

LINE TABLE			CURVE TABLE					
NO.	BEARING	LENGTH	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
L1	S88°10'20"E	38.92'	C1	32°59'19"	30.00'	17.27'	N75°20'02"E	17.04'
L2	N73°23'34"E	17.18'	C2	18°26'06"	25.00'	8.04'	S82°36'37"W	8.01'
L3	N40°43'41"E	17.86'	C3	18°26'06"	25.00'	8.04'	N82°36'37"E	8.01'
			C4	38°54'01"	85.00'	57.71'	N21°16'41"E	56.61'

STATE OF TEXAS COUNTY OF COLLIN CITY OF McKINNEY

WHEREAS, SUMMIT PARK LAND, L.L.C., is the owner of a 13.1174 acre tract of land situated in the William Ryan Survey, Abstract Number 746, in the City of McKinney, Collin County, Texas and being all of Lot 3. Block A. Summit Park Addition, an addition to the City of McKinney, Texas recorded in Volume 2007, Page 213, Map Records, Collin, Texas and being all of the tract of land described in deed to Summit Park Land, L.L.C. recorded in Instrument No. 20180927001214050 of the Official Public Records, Collin County, Texas and being more particularly described as follows

BEGINNING at a 5/8" iron rod with plastic cap stamped "KHA" found in the west Right-of-Way line of U.S. Highway 75 (variable width Right-of-Way) at the southeast corner of said Lot 3;

THENCE departing said west Right-of-Way line of U.S. Highway 75 and with the south line of said Lot 3, the following courses and distances:

- West, 336.01 feet; cap stamped "KHA" found for corner;
- 47°05'22" West, 70.06 feet;
- corner
- West, 24.35 feet;
- bearing and distance of South 32°29'09" West, 128.43 feet;
- and distance of South 33°50'00" East, 0.19 feet; In a southeasterly direction, with said curve to the right, an arc distance of 0.19 feet to a "X" cut in concrete found for corner
- 4913, Page 0203, Land Records, Collin County, Texas;
- Page 481, Map Records, Collin, Texas;
- THENCE with the east line of said Eldorado Country Club Phase 2 the following calls: North 67°07'38" East a distance of 98.68 feet to a 5/8" iron rod found for corner;
- line of a Highway Easement recorded in Volume 602, Page 10, Land Records, Collin County, Texas;
- said Highway Easement the following calls: bearing and distance of North 85°00'29" East, 55.37 feet; In a northeasterly direction, with said curve to the right, an arc distance of 55.39 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner; said west right-of-way line of said west Right-of-Way line of U.S. Highway 75;
- THENCE with said west Right-of-Way line of U.S. Highway 75, the following courses and distances: 571,393 square feet of land.

Bearing system based on the monuments found referenced to the City of McKinney monumentation, Texas State Plane PLANNING AND ZONING COMMISSION CHAIRMAN CITY OF MCKINNEY, TEXAS Coordinate System, North Central Zone 4202 (NAD 83). DATE SURVEYORS CERTIFICATE ATTEST THAT I, J. Andy Dobbs, 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. PLANNING AND ZONING COMMISSION SECRETARY CITY OF MCKINNEY, TEXAS

PRELIMINARY J. Andy Dobbs

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6196 Kimley-Horn and Associates, Inc. 13455 Noel Road, Two Galleria Office Tower, Suite 700 Dallas, Texas 75240 972-770-1300 andy.dobbs@kimley-horn.com

STATE OF TEXAS COUNTY OF COLLIN

BEFORE ME, the undersigned authority, on this day personally appeared J. Andy Dobbs known to me to be the persor 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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

OWNER: Summit Park Land, L.L.C. 1415 Louisiana Street, Suite 3000 Houston, TX 77002 Contact: Brett Sholz Phone: 713-739-6584

North 88°14'29" West, a distance of 107.90 feet to a 5/8" iron rod with plastic cap stamped "HALFF" found for corner; South 48°01'29" West, a distance of 15.85 feet to a 5/8" iron rod with plastic cap stamped "HALFF" found for corner; North 49°52'21" West, a distance of 73.46 feet to a "X" cut in concrete found at the beginning of a non-tangent curve to the left having a central angle of 70°48'25", a radius of 290.00 feet, a chord bearing and distance of North 4°55'29"

In a northwesterly direction, with said curve to the left, an arc distance of 358.39 feet to a 5/8" iron rod with plastic

South 40°43'48" West, a distance of 23.31 feet to a "X" cut in concrete found at the beginning of a non-tangent curve to the left having a central angle of 15°04'37", a radius of 267.00 feet, a chord bearing and distance of North

In a northwesterly direction, with said curve to the left, an arc distance of 70.26 feet to a "X" cut in concrete found for

South 40°43'41" West, a distance of 185.01 feet to a "X" cut in concrete found at the beginning of a tangent curve to the right having a central angle of 58°17'52", a radius of 25.00 feet, a chord bearing and distance of South 69°52'37"

In a southwesterly direction, with said curve to the right, an arc distance of 25.44 feet to a "X" cut in concrete found at the beginning of a reverse curve to the left having a central angle of 133°04'49", a radius of 70.00 feet, a chord

In a southwesterly direction, with said curve to the left, an arc distance of 162.59 feet to a "X" cut in concrete found at the beginning of a reverse curve to the right having a central angle of 0°26'32", a radius of 25.00 feet, a chord bearing

South 40°07'39" West, a distance of 118.23 feet to a 5/8" iron rod with plastic cap stamped "HALFF" found for corner: South 11°42'12" West, a distance of 66.81 feet to a 5/8" iron rod with plastic cap stamped "HALFF" found for corner in the north line of a tract of land described in a deed to Eldorado Homeowners Association, Inc. recorded in Volume

THENCE with the north line of said 23.256 acre tract, the following courses and distances:

North 77°33'22" West a distance of 641.85 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner; North 67°10'03" West a distance of 242.01 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner in the east line of Eldorado Country Club Phase 2, an addition to the City of McKinney, Texas recorded in Cabinet G,

North 05°55'58" East a distance of 127.63 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner; South 89°06'01" East a distance of 496.23 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner; North 81°50'08" East a distance of 302.57 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;

North 25°00'35" East a distance of 217.94 feet to a 3/8" iron rod found for corner;

North 00°58'39" East a distance of 222.84 feet to a 5/8" iron rod with plastic cap stamped "KHA" found at the northeast corner of a called 6.514 acre tract of land described In a deed to Villages of Eldorado II Owners Association, Inc., recorded in Collin County Clerk's File No. 97-0027779, Land Records, Collin County, Texas, said point being in the south Right-of-Way line of Valley Creek Trail (60-foot wide Right-of-Way), a dedication to the City of McKinney, Texas recorded in Cabinet G, Page 107, Map Records, Collin County, Texas;

THENCE with the south Right-of-Way line of said Valley Creek Trail the following calls:

South 68°41'39" East a distance of 51.94 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner at the beginning of a non-tangent curve to the left whose chord bears South 76°47'40" East a distance of 66.64 feet; In an easterly direction with said non-tangent curve to the left having a radius of 237.63 feet, a central angle of 16°07'14", and an arc length of 66.86 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner at the beginning of a non-tangent curve to the left whose chord bears North 84°42'18" East a distance of 176.30 feet;

In an easterly direction with said non-tangent curve to the left having a radius of 488.29 feet, a central angle of 20°48'03", and an arc length of 177.27 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner; North 74°18'22" East a distance of 58.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" found at the beginning of a tangent curve to the right whose chord bears North 75°22'20" East a distance of 20.27 feet; In an easterly direction with said tangent curve to the right having a radius of 544.74 feet, a central angle of 2°07'56", and an arc distance of 20.27 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner in the southwest

THENCE departing the south Right-of-Way line of said Valley Creek Trail and with the southwest and southeast lines of

South 41°46'16" East a distance of 28.05 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner; North 47°49'13" East a distance of 46.06 feet to a 5/8" iron rod with plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the right having a central angle of 5°49'33", a radius of 544.74 feet, a chord

South 54°08'16" East, a distance of 23.91 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner in

South 16°59'06" East, a distance of 52.95 feet to a highway monument found for corner;

South 01°49'40" West a distance of 349.09 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner; South 14°06'59" West a distance of 255.46 feet to the POINT OF BEGINNING and containing 13.1174 acres or

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED

UPON AS A FINAL

SURVEY DOCUMENT

, 2021.

DATE

3455 Noel Road.

Scale

1" = 100'

CONVEYANCE PLAT LOT 3A AND LOT 3B, BLOCK A SUMMIT PARK ADDITION

BEING A REPLAT OF LOT 3, BLOCK A SUMMIT PARK ADDITION 13.1174 ACRES

WILLIAM RYAN SURVEY, ABSTRACT NO. 746 CITY OF McKINNEY, COLLIN COUNTY, TEXAS

SURVEYOR: Kimley-Horn 13455 Noel Road. Two Galleria Office Tower, Suite 700 Dallas, TX 75240 Contact: Andy Dobbs, RPLS

CITY OF McKINNEY FLDORAD COUNTR LOCATION MAP NOT-TO-SCALE **OWNER DEDICATION**

RAPHIC SCALE IN FEE

" = 100' @ 24X3

ALL LOTS COMPLY WITH THE MINIMUM SIZE

REQUIREMENTS OF THE ZONING DISTRICT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, we, SUMMIT PARK LAND, L.L.C., do hereby adopt this plat designating the hereinabove described property as SUMMIT PARK 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 it's 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 it's respective systems, without the necessity, at anytime, 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 at __County, Texas, this the _____day

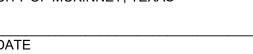
of_____, 2021. SUMMIT PARK LAND, L.L.C.

STATE OF TEXAS

COUNTY OF

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

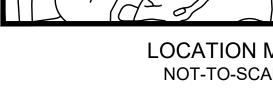
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the . 2021

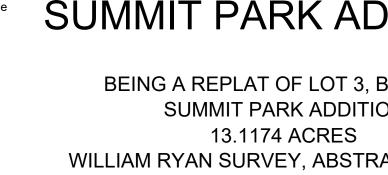


BEFORE ME, the undersigned authority, on this day personally appeared

APPROVED

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





ower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Checked by <u>Drawn by</u> <u>Date</u>

im	lev
Two Galleria	Office

MTC

JAD

/ARCH 202

Fel. No. (972) 770-1300 Fax No. (972) 239-3820 Project No. 064547901

Sheet No.

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