

AREA NOTE:

The area (acres) shown hereon is based on the mathematical closure of the courses and distances reflected on this Survey. It does not include the tolerances that may be present due to positional accuracy of the boundary monuments in place.

REFERENCE BEARING NOTE:

The bearings shown hereon are referenced to North 87 deg. 29 min. 58 sec. East, along the south right-of-way line of Eldorado Parkway and the north line of the Subject Tract as described in the current deed, recorded in Document No. 2016006001354020, Deed Records, Collin County, Texas.

FLOOD ZONE NOTE:

This Surveyor has reviewed Flood Insurance Rate Maps No. 48085C0290J & 48085C0270J (effective date June 2, 2009) published by the Federal Emergency Management Administration for Collin County, Texas and based upon said scaled map and graphic plotting, such review indicates that a large portion of the Subject Tract lies within the 100 Year Floodplain, as shown.

MONUMENT NOTE:

All corner monuments set by this Surveyor, are 1/2 inch diameter rebar, 18 inches long, topped with a red plastic cap, stamped "RPLS 4701", unless otherwise noted.

SUBDIVISION NOTE:

Selling a portion of this addition by metes and bounds is a violation of City Subdivision Ordinance and State of Texas statutes and is subject to fines and withholding of utilities and building permits.

NOTE:

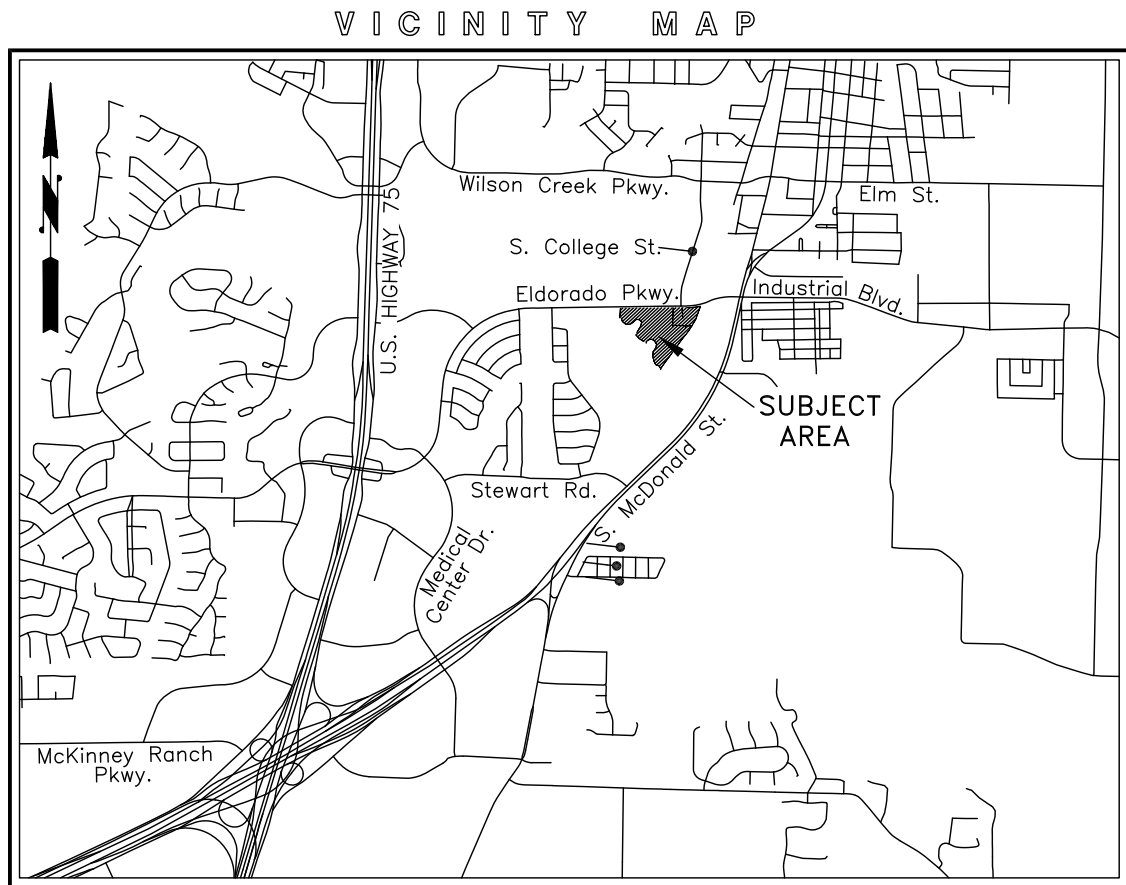
All proposed lots situated in whole or in part within the city's corporate limits comply with the minimum size requirements of the governing zoning district and the requirements of the subdivision ordinance.

CREEK MAINTENANCE NOTE:

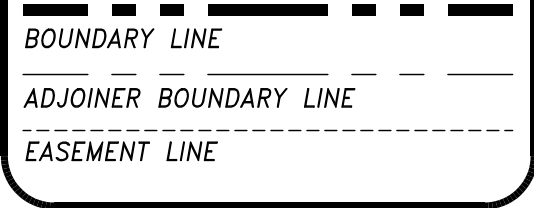
"The owner and any subsequent owner of Lot 4, Block A, of this plat shall be solely responsible for the maintenance of the creek (including all erosion control) traversing said lot. The owner shall further hold the City of McKinney harmless from any damages to persons, to the owner's lot or any affected lot arising from such maintenance responsibility. The City shall not be responsible for the maintenance of the referenced creek, although it remains the right to enter upon the easement for public purposes. The drainage easement shown hereunder shall not create any affirmative duty to the City to repair, maintain, or correct any condition that exists or occurs due to the natural flow of storm water runoff, including but not limited to, storm water overflow, bank erosion and sloughing, loss of vegetation and trees, bank subsidence, and interference of structures. Alteration of natural flow of water shall be subject to the regulations and ordinances of the City of McKinney, the State of Texas and United States of America.

PURPOSE STATEMENT:

The purpose of this preliminary-final plat is fore revisions to easements and preparation of development.

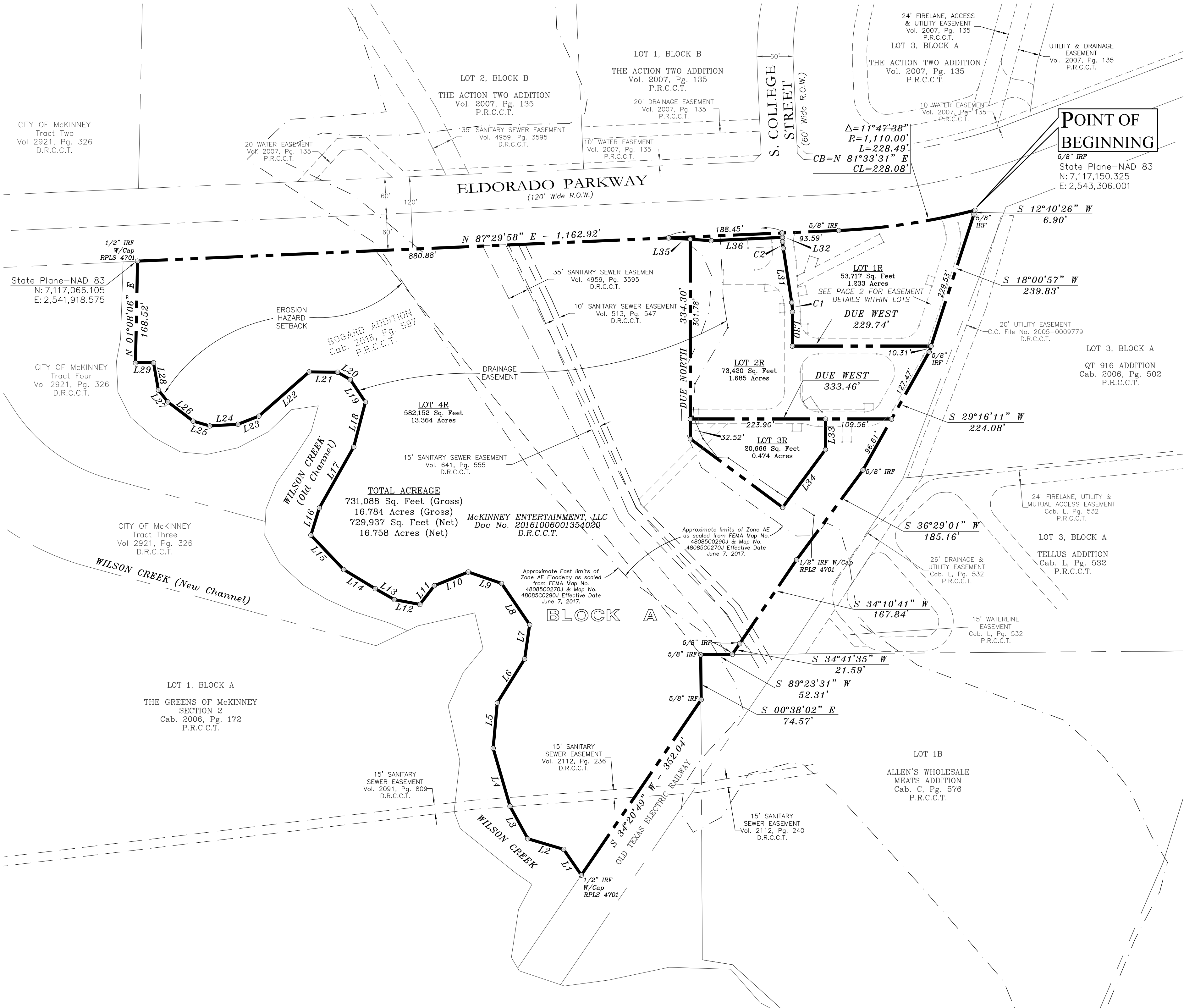


LEGEND



ABBREVIATIONS

Vol. = Volume  
Pg. = Page  
Doc. No. = Document Number  
P.R.C.C.T. = Plat Records, Collin County, Texas  
D.R.C.C.T. = Deed Records, Collin County, Texas  
F.A.W.S.D.E. = Firelane, Mutual Access, Water, Sanitary Sewer, & Drainage Easement  
W.E. = Water Easement  
M.A.D.E. = Mutual Access & Drainage Easement  
CM = Controlling Monument  
IRS = 1/2" Iron Rod Set with Red Plastic Cap Stamped "RPLS 4701"  
MNS = Mag Nail Set with Steel Washer Stamped "RPLS 4701"  
4701 = The License Number for this Registered Professional Land Surveyor



BOUNDARY CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	8°50'19"	100.00'	15.43'	N 04°25'09" W	15.41'
C2	6°20'17"	100.00'	11.06'	N 05°40'10" W	11.06'

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	N 34°30'13" W	51.75'
L2	N 73°30'55" W	61.84'
L3	N 28°45'43" W	61.50'
L4	N 16°11'11" W	100.02'
L5	N 05°09'53" E	75.48'
L6	N 31°58'55" E	85.66'
L7	N 08°19'35" E	57.47'
L8	N 34°14'22" W	82.76'
L9	N 71°05'06" W	58.28'
L10	S 68°03'31" W	60.61'
L11	S 37°38'22" W	39.22'
L12	N 79°22'00" W	42.96'
L13	N 60°15'30" W	36.52'
L14	N 58°48'58" W	61.28'
L15	N 43°35'12" W	78.68'
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L18	N 14°35'06" E	76.66'
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L31	N 08°50'19" W	90.84'
L32	N 02°30'02" W	14.46'
L33	S 00°00'00" E	50.56'
L34	S 36°29'01" W	119.17'
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"PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY"

PRELIMINARY-FINAL PLAT

BOGARD ADDITION

LOTS 1R, 2R, 3R & 4R, BLOCK A

16.784 Acres

being a replat of Lots 1, 2, 3 & 4, Block A, of the Bogard Addition, recorded in Cabinet 2018, Page 597, Plat Records, Collin County, Texas and situated in the

Samuel McFarland Survey, Abstract No. 558

City of McKinney  
Collin County, Texas

OWNER

McKINNEY ENTERTAINMENT, LLC  
Contact: Don Day  
110 E. Louisiana Street, Suite 204  
McKinney, Texas 75069  
972-562-0267  
djd4599@yahoo.com

SURVEYOR

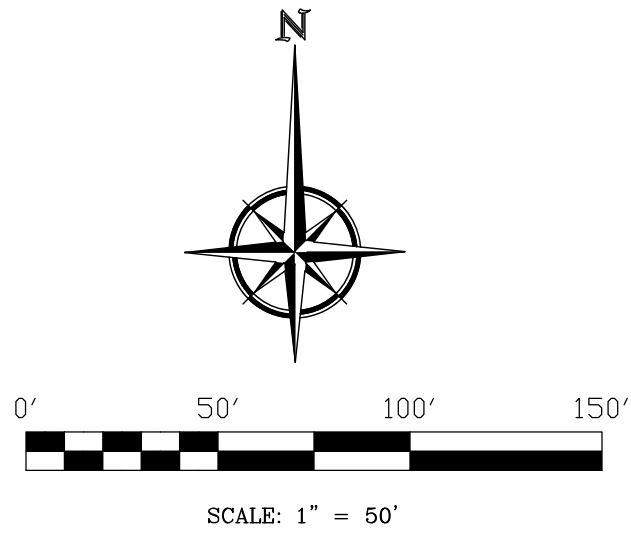
RINGLEY & ASSOCIATES, INC.  
Contact: Lawrence H. Ringley  
701 S. Tennessee Street  
McKinney, Texas 75069  
972-542-1266  
LHR@Ringley.com



RINGLEY & ASSOCIATES, INC.

SURVEYING • MAPPING • PLANNING  
Texas Firm Registration No. 10061300  
701 S. Tennessee - McKinney, Texas 75069  
(972) 542-1266

Drawn by	Date	Scale	Job	Title	Sheet
Mark Haab	11/08/18	1" = 100'	15026	15026-PP.DWG	1 of 3



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MONUMENT NOTE:

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SUBDIVISION NOTE:

Selling a portion of this addition by metes and bounds is a violation of City Subdivision Ordinance and State of Texas statutes and is subject to fines and withholding of utilities and building permits.

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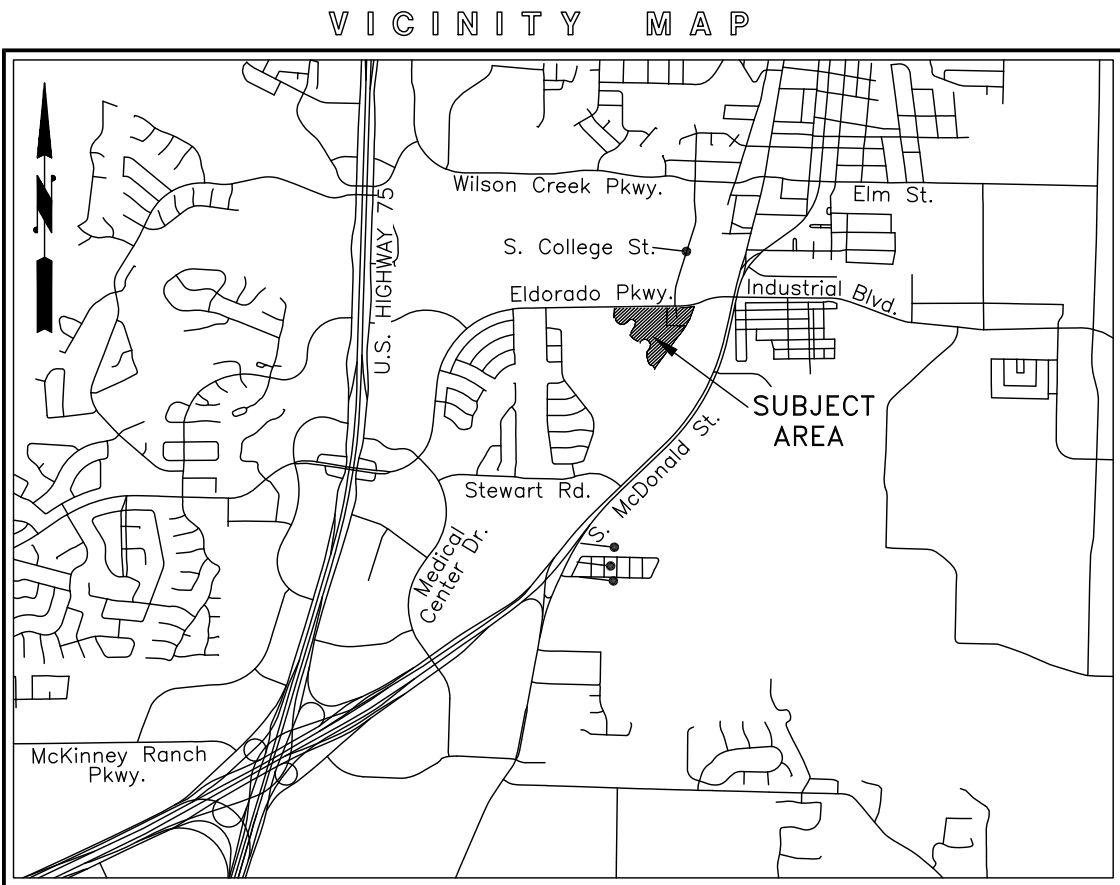
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CREEK MAINTENANCE NOTE:

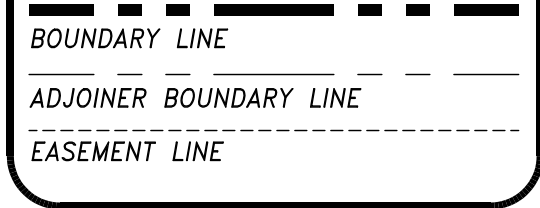
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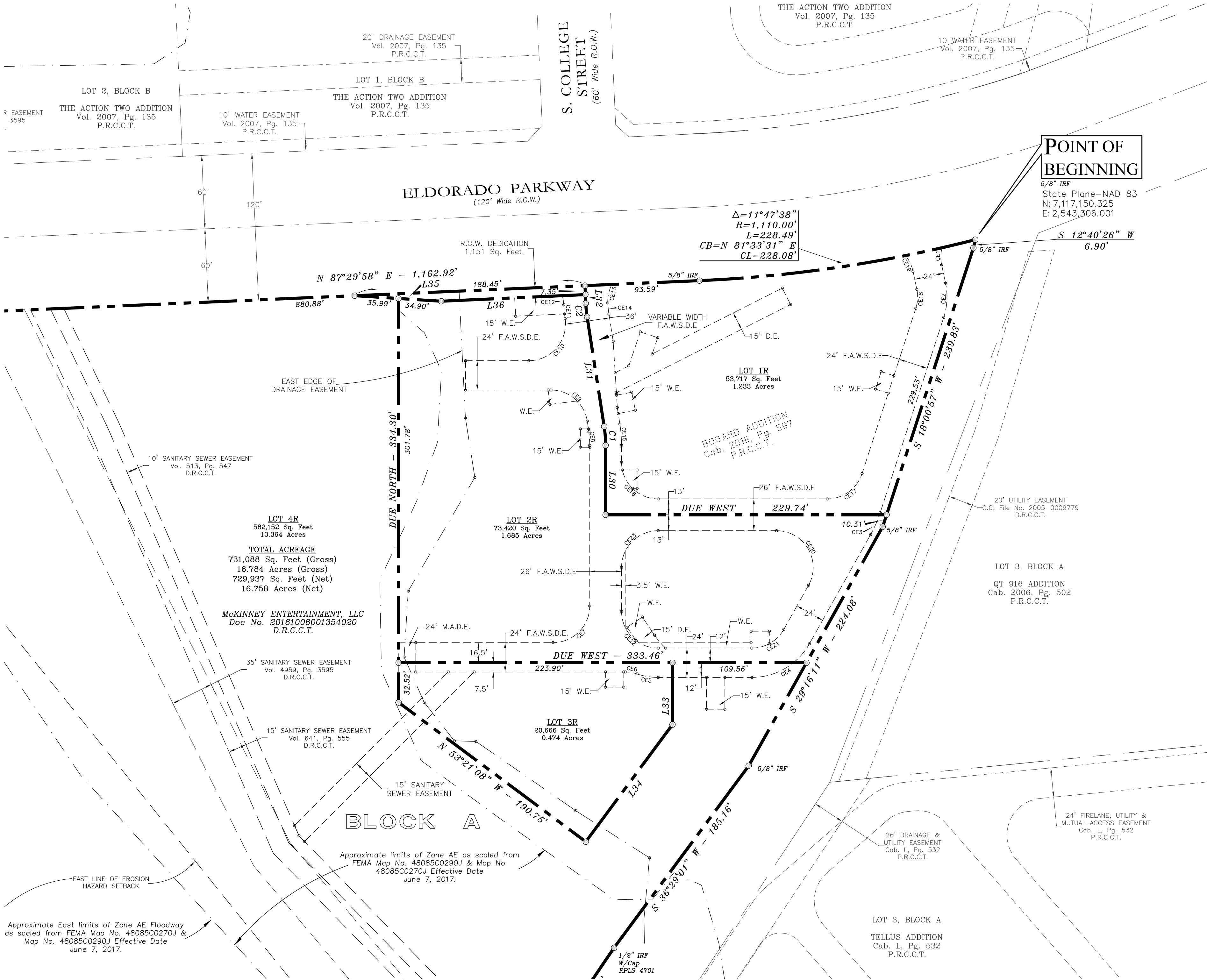


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EASEMENT DETAILS

BOUNDARY CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
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EASEMENT CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
CE1	26°54'44"	30.00'	14.09'	S 01°25'44" W	13.96'
CE2	30°02'35"	54.00'	28.31'	S 02°59'39" W	27.99'
CE3	11°15'14"	100.00'	19.64'	S 23°38'34" W	19.61'
CE4	60°43'49"	54.00'	57.24'	S 59°38'05" W	54.59'
CE5	18°44'13"	54.00'	17.66'	N 80°37'53" W	17.58'
CE6	18°44'13"	30.00'	9.81'	N 80°37'53" W	9.77'
CE7	90°00'00"	30.00'	47.12'	N 45°00'00" E	42.43'
CE8	8°50'19"	87.00'	13.42'	N 04°25'09" W	13.41'
CE9	81°09'41"	30.00'	42.50'	N 49°25'09" W	39.03'
CE10	98°16'42"	30.00'	51.46'	N 40°51'39" E	45.38'
CE11	5°35'01"	118.00'	11.50'	N 05°29'12" W	11.49'
CE12	14°24'48"	30.00'	7.55'	N 09°54'05" W	7.53'
CE13	29°59'40"	30.00'	15.71'	S 12°29'48" W	15.53'
CE14	6°20'26"	81.94'	9.07'	S 06°02'48" E	9.06'
CE15	8°50'19"	113.00'	17.43'	S 04°25'09" E	17.41'
CE16	90°00'00"	30.00'	47.12'	S 45°00'00" E	42.43'
CE17	71°59'03"	30.00'	37.69'	N 54°00'28" E	35.26'
CE18	30°02'35"	30.00'	15.73'	N 02°59'39" E	15.55'
CE19	27°17'51"	30.00'	14.29'	N 25°40'34" W	14.16'
CE20	119°16'11"	30.00'	62.45'	S 30°21'55" E	51.77'
CE21	60°43'49"	30.00'	31.80'	S 59°38'05" W	30.33'
CE22	90°00'00"	30.00'	47.12'	N 45°00'00" W	42.43'
CE23	90°00'00"	30.00'	47.12'	N 45°00'00" E	42.43'

"PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY"

PRELIMINARY-FINAL PLAT

BOGARD ADDITION

LOTS 1R, 2R, 3R & 4R, BLOCK A

16.784 Acres

being a replat of Lots 1, 2, 3 & 4, Block A, of the Bogard Addition, recorded in Cabinet 2018, Page 597, Plat Records, Collin County, Texas

and situated in the

Samuel McFarland Survey, Abstract No. 558

City of McKinney

Collin County, Texas

OWNER

McKINNEY ENTERTAINMENT, LLC  
Contact: Don Day  
110 E. Louisiana Street, Suite 204  
McKinney, Texas 75069  
972-562-0267  
djd4599@yahoo.com

SURVEYOR

RINGLEY & ASSOCIATES, INC.  
Contact: Lawrence H. Ringley  
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Drawn by	Date	Scale	Job	Title	Sheet
Mark Hask	11/08/18	1" = 100'	15026	15026-PP.DWG	2 of 3



OWNER'S CERTIFICATE

STATE OF TEXAS    )  
COUNTY OF COLLIN)(

WHEREAS, McKINNEY ENTERTAINMENT, LLC is the owner of that certain tract of land situated in the City of McKinney, in the Samuel McFarland Survey, Abstract No. 558 of Collin County, Texas and being all of that certain called 16.784 acre tract and being Lots 1, 2, 3 & 4, Block a, Bogard Addition, an addition to the City of McKinney according to the Conveyance Plat thereof, recorded in Cabinet 2018, Page 597, Plat Records, Collin County, Texas (P.R.C.C.T.) and being more particularly described by metes & bounds as follows:

BEGINNING at 5/8 inch iron rod found on the south right-of-way line of Eldorado Parkway (120' wide right-of-way) as described in a deed to the City of McKinney, recorded in Volume 2896, Page 555, D.R.C.C.T., for the northeast corner of the above described 16.784 acre   tract and same being on the west line of old abandoned Texas Electric Railway as described in a deed to Texas Traction Company (hereinafter referred to a "TER"), recorded in Volume 147, Page 209, D.R.C.C.T.;  
THENCE: South 12 deg. 40 min. 26 sec. West, along the common line of the above mentioned 16.784 acre tract and TER tract, a distance of 6.90 feet to a 5/8 inch iron rod found for an angle corner;

THENCE: South 18 deg. 00 min. 57 sec. West, continuing along said common line, a distance of 239.83 feet to a 5/8 inch iron rod found for an angle corner next to an old barbed wire fence;

THENCE: South 29 deg. 16 min. 11 sec. West, continuing along said common line and with an old barbed wired fence, a distance of 224.08 feet to a 5/8 inch iron rod found for an angle corner;

THENCE: South 36 deg. 29 min. 01 sec. West, continuing along said common line and with said barbed wired fence, a distance of 185.16 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", found for corner;

THENCE: South 34 deg. 10 min. 41 sec. West, continuing along said common line and with said barbed wired fence, a distance of 167.84 feet to a 5/8 inch iron rod found for corner;

THENCE: South 34 deg. 41 min. 35 sec. West, continuing along said common line (no fence), a distance of 21.59 feet to a 5/8 inch iron rod found for corner on the north line of Lot 1, Block A of Allen's Wholesale Meats Addition, an addition to the City of McKinney, according to the plat thereof, recorded in Cabinet P, Page 255, Plat Records, Collin County, Texas;

THENCE: South 89 deg. 23 min. 31 sec. West, along the common line of said 16.784 acre tract and said Lot 1, Block A, a distance of 52.31 feet to a 5/8 inch iron rod found for the northwest corner of said Lot 1, Block A;

THENCE: South 00 deg. 38 min. 02 sec. East, continuing along said common line, a distance of 74.57 feet to a 5/8 inch iron rod found for corner;

THENCE: South 34 deg. 20 min. 49 sec. West, departing from the west line of said Lot 1, Block A, along the southeasterly line of said 16.784 acre tract, a distance of 352.04 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", found for the most southern corner of said 16.784 acre tract on the northeasterly top bank of Wilson Creek;

THENCE: Along the southwesterly line of said 16.784 acre tract and with the meanderings of the northeasterly bank of said Wilson Creek as follows:

North 34 deg. 30 min. 13 sec. West, a distance of 51.75 feet to a point for corner;  
North 73 deg. 30 min. 55 sec. West, a distance of 61.84 feet to a point for corner;  
North 28 deg. 45 min. 43 sec. West, a distance of 61.50 feet to a point for corner;  
North 16 deg. 11 min. 11 sec. West, a distance of 100.02 feet to a point for corner;  
North 05 deg. 09 min. 53 sec. East, a distance of 75.48 feet to a point for corner;  
North 31 deg. 58 min. 55 sec. East, a distance of 85.66 feet to a point for corner;  
North 08 deg. 19 min. 35 sec. East, a distance of 57.47 feet to a point for corner;  
North 34 deg. 14 min. 22 sec. West, a distance of 82.76 feet to a point for corner;  
North 71 deg. 05 min. 06 sec. West, a distance of 58.28 feet to a point for corner;  
South 68 deg. 03 min. 31 sec. West, a distance of 60.61 feet to a point for corner;  
South 37 deg. 38 min. 22 sec. West, a distance of 39.22 feet to a point for corner;  
North 79 deg. 22 min. 00 sec. West, a distance of 42.96 feet to a point for corner;  
North 60 deg. 15 min. 30 sec. West, a distance of 36.52 feet to a point for corner;  
North 58 deg. 48 min. 58 sec. West, a distance of 61.28 feet to a point for corner;

THENCE: Departing from the easterly top bank of the current flowing Wilson Creek and continuing along the westerly line of said 16.784 acre tract and with the meanderings of the easterly top bank of the old and abandoned Wilson Creek as follows:

North 43 deg. 35 min. 12 sec. West, a distance of 78.68 feet to a point for corner;  
North 17 deg. 10 min. 08 sec. East, a distance of 47.14 feet to a point for corner;  
North 29 deg. 25 min. 02 sec. East, a distance of 116.22 feet to a point for corner;  
North 14 deg. 35 min. 08 sec. East, a distance of 76.66 feet to a point for corner;  
North 33 deg. 50 min. 55 sec. West, a distance of 44.92 feet to a point for corner;  
North 60 deg. 01 min. 36 sec. West, a distance of 24.44 feet to a point for corner;  
North 89 deg. 20 min. 47 sec. West, a distance of 46.89 feet to a point for corner;  
South 48 deg. 43 min. 47 sec. West, a distance of 111.07 feet to a point for corner;  
South 68 deg. 42 min. 20 sec. West, a distance of 37.14 feet to a point for corner;  
South 86 deg. 35 min. 36 sec. West, a distance of 46.84 feet to a point for corner;  
North 73 deg. 50 min. 30 sec. West, a distance of 28.57 feet to a point for corner;  
North 52 deg. 46 min. 51 sec. West, a distance of 52.83 feet to a point for corner;  
North 38 deg. 41 min. 40 sec. West, a distance of 24.94 feet to a point for corner;  
North 10 deg. 09 min. 57 sec. West, a distance of 45.96 feet to a point for corner;  
Due West, a distance of 29.83 feet to a point for corner;

North 01 deg. 08 min. 06 sec. East, a distance of 168.52 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", found for the northwest corner of said 16.784 acre tract, on the south right-of-way line of the above described Eldorado Parkway;

THENCE: North 87 deg. 29 min. 58 sec. East, along the south right-of-way line of Eldorado Parkway, a distance of 1,182.92 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", found for corner at the beginning of a curve to the left, having a radius of 1,110.00 feet, a central angle of 11 deg. 47 min. 38 sec. and a chord that bears North 81 deg. 33 min. 31 sec. East -228.08 feet;

THENCE: Continuing along the south right-of-way line of said Eldorado Parkway, with said curve to the left, an arc distance of 228.49 feet to the POINT OF BEGINNING and containing 731,088 square feet or 16.784 acres of land.

SUBDIVISION NOTE:

Selling a portion of this addition by metes and bounds is a violation of City Subdivision Ordinance and State of Texas statutes and is subject to fines and withholding of utilities and building permits.

NOTE:

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.

DEDICATION

STATE OF TEXAS    )  
COUNTY OF COLLIN)(

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, **McKINNEY ENTERTAINMENT, LLC**, does hereby adopt this Preliminary-Final Plat, designating the herein above described property as **LOTS 1R, 2R, 3R & 4R, BLOCK A, BOGARD ADDITION**, being replat of Lots 1, 2, 3, & 4, Block A, Bogard Addition, an addition to the City of McKinney, recorded in Cabinet 2018, Page 597, Plat Records, Collin County, Texas, and does hereby dedicate to the public use forever, the streets and easements shown hereon for the purpose as indicated. The Firelane, Mutual Access, Water, Sanitary Sewer and Drainage Easement being hereby dedicated for the 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 shall, at all times, have the full right of ingress and egress to or from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of its respective systems, without the necessity at any time, of 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 in COLLIN COUNTY, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
**Don Day,**  
Manager  
McKinney Entertainment, LLC

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 **DON DAY**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE,

this the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

That I, Lawrence H. Ringley, do hereby certify that I have prepared this plat and the field notes shown hereon from an on ground survey of that land, and this plat is a true, correct and accurate representation of the physical evidence found at the time of the survey; that the corner monuments shown hereon were found and/or placed under my personal supervision. This plat was prepared in accordance with the platting rules and regulations of the City of McKinney, Texas.

DATED this the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

RELEASED 01/31/2019 FOR REVIEW PURPOSES ONLY. THIS  
DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

Lawrence H. Ringley, R.P.L.S.  
State of Texas, No. 4701

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 LAWRENCE H. RINGLEY, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Notary Public for and in the State of Texas

”PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY”

PRELIMINARY-FINAL PLAT

BOGARD ADDITION

LOTS 1R, 2R, 3R & 4R, BLOCK A

16.784 Acres

being a replat of Lots 1, 2, 3 & 4, Block A, of  
the Bogard Addition, recorded in Cabinet 2018,  
Page 597, Plat Records, Collin County, Texas  
and situated in the


Samuel McFarland Survey, Abstract No. 558

City of McKinney

Collin County, Texas

OWNER  
McKINNEY ENTERTAINMENT, LLC  
Contact: Don Day  
110 E. Louisiana Street, Suite 204  
McKinney, Texas 75069  
972-562-0267  
djd4599@yahoo.com

SURVEYOR  
RINGLEY & ASSOCIATES, INC.  
Contact: Lawrence H. Ringley  
701 S. Tennessee Street  
McKinney, Texas 75069  
972-542-1266  
LHR@Ringley.com

RINGLEY & ASSOCIATES, INC. 				
SURVEYING • MAPPING • PLANNING Texas Firm Registration No. 10061300 701 S. Tennessee - McKinney, Texas 75069 (972) 542-1266				
Texas Firm Registration No. 10061300				
Drawn by	Date	Scale	Job	Title
Mark Haab	11/08/18	1" = 100'	15026	15026-PP.DWG
				Sheet
				3 of 3