

CONTACT: KYLE HARRIS

CONTACT: DAVID DIERKES

PROJECT LOCATION

COLLIN COUNTY

MAPSCO D460D

JOB NUMBER

4258-19.134

TX REG. SURVEYING FIRM LS-10008000 AUGUST 2019

SCALE 1"=50'

CHECKED BY

MCC

DRAWN BY ACD

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, MCKINNEY MED CENTER, L.P., is the owner of a 14.974 acre tract of land tract of land situated in the William Hemphill Survey, Abstract No. 449, City of McKinney, Collin County, Texas: said tract being part of that certain tract of land described in Special Warranty Deed with Vendor's Lien to McKinney Med Center, L.P., recorded in INST. No. 20060314000337340 in the Official Public Records of Collin County, Texas; said 14.974 acre tract being more particularly described as follows:

BEGINNING, at a 5/8-inch iron rod with "ADAMS SURVEYING COMPANY LLC" found for corner in the west right-of-way line of State Highway No. 5 (a variable width right-of-way); said point being an angle point in the said west line of State Highway No. 5 and the northeast corner of said McKinney Med Center tract; said point also being the the southeast corner of the right-of-way dedication by Lot 3R, Block A, McKinney Medical Center Addition, an addition to the City of McKinney, according to the plat recorded in Cabinet 2018, Page 944 in the Plat Records of Collin County, Texas;

THENCE, South 10 degrees, 53 minutes, 25 seconds West, along the said west line of State Highway No. 5 and the east line of said McKinney Med Center tract, a distance of 683.80 feet to a 5/8-inch iron rod with "ADAMS SURVEYING COMPANY LLC" cap found for corner; said point being the beginning of a non-tangent curve to the right;

THENCE, in a southwesterly direction and along said curve to the right, having a central angle of 41 degrees, 02 minutes 33 seconds, a radius of 252.55 feet, arc length of 180.91 feet, with a chord bearing and distance of South 38 degrees, 48 minutes, 49 seconds West, 177.06 feet to a point for corner; said point being at the intersection of the said west line of State Highway No. 5 and the north line of Frisco Road (a variable width right-of-way);

THENCE, North 87 degrees, 07 minutes, 07 seconds West, along the said north line of Frisco Road and the south line of the said McKinney Med Center tract, a distance of 579.15 feet to a point for corner; said point being the southwest corner of that certain tract of land described in Warranty Deed with Vendor's Lien to McKinney Med Center, L.P. recorded in Instrument No. 20060314000337350 of said Official Public Records and the southeast corner of Lot 1, Block A, McKinney Medical Center, an addition to the City of McKinney according to the plat recorded in Instrument No. 20080827010003040 of said Official Public Records:

THENCE, North 01 degrees, 52 seconds, 57 seconds East, departing the said north line of Frisco Road, along the west line of the second referenced McKinney Med Center tract and the east line of said Lot 1, Block A, a distance of 392.32 feet to a point for corner; from said point a 1/2-inch iron rod found bears South 84 degrees, 54 minutes East, 0.4 feet;

THENCE, North 88 degrees, 07 minutes, 05 seconds West, along the north line of the second referenced McKinney Med Center tract, a distance of 135.50 feet to a "+" cut in concrete found for corner in the east line of Lot 1, Block A, McKinney Medical Center Addition, an addition to the City of McKinney according to the plat recorded in Cabinet 2008, Page 488, in said Plat Records;

THENCE, North 01 degrees, 52 minutes, 55 seconds East, along the said east line of Lot 1, a distance of 45.89 feet to a point for corner from which a 1/2-inch iron rod with "RPLS 5696" cap found bears: South 83 degrees, 54 minutes, 29 seconds East, a distance of 0.41 feet; said point being the northeast corner of said Lot 1, Block A;

THENCE, North 88 degrees, 07 minutes, 05 seconds West, along the easternmost north line of said Lot 1, a distance of 49.03 feet to a "+" cut in concrete found for corner in the east line of Lot 2, Block A, Villages of McKinney Addition, an addition to the City of McKinney, according to the plat recorded in Cabinet Q. Page 666, in said Plat Records:

THENCE, North 01 degrees, 52 minutes, 55 seconds East, along the east line of said Lot 2 and Lot 1R of said Villages of McKinney Addition, a distance of 456.29 feet to a "+" cut in concrete found for corner in the said east line of Lot 1R; said point being the southwest corner of said Lot 3, Block A;

THENCE, in an easterly direction along the south line of said Lot 3 and the north line of said "Tract 38", the following six (6) calls:

South 88 degrees, 07 minutes, 05 seconds East, a distance of 339.73 feet to a 5/8-inch iron rod with "REALSEARCH RPLS 5696" found for corner;

South 79 degrees, 17 minutes, 21 seconds East, a distance of 12.00 feet to a "+" cut in concrete found for corner;

North 10 degrees, 42 minutes, 39 seconds East, a distance of 59.21 feet to a "+" cut in concrete found for corner;

South 79 degrees, 17 minutes, 20 seconds East, a distance of 310.44 feet to a 5/8—inch iron rod with "REALSEARCH RPLS 5696" cap found for corner and the beginning of a curve to the right;

Continuing along said curve to the right, having a central angle of 152 degrees, 16 minutes 04 seconds, a radius of 50.51 feet, arc length of 134.23 feet, with a chord bearing and distance of South 65 degrees, 25 minutes, 22 seconds East, 98.07 feet to a 5/8—inch iron rod with "REALSEARCH RPLS 5696" cap found for corner;

South 79 degrees, 17 minutes, 20 seconds East, a distance of 84.63 feet to the POINT OF BEGINNING;

CONTAINING: 14.974 acres (652,317 square feet), of land more or less.

SURVEYOR'S CERTIFICATE

Dated this the	_ day of	, 2019.	
		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 8/7/19.	
		Kyle Coleman Harris Texas Registered Professional Land Surveyor No. 6266	
STATE OF TEXAS			
COUNTY OF DALLAS			
the person whose name			ally appeared Kyle Coleman Harris, known to me to be the same for the purposes and consideration therei
expressed.			

OWNER'S DEDICATION

NOW THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT WE, MCKINNEY MED CENTER, L.P., acting through its duly authorized agent, does hereby adopt this plat, designating the herein above described property as BROADSTONE MCKINNEY, LOTS 1, 2 AND 3, BLOCK A, 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 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, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems, without the necessity, at anytime, procuring the permission of anyone.

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

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2019.

Development Director

STATE OF TEXAS

COUNTY OF COLLIN

BEFORE ME, the understand authority, a Notary Public in and for the State of Texas, on this day personally appeared David Dierkes, known to me to be the person whose name is subscribed to the foregoing INST, 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 _____, 2019.

Notary Public in and for the State of Texas

CURVE TABLE

CORVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	13°32'28"	66.00'	15.60'	7.84'	N 30°02'45" W	15.56'
C2	63°34'02"	30.00'	33.28'	18.59'	N 55°03'32" W	31.60'
C3	22°05'28"	30.00'	11.57'	5.86'	S 82°06'43" W	11.50'
C4	22°05'28"	54.00'	20.82'	10.54'	S 82°06'43" W	20.69'
C5	1"16'32"	50.00'	1.11'	0.56'	N 87°28'49" W	1.11'
C6	90°00'00"	56.00'	87.96'	56.00'	N 43°07'05" W	79.20'
C7	59°24'47"	56.00'	58.07'	31.95'	N 31°35'19" E	55.50'
C8	59°24'47"	30.00'	31.11'	17.12'	N 31°35'19" E	29.73'
C9	77*29'12"	30.00'	40.57'	24.07'	S 49°22'29" E	37.55'
C10	8*49'45"	64.00'	9.86'	4.94'	S 83'42'12" E	9.85'
C11	90'32'03"	30.00'	47.40'	30.28'	N 55°26'38" E	42.62'
C12	60°37′14″	30.00'	31.74'	17.54'	N 20°08'00" W	30.28'
C13	19*49'41"	118.00'	40.84'	20.62'	N 69°22'30" W	40.63'
C14	9°03'46"	118.00'	18.66'	9.35'	N 53°54'24" W	18.65'
C15	120°26'52"	20.00'	42.04'	34.96'	S 70°24'03" W	34.72'
C16	89°27'57"	30.00'	46.84'	29.72'	S 34°33'22" E	42.23'
C17	89*56'46"	30.00'	47.10'	29.97'	S 34°08'12" E	42.41'
C18	8219'16"	30.00'	43.10'	26.23'	S 51°59'49" W	39.49'
C19	88'43'28"	30.00'	46.46'	29.34'	N 42°28'49" W	41.95'
C20	90'00'00"	30.00'	47.12'	30.00'	N 46°52'55" E	42.43'
C21	90'00'00"	54.00'	84.82'	54.00'	N 46°52'55" E	76.37'
C22	80°23'06"	64.00'	89.79'	54.07'	N 3818'38" W	82.61'
C23	80°23'03"	30.00'	42.09'	25.34'	N 3818'36" W	38.72'
C24	98'49'45"	30.00'	51.75'	35.02'	N 51°17'48" E	45.57'
C25	90°07'31"	30.00'	47.19'	30.07'	S 34"13'35" E	42.47'
C26	91"11'25"	30.00'	47.75'	30.63'	S 47°28'38" W	42.86'
C27	1°16'32"	76.00'	1.69'	0.85'	N 87°28'49" W	1.69'
C28	90'00'00"	30.00'	47.12 '	30.00'	N 43°07'05" W	42.43'
C29	90'00'00"	30.00'	47.12'	30.00'	N 46°52'55" E	42.43'
C30	8110'15"	30.00'	42.50'	25.70'	S 38'42'12" E	39.03'
C31	90'00'00"	30.00'	47.12'	30.00'	S 46°52'55" W	42.43'
C32	90°00'00"	54.00'	84.82'	54.00'	S 46°52'55" W	76.37'
C33	90°00'00"	54.00'	84.82'	54.00'	S 43°07'05" E	76.37'
C34	90,00,00	30.00'	47.12'	30.00'	S 43°07'05" E	42.43'
C35	90'00'00"	30.00'	47.12'	30.00'	S 46°52'55" W	42.43'
C36	90'00'00"	30.00'	47.12'	30.00'	N 43°07'05" W	42.43'
C37	90'00'00"	30.00'	47.12'	30.00'	N 46°52'55" E	42.43'
C38	36'32'36"	10.00'	6.38'	3.30'	S 69°50′47" E	6.27'
C39	26'55'39"	54.00'	25.38'	12.93'	S 65°02'18" E	25.15'
C40	80°23'03"	40.00'	56.12'	33.79'	S 3818'36" E	51.63'

SURVEYOR / ENGINEER

DALLAS, TEXAS 75231

PH: (972) 235-3031

CONTACT: KYLE HARRIS

PACHECO KOCH CONSULTING ENGINEERS

7557 RAMBLER ROAD, SUITE 1400

LINE TABLE			
LINE	BEARING	LENGTH	
L1	N 86°50'33" W	6.10'	
L2	N 1°52'55" E	5.47'	
L3	N 7917'20" W	42.61	
L4	S 79°09'49" E	19.25'	
L5	S 79°06'35" E	51.39'	
L6	S 10°53'25" W	18.00'	
L7	N 1°52'55" E	36.78'	
L8	S 88°07'05" E	14.11'	
L9	N 78°30'08" W	22.38'	
L10	N 1°52'55" E	35.68'	
L11	S 1°52'55" W	39.07'	
L12	N 88°07'05" W	19.64'	
L13	S 88°07'05" E	21.89'	
L14	S 78°30'08" E	22.38'	
L15	N 88°07'05" W	14.66'	
L16	S 1°52'55" W	15.00'	
L17	S 88°07'05" E	9.63'	
L18	N 88°07'05" W	12.32'	
L19	S 1°52'55" W	20.00'	
L20	S 88°07'05" E	14.50'	
L21	N 88°07'05" W	17.27'	
L22	S 1°52'55" W	16.76'	
L23	N 1°52'55" E	16.50'	
L24	N 88°07'05" W	25.00'	
L25	S 1°52'55" W	14.22'	
L26	S 88°07'05" E	13.00'	
L27	N 1°52'55" E	15.00'	
L28	N 88°07'05" W	13.00'	
L29	S 1°52'55" W	9.35'	
L30	S 88°07'05" E	15.00'	
L31	N 1°52'55" E	14.75'	
L35	S 88°07'05" E	18.50'	
L36	N 1°52'55" E	17.09'	
L40	N 79°09'49" W	12.44'	
L41	S 10°50'11" W	15.00'	
L42	S 79°09'49" E	13.00'	
L43	N 10°50'11" E	86.94'	
L44	S 7917'20" E	18.00'	
L45	S 7917'20" E	2.82'	
L46	S 10°50'11" W	65.56'	

LINE TABLE			
LINE	BEARING	LENGTH	
L47	S 10°50'11" W	425.95'	
L48	N 10°50'11" E	778.55'	
L49	S 1°52'55" W	173.49'	
L50	S 1°52'55" W	157.22'	
L51	N 1°52'55" E	461.47'	
L52	S 88°07'05" E	77.39'	
L53	N 88°07'05" W	77.39'	
L54	S 88°07'05" E	72.61'	
L55	N 88°07'05" W	72.61'	
L56	S 1°52'55" W	138.15'	
L57	N 7917'20" W	43.91'	
L58	N 10°42'39" E	23.79'	
L59	S 10°42'39" W	8.79'	
L65	N 79*09'49" W	12.00'	
L66	N 10°50'11" E	15.00'	
L67	S 79°09'49" E	12.00'	
L68	N 88°07'05" W	8.82'	
L69	N 1°52'55" E	20.00'	
L70	N 88°07'05" W	11.70'	
L71	S 5°53'25" W	27.57'	
L72	S 84°06'35" E	18.63'	

"PRELIMINARY—FINAL PLAT FOR REVIEW PURPOSES ONLY"

PRELIMINARY—FINAL PLAT

LOT 1, 2 AND 3, BLOCK A **BROADSTONE MCKINNEY**

14.974 ACRE TRACT LOCATED IN THE CITY OF MCKINNEY, TEXAS AND BEING OUT OF THE WILLIAM HEMPHILL SURVEY, ABSTRACT NO. 449, COLLIN COUNTY, TEXAS SHEET 2 OF 2

▼Pacheco Koch		7557 RAMBLER ROAD,	SUITE 1400
u Pacheco) Koch	DALLAS, TX 75231	972.235.3031
- 4311333		TX REG. ENGINEERING	FIRM F-469
		TX REG. SURVEYING F	IRM LS-10008000

DRAWN BY CHECKED BY SCALE JOB NUMBER NONE AUGUST 2019 4258-19.134

5400 DALLAS NORTH PARKWAY FRISCO, TEXAS 75034 PH: (214) 389-2019 CONTACT: DAVID DIERKES

MCKINNEY MED CENTER, L.P.

<u>OWNER</u>