXAS
(GOLF COURSE)
VOLUME 553, PAGE 540
DRCCT

TOLA DUNN SURVEY
ABSTRACT NO. 284

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**PRELIMINARY-FINAL PLAT
LOT 1, BLOCK A
HSW ADDITION
13.3197 ACRES**

TOLA DUNN SURVEY, ABSTRACT NO. 284
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

LEGEND

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—————	BOUNDARY LINE
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- - - - -	APPROXIMATE SURVEY LINE

- NOTES:**
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Scale 1" = 50'	Drawn by FCN	Checked by JPW	Date AUG 2017	Project No. 061290503	Sheet No. 2 OF 3
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DWG NAME: K:\FW_SURVEY\061290503\061290503_HUNT SW MCKINNEY WILMETH PLAT.DWG PLOTTED BY: NANCIE FORREST 8/28/2017 11:01 AM LAST SAVED: 8/28/2017 9:12 AM



NO.	BEARING	LENGTH
L200	S00°03'27"W	265.91'
L201	S22°25'55"E	386.82'
L202	N67°34'05"E	2.50'
L203	S22°25'55"E	103.46'
L204	S46°09'29"E	125.08'
L205	N43°50'31"E	15.00'
L206	N46°09'29"W	125.08'
L207	N22°25'55"W	103.46'
L208	N67°34'05"E	2.50'
L209	N22°25'55"W	386.82'
L210	N00°03'27"E	265.92'
L211	N89°56'45"W	20.00'

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C200	22°29'22"	150.00'	58.88'	S11°11'14"E	58.50'
C201	23°43'34"	147.50'	61.08'	S34°17'42"E	60.64'
C202	23°43'34"	132.50'	54.87'	N34°17'42"W	54.48'
C203	22°29'22"	130.00'	51.03'	N11°11'14"W	50.70'

NO.	BEARING	LENGTH
L1	N89°56'56"W	15.75'
L2	N16°09'29"W	96.42'
L3	N06°53'46"E	92.75'
L4	N22°25'53"W	459.81'
L5	N89°56'56"W	8.91'
L6	S73°50'31"W	234.90'
L7	S00°03'04"W	239.43'
L8	S16°09'29"E	599.58'
L9	S78°03'22"W	10.61'
L10	N78°03'22"E	19.91'
L11	N16°09'29"W	597.54'
L12	N00°03'04"E	239.43'
L13	N73°50'31"E	234.90'
L14	S89°56'56"E	8.91'
L16	S22°25'53"E	459.81'
L17	S06°53'46"W	92.75'
L18	S16°09'29"E	96.42'
L19	S89°56'56"E	15.75'
L20	S00°03'04"W	26.00'

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	73°47'27"	56.00'	72.12'	N53°03'13"W	67.24'
C2	23°03'15"	126.00'	50.70'	N04°37'52"W	50.36'
C3	29°20'22"	74.00'	37.89'	N07°46'25"W	37.48'
C4	67°31'01"	30.00'	35.35'	N56°11'28"W	33.34'
C5	16°12'32"	30.00'	8.49'	S81°56'47"W	8.46'
C6	73°47'28"	30.00'	38.64'	S36°56'47"W	36.02'
C7	16°12'32"	30.00'	8.49'	S08°03'13"E	8.46'
C8	0°53'43"	990.00'	15.47'	S78°30'13"W	15.47'
C9	16°12'32"	56.00'	15.84'	N08°03'13"W	15.79'
C10	73°47'28"	56.00'	72.12'	N36°56'47"E	67.24'
C11	16°12'32"	56.00'	15.84'	N81°56'47"E	15.79'
C12	67°31'01"	56.00'	65.99'	S56°11'28"E	62.24'
C13	29°20'22"	99.99'	51.20'	S07°46'20"E	50.64'
C14	23°03'15"	100.00'	40.24'	S04°37'52"E	39.97'
C15	73°47'27"	30.00'	38.64'	S53°03'13"E	36.02'

NO.	BEARING	LENGTH
L100	N89°56'45"W	15.02'
L101	N02°32'13"W	69.06'
L102	N16°09'29"W	80.51'
L103	N22°29'14"E	36.03'
L104	S16°09'29"E	24.02'
L105	S22°29'14"W	12.01'
L106	S16°09'29"E	42.69'
L107	N73°50'31"E	22.00'
L108	S16°09'29"E	15.00'
L109	S73°50'31"W	22.00'
L110	S16°09'29"E	19.36'
L111	S02°32'13"E	71.53'
L112	S22°29'14"W	142.33'
L113	S22°30'46"E	526.83'
L114	S67°49'17"E	33.16'
L115	S22°25'58"E	20.93'
L116	S67°30'46"E	12.16'
L117	S22°30'46"E	134.00'
L118	S67°29'14"W	8.80'
L119	S22°25'53"E	24.50'
L120	N67°29'14"E	8.84'
L121	S22°30'46"E	169.79'
L122	S67°29'14"W	9.08'
L123	S22°26'09"E	26.96'
L124	N67°29'14"E	9.11'
L125	S22°30'46"E	71.43'
L126	S67°24'26"W	12.38'
L127	S22°30'47"E	6.50'
L128	N67°18'44"E	15.00'
L129	S22°30'46"E	72.72'
L130	S22°29'14"W	117.36'
L131	N16°09'29"W	24.02'
L134	S67°29'14"W	42.73'
L135	N67°30'46"W	52.26'

NO.	BEARING	LENGTH
L136	S73°50'31"W	43.50'
L137	N16°09'29"W	21.00'
L138	N73°50'31"E	34.87'
L139	N16°09'29"W	6.00'
L140	N73°50'31"E	18.10'
L141	S67°30'46"E	50.59'
L142	N67°29'14"E	31.54'
L143	S67°30'46"E	50.54'
L144	S22°25'56"E	21.18'
L145	N67°30'46"W	84.26'
L146	N73°50'31"E	24.02'
L147	S16°09'29"E	8.00'
L148	S73°50'31"W	10.00'
L149	N16°09'29"W	8.00'
L150	S73°50'31"W	10.00'
L151	N87°51'52"E	15.02'
L152	S04°54'29"E	75.68'
L153	S16°09'29"E	40.79'
L154	N16°09'29"W	47.48'
L155	N04°54'29"W	77.89'
L156	S89°28'52"E	7.54'
L157	S00°31'08"W	10.00'
L158	N89°28'52"W	7.46'
L159	N00°03'04"E	10.00'
L160	N73°50'31"E	9.50'
L161	S16°09'29"E	10.00'
L162	S73°50'31"W	9.50'
L163	N16°09'29"W	10.00'
L164	N16°09'29"W	10.00'
L165	N73°50'31"E	9.50'
L166	S16°09'29"E	10.00'
L167	S73°50'31"W	9.50'
L169	S22°25'53"E	26.96'

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C100	5°06'44"	99.99'	8.92'	S05°25'44"E	8.92'
C101	16°18'04"	56.00'	15.93'	S54°41'32"W	15.88'

NOTES:

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OWNERS CERTIFICATION
 STATE OF TEXAS §
 COUNTY OF COLLIN §
 CITY OF MCKINNEY §

WHEREAS TVF BB McKinney, a Georgia limited liability company, is the owner of a tract of land situated in TOLA DUNN SURVEY, Abstract Number 284, City of McKinney, Collin County, Texas and being a part of a called 14.501 acre tract of land described in deed to TVF BB McKinney, a Georgia limited liability company, as recorded in Instrument No. 20140221000162670 of the Official Public Records of Collin County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found on the west line of said 14.501 acre tract and at the northwest corner of a called 1.192 acre right-of-way dedication to the City of McKinney, Texas for Wilmeth Road as recorded in Volume 4004, Page 77 of said Official Public Records and at the southeast corner of Lot 1, Block A of The Blockbuster Addition, an addition to the City of McKinney, Collin County, Texas according to the plat thereof recorded in Volume J, Page 651 of the Plat Records of Collin County, Texas;

THENCE North 0°03'04" East, along the west line of said 14.501 acre tract and the east line of said Lot 1, a distance of 1011.15 feet to a 1/2" iron pipe found at the northwest corner of said 14.501 acre tract and at the northeast corner of said Lot 1 and on the south line of a called 69.625 acre tract described in deed to Exmar, Inc., as recorded in Volume 5089, Page 1200 of said Official Public Records;

THENCE North 87°51'52" East, along the north line of said 14.501 acre tract and the south line of said 69.625 acre tract, a distance of 594.65 feet to a I-beam metal fence post found at the northeast corner of said 14.501 acre tract on said south line of 69.625 acre tract and at the northwest corner of the remainder of a called 14.516 acre tract described in deed to County of Collin, State of Texas as recorded in Volume 1872, Page 599 of the Deed Records of Collin County, Texas from which a 5/8" iron rod found at the southeast corner of said 69.625 acre tract and at a reentrant corner of a called 14.231 acre tract described in deed to Donald M. Motesbocker, as recorded in Instrument No. 20071217001671490 of said Official Public Records, bears North 87°51'52" East, along the south line of said 69.625 acre tract and the north line of said 14.516 acre tract, to and along a north line of said 14.231 acre tract, a distance of 720.37 feet;

THENCE South 0°03'27" West, along the east line of said 14.501 acre tract and the west line of said 14.516 acre tract, a distance of 951.34 feet to a 1/2" iron rod found on the east line of said 14.501 acre tract and on the west line of said 14.516 acre tract and at northwest corner of a called 1.324 acre right-of-way dedication to the City of McKinney, Texas for Wilmeth Road as recorded in Volume 3969, Page 3667 of said Official Public Records, and at the northeast corner of said 1.192 acre right-of-way dedication;

THENCE over and across said 14.501 acre tract and along the north line of said 1.192 acre right-of-way dedication the following:

North 89°56'45" West, a distance of 100.11 feet to a 5/8" iron rod found (disturbed) at the beginning of a tangent curve to the left;

In a southwesterly direction, with said curve to the left having a central angle of 16°23'26", a radius of 620.00 feet, an arc distance of 177.36 feet and a chord bearing and distance of South 81°51'32" West, 176.76 feet to a 5/8" iron rod found;

South 73°39'49" West, a distance of 121.79 feet to a 5/8" iron rod found (disturbed) at the beginning of a tangent curve to the right;

In a southwesterly direction, with said curve to the right having a central angle of 14°14'50", a radius of 500.00 feet, an arc distance of 124.33 feet and a chord bearing and distance of South 80°47'13" West, 124.01 feet to a 5/8" iron rod found (disturbed);

South 87°54'20" West, a distance of 79.86 feet the **POINT OF BEGINNING** and containing 13.3197 acres or 580,204 square feet of land.

SURVEYORS CERTIFICATE

THAT I, James Paul Ward, 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, Texas.

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James Paul Ward
 Registered Professional Land Surveyor No. 5606Kimley-Horn and Associates, Inc.
 801 Cherry Street, Unit 11, Suite 950
 Fort Worth, Texas 76102
 (817) 335-6511

STATE OF TEXAS §
 COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared James Paul Ward, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ___ day of _____, 2017.

NOTARY PUBLIC in and for the STATE OF TEXAS

Printed Name

OWNER DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, TVF BB McKinney, a Georgia limited liability company, does hereby adopt this plat designating the hereinabove described property as **LOT 1, BLOCK A of HSW ADDITION**, an addition to the City of McKinney, Collin County, Texas and do hereby dedicate to the public use forever, the 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 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 constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems, without the necessity, at anytime, of procuring the permission of anyone.

This plat is made subject to the following Reservation: For Grantor and Grantor's Heirs, Successors, and Assigns Forever; A Reservation of all oil, gas, and other minerals in and under that may be produced from the property.

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

WITNESS MY HAND at _____, Texas, this the _____ day of _____, 2017.

TVF BB McKinney, a Georgia limited liability company

By: _____

Name: Dror Bezalel

Title: Owner

STATE OF _____ §
 COUNTY OF _____ §

I, _____, A Notary Public in and for the State aforesaid, do hereby certify that Dror Bezalel whose names are signed hereon have acknowledged the same before me this _____ day of _____, 2017.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC REGISTRATION NO. _____

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PRELIMINARY-FINAL PLAT LOT 1, BLOCK A HSW ADDITION 13.3197 ACRES

TOLA DUNN SURVEY, ABSTRACT NO. 284
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

Kimley»Horn

801 Cherry Street, Unit 11, # 950 Fort Worth, Texas 76102 FIRM # 10194040 Tel. No. (817) 335-6511 www.kimley-horn.com

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