

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.

The Bearings shown hereon are referenced to South 87 deg. 50 min. 00 sec. East, along the north line of Lot 1, Block C, according to the Replat thereof recorded in Cabinet H, Pg. 445, Plat Records, Collin County, Texas.

This Surveyor has reviewed Flood Insurance Rate Map No. 48085C0290J (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, this review revealed that the subject parcel lies within "ZONE X" (Un-Shaded) and is outside of the 100 Year Flood Plain and is determined to be outside the 0.2% annual chance floodplain.

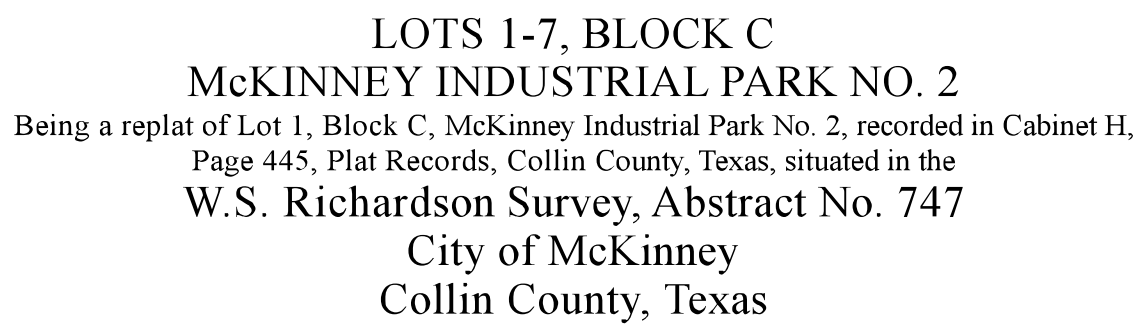
All lot corner monuments are 1/2 inch diameter rebar, two feet long topped with a red plastic cap, stamped "RPLS 4701", unless otherwise noted.

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.

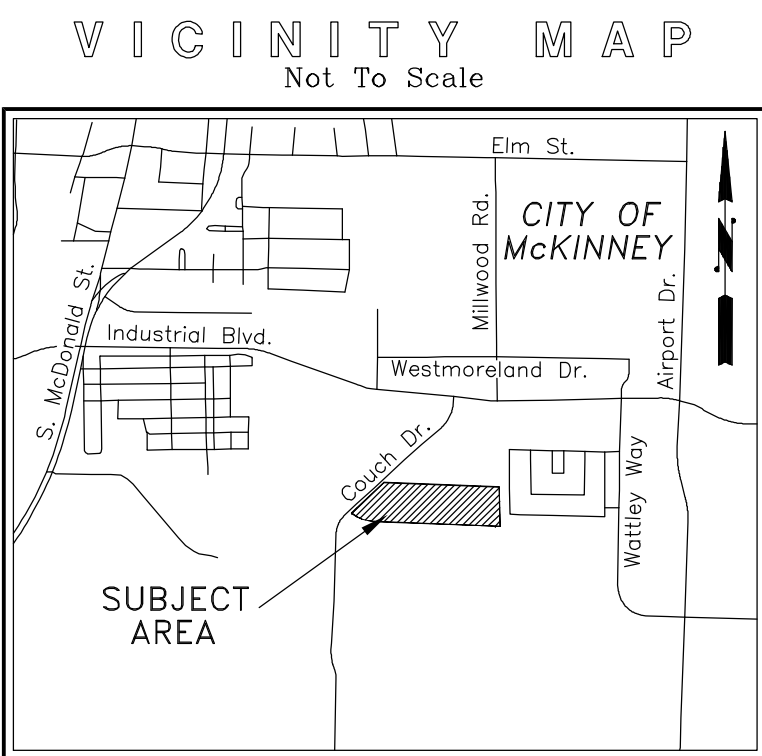
Selling a portion of this addition by metes and bounds is a violation of City Subdivision Ordinance and State of Texas statutes and is subject to fines and withholding of utilities and building permits.

RL6015, LP
Contact: Curtis Jordan
601 Digital Drive
Plano, Texas 75075
972-380-6300

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



Drawn by	Date	Scale	Job	Title	Sheet
<i>Mark Naab</i>	10/11/19	1" = 60'	19011	19011-PFRP.DWG	1 of 2



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, RL6015, LP is the owner of that certain tract of land situated in the City of McKinney, in the W.S. Richardson Survey, Abstract No. 747 of Collin County, Texas and being all of Lot 1, Block C of McKinney Industrial Park No. 2, an addition to the City of McKinney, according to the plat thereof recorded in Cabinet C, Page 46, Plat Records, Collin County, Texas (P.R.C.C.T.) and as described in a deed to RL6015, LP, recorded in Document No. 20181004001242700, Deed Records, Collin County, Texas (D.R.C.C.T.) and all of that certain called 1.778 acre tract of land (former railroad right-of-way) described in a Quitclaim Deed recorded in Document No. 20080617000736900, D.R.C.C.T. and said tracts being more particularly described by metes & bounds as follows:

BEGINNING at a 1/2 inch iron rod found on the southeast right-of-way line of Couch Drive (60' wide right-of-way) for the northwest corner of the above described Lot 1, Block C and same being the southwest corner of Lot 2B, Block C of McKinney Industrial Park No. 2, an addition to the City of McKinney, according to the Replat thereof, recorded in Cabinet I, Page 582, P.R.C.C.T.;

THENCE: South 87 deg. 50 min. 00 sec. East, departing from said Couch Drive, along the common line of said Lots 1 and 2B, a distance of 1,201.10 feet to a 1/2 inch iron rod found for the northeast corner of said Lot 1 and the southeast corner of said Lot 2B and said point being on the west line of that certain tract of land described in a deed to Bramblewood Associates, Ltd., recorded in Volume 5401, Page 6658, D.R.C.C.T.;

THENCE: South 01 deg. 27 min. 41 sec. East, along the common line of said Lot 1 and said Bramblewood tract, at a distance of 359.4, passing the southeast corner of said Lot 1 and the northeast corner of said 1.778 acre tract and continuing along the east line of said 1.778 acre tract for a total distance of 409.59 feet to a 1/2 inch iron rod, topped with a plastic cap, stamped "Bowden 4776", found for the southeast corner of said 1.778 acre tract and same being an inside ell corner of Lot 2, Block D of McKinney Industrial Park No. 2, an addition to the City of McKinney, according to the Record Plat thereof, recorded in Cabinet 2008, Page 466, P.R.C.C.T.;

THENCE: North 87 deg. 47 min. 53 sec. West, along the common line of said 1.778 acre tract and said Lot 2, at a distance of 625.21 feet, passing a 1/2 inch iron rod, topped with a plastic cap, stamped "Bowden 4776", found for the northwest corner of said Lot 2, Block D and the northeast corner of Lot 1R, Block D of McKinney Industrial Park No. 2, an addition to the City of McKinney, according to the Record Plat thereof, recorded in Cabinet 2008, Page 466, P.R.C.C.T. and continuing along the common line of said 1.778 acre tract and Lot 1R, Block D for a total distance of 1,312.28 feet to a 1/2 inch iron rod found for corner at the beginning of a curve to the right, having a radius of 407.04 feet, a central angle of 36 deg. 01 min. 11 sec. and a chord that bears North 70 deg. 03 min. 34 sec. West – 251.70 feet;

THENCE: Continuing along the common line of said 1.778 acre tract and Lot 1R and with said curve to the right, an arc distance of 255.89 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", found for the southwest corner of said 1.778 acre tract and the northwest corner of said Lot 1R, Block D, on the east right-of-way line of the above described Couch Drive;

THENCE: North 46 deg. 37 min. 37 sec. East, along the common line of said Couch Drive, said 1.778 acre tract and said Lot 1, Block C, a distance of 463.93 feet to the POINT OF BEGINNING and containing 565,734 square feet or 13.056 acres of land.

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 South 87 deg. 50 min. 00 sec. East, along the north line of Lot 1, Block C, according to the Replat thereof recorded in Cabinet H, Pg. 445, Plat Records, Collin County, Texas.

FLOOD ZONE NOTE:

This Surveyor has reviewed Flood Insurance Rate Map No. 48085C0290J (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 revealed that the subject parcel lies within "ZONE X" (Un-Shaded) and is outside of the 100 Year Flood Plain and is determined to be outside the 0.2% annual chance floodplain.

MONUMENT NOTE:

All lot corner monuments are 1/2 inch diameter rebar, two feet long topped with a red plastic cap, stamped "RPLS 4701", unless otherwise noted.

SUBDIVISION 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.

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.

DEDICATION

STATE OF TEXAS)(
COUNTY OF COLLIN)(

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, RL6015, LP, do hereby adopt this Final Replat, designating the herein above described property as **McKINNEY INDUSTRIAL PARK NO. 2, LOT 1R-7, BLOCK C**, an addition to the City of McKinney, Collin County, Texas, and being a replat of Lot 1, Block C of McKinney Industrial Park No. 2, an addition to the City of McKinney, according to the Replat recorded in Cabinet H, Page 445, Plat Records, Collin County, Texas, does hereby dedicate to the public use forever, the streets and easements shown hereon for the purpose as indicated. The Firelane, Drainage, Mutual Access and Utility 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.

CURTIS JORDAN, President
RL6015, LP

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 CURTIS JORDAN, 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

SURVEYORS' CERTIFICATE

That I, **Lawrence H. Ringley**, do hereby certify that I have prepared this plat and the field notes shown hereon from an on the ground survey of the 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.

Lawrence H. Ringley, R.P.L.S. 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, State of Texas

Approved & Accepted

City Manager
City of McKinney, Texas

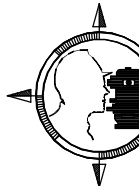
Date

OWNER
RL6015, LP
Contact: Curtis Jordan
601 Digital Drive
Plano, Texas 75075
972-380-6300

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

PRELIMINARY FINAL REPLAT

LOT 1R-7, BLOCK C
McKINNEY INDUSTRIAL PARK NO. 2
Being a replat of Lot 1, Block C, McKinney Industrial Park No. 2, recorded in Cabinet H, Page 445, Plat Records, Collin County, Texas, situated in the
W.S. Richardson Survey, Abstract No. 747
City of McKinney
Collin County, Texas



RINGLEY & ASSOCIATES, INC.
SURVEYING • MAPPING • PLANNING
Texas Firm Registration No. 10061309
701 S. Tennessee – McKinney, Texas 75069
(972) 542-1266

Drawn by	Date	Scale	Job	Title	Sheet
Mark Shack	10/11/19	1" = 60'	19011	19011-PPRP.DWG	2 of 2