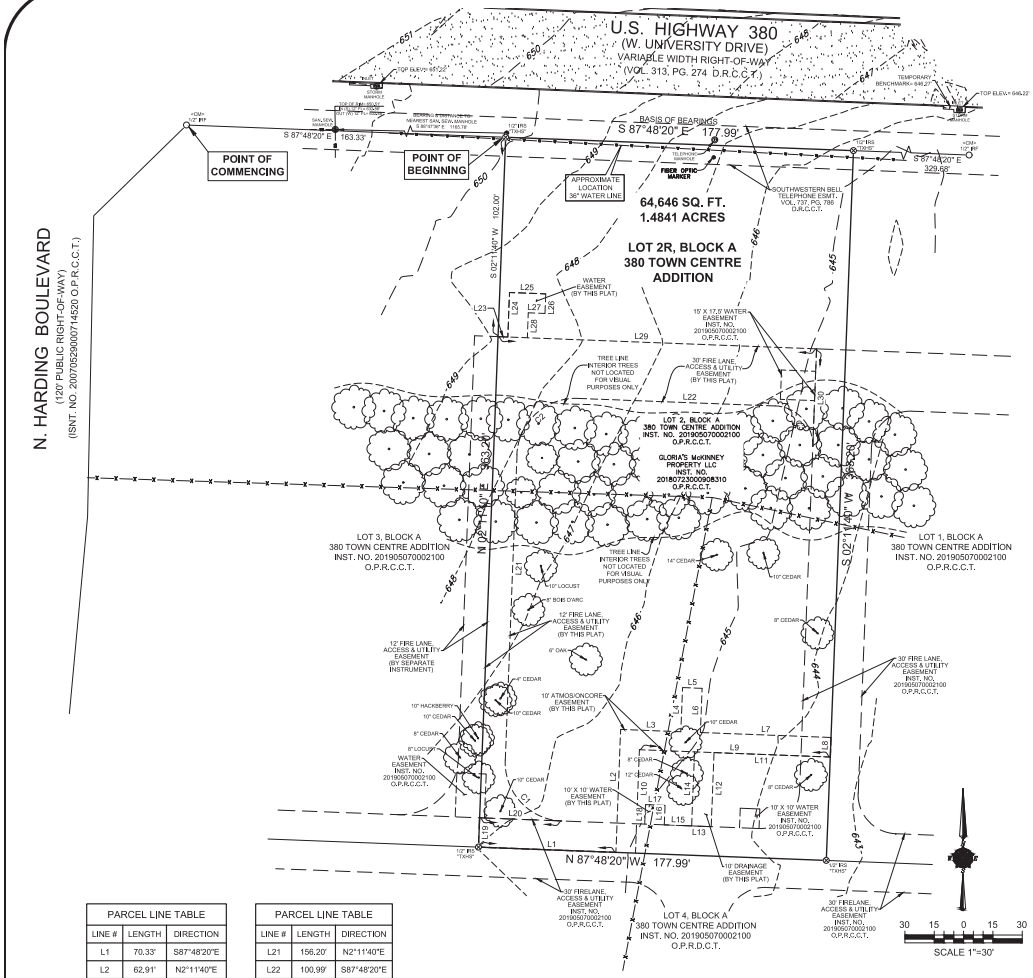
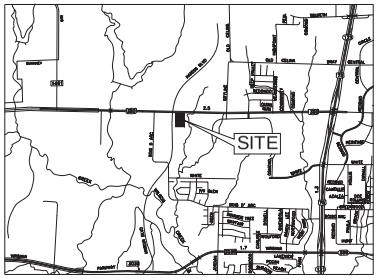


PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	70.33'	S87°48'20"E
L2	62.91'	N2°11'40"E
L3	30.82'	S87°48'20"E
L4	22.60'	N2°11'40"E
L5	10.00'	S87°48'20"E
L6	22.60'	S2°11'40"W
L7	66.85'	S87°48'20"E
L8	10.00'	S2°11'40"W
L9	97.66'	N87°48'20"W
L10	52.91'	S2°11'40"W
L11	59.48'	N87°48'20"W
L12	37.91'	S2°11'40"W
L13	10.00'	N87°48'20"W
L14	37.91'	N2°11'40"E
L15	14.00'	N87°49'11"W
L16	10.00'	N2°11'40"E
L17	10.00'	N87°48'20"W
L18	10.00'	S2°11'40"W
L19	363.20'	N2°11'40"E
L20	42.00'	S87°48'20"E

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L21	156.20'	N2°11'40"E
L22	100.99'	S87°48'20"E
L23	5.00'	S87°48'20"E
L24	22.78'	N2°11'40"E
L25	18.54'	S87°48'20"E
L26	10.00'	S2°11'40"W
L27	8.54'	S87°48'20"E
L28	12.78'	S2°11'40"W
L29	162.99'	S87°48'20"E
L30	50.00'	S87°48'20"E

PARCEL CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	47.12'	30.00'	90°00'00"	S42° 48' 20"E 42.43'
C2	47.12'	30.00'	90°00'00"	S47° 12' 01"W 42.43'
C3	31.41'	20.00'	89°58'58"	N42° 48' 20"W 28.28'

VICINITY MAP - NOT TO SCALE



OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Gloria's McKinney Property LLC, a Texas limited liability company, acting by and through its duly authorized officer, Jose Fuentes, owner, do hereby adopt this record plat designating the herein above described property as ***380 TOWN CENTRE ADDITION, LOT 2R, BLOCK A***, 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 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 part of any building, fence, shrub, tree, or other improvements or growths, which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective systems in said Easements, and the City of McKinney and public utilities constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

WITNESS, MY HAND, this the _____ day of _____, 2019.

Gloria's McKinney Property LLC, a Texas limited liability company

_____
Jose Fuentes, Owner

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on _____ by Jose Fuentes, as Owner of Gloria's McKinney Property LLC, a Texas limited liability company, its Manager, on behalf of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2019.

_____
Notary Public in and for the State of Texas

GENERAL NOTES:

1) According to the F.I.R.M. No. 48085C0265 J, the subject property does not lie within a 100 YR Flood Prone Hazard Area.

2) Bearings are based on NAD 83, North Central Texas Coordinate System.

3) Selling a portion of this addition by metes and bounds is a violation of city subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.

4) 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.

LEGEND:

IRF	IRON ROD FOUND
"X" FND.	"X" FOUND IN CONCRETE
CM	CONTROLLING MONUMENT
VOL., PG.	VOLUME, PAGE
DOC. NO.	DOCUMENT NUMBER
ESMT.	EASEMENT
ELEC.	ELECTRIC
SQ.FT.	SQUARE FEET
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS COLLIN COUNTY TEXAS
D.R.C.C.T	DEED RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS, COLLIN COUNTY, TEXAS
BSB	BUILDING SETBACK
LSB	LANDSCAPE SETBACK
INST. NO.	INSTRUMENT NUMBER

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, Gloria's McKinney Property LLC, a Texas limited liability company, the sole owner of a tract of land situated in the William H. Hunt Survey, Abstract No. 450 in the City of McKinney, Collin County, Texas, also being Lot 2, Block A of 380 Town Centre Addition, an addition to the City of McKinney, Collin County, Texas, according to the plat thereof recorded in Instrument No. 20190507010002100, Official Public Records, Collin County, Texas, and being that same tract of land conveyed to Gloria's McKinney Property LLC, a Texas limited liability company by Special Warranty Deed with Vendor's Lien, recorded in Instrument No. 20180723000908310, of the Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found at most northerly northwest corner of Lot 3, Block A of said 380 Town Centre Addition, lying on the southerly right-of-way line of US Highway 380 (variable width public right-of-way) and the easterly right-of-way line of N. Hardin Boulevard (120' public right-of-way);

THENCE South 87 degrees 48 minutes 20 seconds East, along the south right-of-way line of said US Highway 380, common with the north line of said Lot 3, Block A, a distance of 163.33 feet to a set 1/2 inch iron rod with yellow cap stamped with "TXHS", said point being the northeast corner of said Lot 3, Block A and the northwest corner of said Lot 2, Block A, said point also being the POINT OF BEGINNING;

THENCE South 87 degrees 48 minutes 20 seconds East, along the south right-of-way line of said US Highway 380, common with the north line of said Lot 2, Block A, a distance of 177.99 feet to a set 1/2 inch iron rod with yellow cap stamped with "TXHS", said point being the northeast corner of said Lot 2, Block A, common with the northwest corner of Lot 1, Block A of said 380 Town Centre Addition;

THENCE South 02 degrees 11 minutes 40 seconds West, along the easterly line of said Lot 2, Block A, common with the west line of said Lot 1, Block A, a distance of 363.20 feet to a set 1/2 inch iron rod with yellow cap stamped with "TXHS", said point being the southeast corner of said Lot 2, Block A, common with the southwest corner of said Lot 1, Block A, and lying on the north line of Lot 4, Block A of said 380 Town Centre Addition;

THENCE North 87 degrees 48 minutes 20 seconds West, along the south line of said Lot 2, Block A, common with the north line of said Lot 4, Block A, a distance of 177.99 feet to a set 1/2 inch iron rod with yellow cap stamped with "TXHS", said point being the southwest corner of said Lot 2, Block A, common with the southeast corner of said Lot 3, Block A, and lying on the north line of said Lot 4, Block A;

THENCE North 02 degrees 11 minutes 40 seconds East, along the west line of said Lot 2, Block A, common with the east line of said Lot 3, Block A, a distance of 363.20 feet to the POINT OF BEGINNING and containing 64,646 square feet or 1.4841 acres of land.

SURVEYORS CERTIFICATE

THAT, I, GARY E. JOHNSON, Texas Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that I prepared this plat from an on the ground survey of the land, and that the corner monuments shown hereon were found under my personal supervision in accordance with the platting rules and regulations of the City of McKinney, Collin County, Texas.

Preliminary, this document shall not be recorded for any purposes and shall not be used or viewed or relied upon as a final survey document. (10/24/2019)

_____
Gary E. Johnson
Texas Registered Professional Land Surveyor No. 5299

STATE OF TEXAS
DALLAS COUNTY

Before me the undersigned Notary Public in and for the said County and State, on this date personally appeared Gary E. Johnson, know to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same for the purpose and considerations therein expressed.

GIVEN under my hand and seal of office this _____ day of _____, 2019.

_____
Notary Public in and for the State of Texas

"Approved and Accepted"

_____ _____
City Manager Date:

OWNER
GLORIA'S McKINNEY
PROPERTY LLC,
JOSE FUENTES
16816 NORTH TEXAS PARKWAY
DALLAS, TEXAS 75248

SURVEYOR
TEXAS HERITAGE SURVEYING, LLC
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm #10169300

PRELIMINARY PLAT
380 TOWN CENTRE ADDITION
LOT 2R, BLOCK A
REPLAT OF THE CONVEYANCE PLAT
LOT 2, BLOCK A
380 TOWN CENTRE ADDITION
WILLIAM HUNT SURVEY, ABSTRACT NO. 480
CITY OF McKINNEY, COLLIN COUNTY, TEXAS

DATE: 10/24/19 / JOB # 1801389-2/ SCALE - 1" = 30' /JAM