

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, UNDERDOG KENNELS, L.L.C., is the owner of that certain tract of land, situated in the City of McKinney, in the John R. Burrows Survey, Abstract No. 70 of Collin County, Texas and being all of Lot 1, Block A of Aero Country East Addition, an addition to the City of McKinney, according to the Record Plat thereof, recorded in Volume 2010, Page 186, Plat Records, Collin County, Texas (P.R.C.C.T.) and further described in a deed to Underdog Kennels, L.L.C., recorded in Document No. 2023000014090, Deed Records, Collin County, Texas (D.R.C.C.T.) and being more particularly described by metes & bounds as follows:

BEGINNING at a 5/8 inch iron rod found on the north right-of-way line of Virginia Parkway (a variable width right-of-way) for the southwest corner of the above described Lot 1, Block A and also being on the east line of that certain called 9.265 acre tract of land described as "Tract 5" in a deed to Aero Country Ventures, LLC, recorded in Document No. 20150417000435960, D.R.C.C.T. and in a deed to Interurban Warehouse, Ltd. (26%), recorded in Document No. 20150417000435970, D.R.C.C.T.;

THENCE: North 00 deg. 44 min. 22 sec. West, departing from said Virginia Parkway, along the common line of said Lot 1, Block A and said 9.265 acre tract, a distance of 271.41 feet to a point for the northwest corner of said Lot 1, Block A, on the west edge of a stone retaining wall and said point also being the southwest corner of Common Area A-5 (Swick Lane), according to the above described Record Plat of Aero Country East Addition;

THENCE: North 89 deg. 09 min. 50 sec. East, along the north line of said Lot 1, Block A and the south line of said Common Area A-5 and Lots 14, 15, 16 and 17 of said addition, a distance of 395.65 feet to a 5/8 inch iron rod, topped with a yellow plastic cap, stamped "Pogue Eng. & Dev." (hereinafter referred to as "Pogue cap"), found for the most northerly northeast corner of said Lot 1, Block A, on the southwestern line of Common Area A-2 (Lloyd Stearman Drive, a private street) and said point being in a non-tangent curve to the left, having a radius of 50.00 feet, a central angle of 80 deg. 18 min. 59 sec. and a chord that bears South 42 deg. 08 min. 19 sec. East - 64.49 feet;

THENCE: Along the common line of said Lot 1, Block A and said Common Area A-2 as follows:

Southeasterly, along said curve to the left, an arc distance of 70.09 feet to a 5/8 inch iron rod found for the point of reverse curve to the right, having a radius of 8.00 feet, a central angle of 84 deg. 13 min. 50 sec. and a chord that bears South 40 deg. 09 min. 34 sec. East - 10.73 feet;

Southeasterly, along said curve to the right, an arc distance of 11.76 feet to a 5/8 inch iron rod found for corner at the end of said curve and the beginning of a compound curve to the right, having a radius of 425.00 feet, a central angle of 05 deg. 17 min. 12 sec. and a chord that bears South 04 deg. 37 min. 09 sec. West - 39.20 feet;

Southwesterly, along said curve to the right, an arc distance of 39.21 feet to a 5/8 inch iron rod found for corner at the end of said curve;

South 07 deg. 15 min. 45 sec. West, a distance of 32.77 feet to a 5/8 inch iron rod found for corner at the beginning of a curve to the left, having a radius of 475.00 feet, a central angle of 06 deg. 56 min. 15 sec. and a chord that bears South 03 deg. 47 min. 42 sec. West - 57.48 feet;

Southwesterly, along said curve to the left, an arc distance of 57.52 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for corner at the end of said curve;

South 44 deg. 20 min. 06 sec. West, a distance of 24.88 feet to a 5/8 inch iron rod with a Pogue cap found for corner;
South 00 deg. 39 min. 54 sec. East, a distance of 34.22 feet to a 5/8 inch iron rod with a Pogue cap found for the southeast corner of said Lot 1, Block A and the southwest corner of said Common Area A-2, on the northern right-of-way line of the above mentioned Virginia Parkway and said point being in a non-tangent curve to the left, having a radius of 1,560.00 feet, a central angle of 08 deg. 24 min. 03 sec. and a chord that bears South 84 deg. 40 min. 01 sec. West - 228.53 feet;

THENCE: Southwesterly, along the common line of said Lot 1, Block A and Virginia Parkway and with said curve to the left, an arc distance of 228.73 feet to a 5/8 inch iron rod with a Pogue cap found for the point of reverse curve to the right, having a radius of 1,440.00 feet, a central angle of 07 deg. 28 min. 14 sec. and a chord that bears South 84 deg. 12 min. 06 sec. West - 187.62 feet;

THENCE: Southwesterly, continuing along said common line and with said curve to the right, an arc distance of 187.75 feet to the POINT OF BEGINNING and containing 108,057 square feet or 2.481 acres of land.

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, UNDERDOG KENNELS, L.L.C., does hereby adopt this Conveyance Plat, designating the herein above described property as AERO COUNTRY EAST ADDITION, LOT 1RA and LOT 1RB, BLOCK A, being a Replat of Lot 1, Block A, of the Aero Country East Addition, recorded in Volume 2010, Page 186, 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, 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 \_\_\_\_\_, 2023.

ROBERT DAVID COTTINGHAM,
Owner
Underdog Kennel, L.L.C.

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the State of North Carolina, on this day personally appeared ROBERT DAVID COTTINGHAM 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 \_\_\_\_\_, 2023.

Notary Public, State of Texas

Approved & Accepted

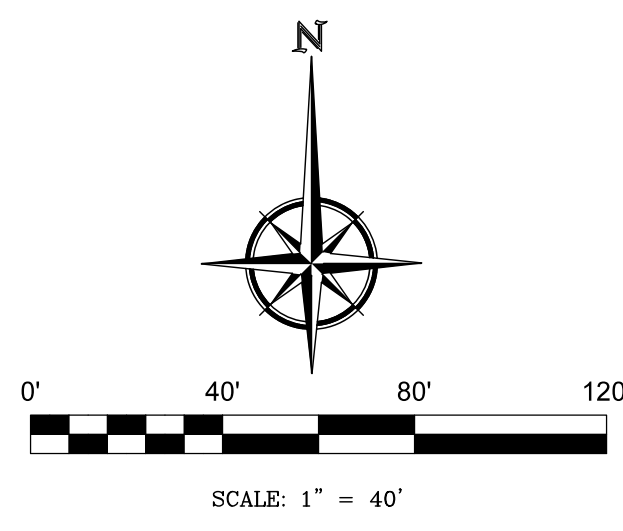
City Mangaer
City of McKinney, Texas

Date

OWNER
UNDERDOG KENNELS, L.L.C.
7129 Harry Hines Blvd.
Dallas, Texas 75235
Contact: Robert D. Cottingham
214-724-9071

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

RINGLEY & ASSOCIATES, INC.
SURVEYING • MAPPING • PLANNING
Texas Firm Registration No. 10061300
701 S. Tennessee - McKinney, Texas 75069
(972) 542-1266
Table with columns: Drawn by, Date, Scale, Job, Title, Sheet



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.

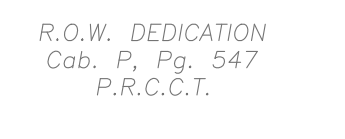
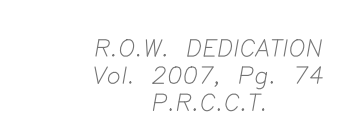
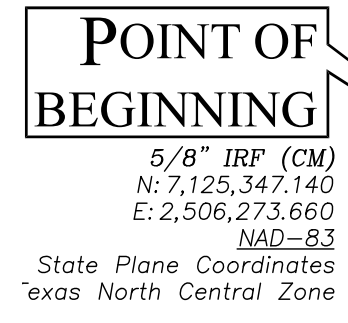
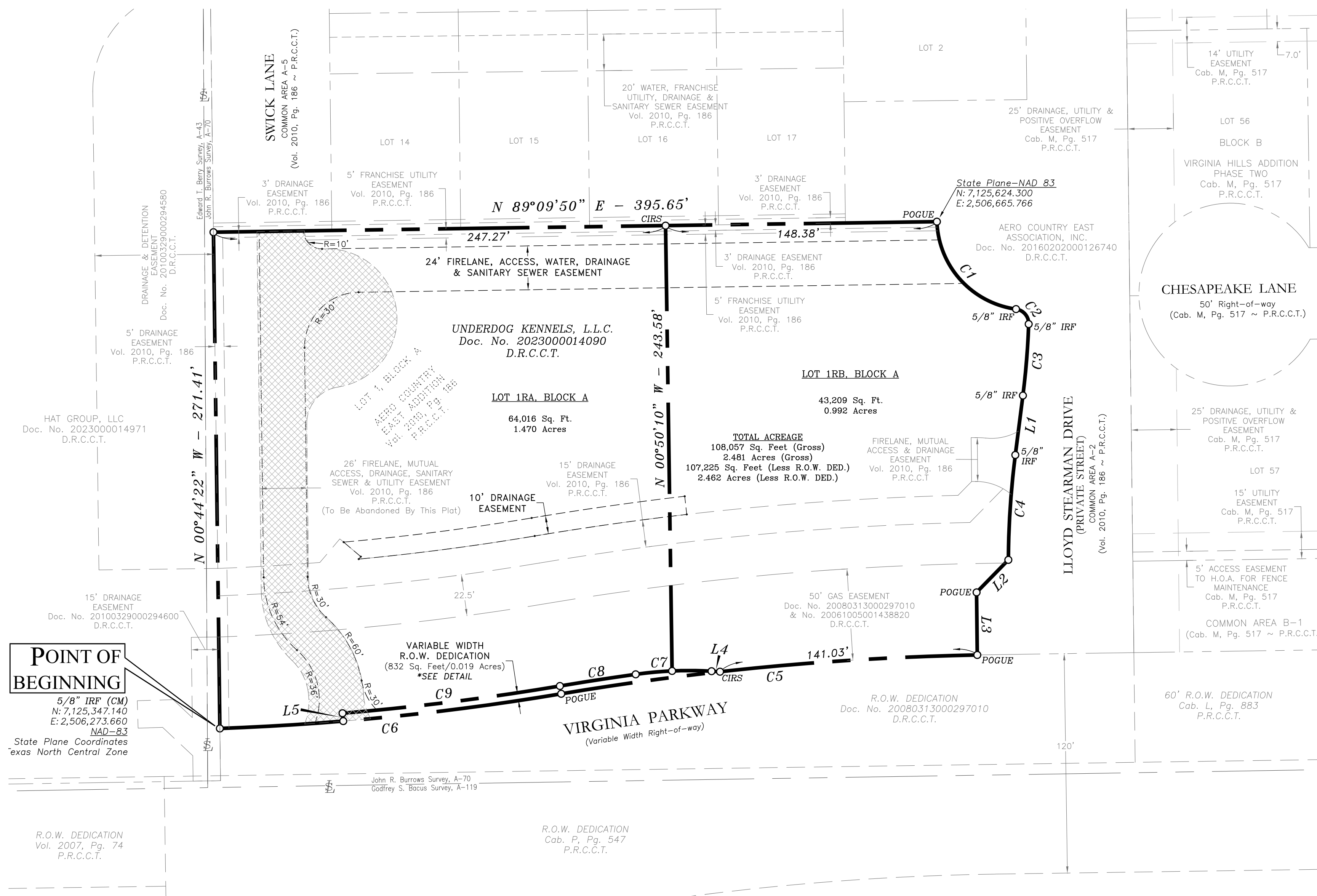
REFERENCE BEARING NOTE:
The bearings shown hereon are geodetic and reference to City of McKinney Control Monument No. 38, based upon the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983.

MONUMENT NOTE:
All lot corner monuments set by this Surveyor are 1/2 inch diameter rebar, 18 inches long, topped with a red plastic cap, stamped "RPLS 4701" or if in concrete pavement, a mag nail with a steel washer, stamped "RPLS 4701", unless otherwise noted.

FLOOD ZONE NOTE:
This Surveyor has reviewed Flood Insurance Rate Map No. 48085C0255J (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.

SUBDIVISION NOTES:
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 requirements of the subdivision ordinance.

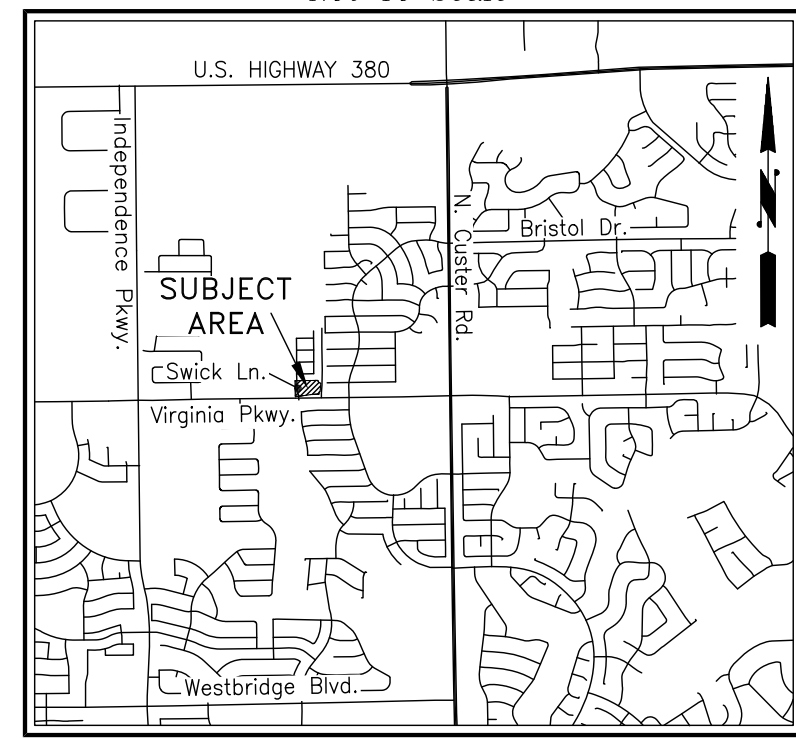
Notice-Selling a portion of this addition by metes and bounds is a violation of City Subdivision Ordinance and State of Texas statutes and is subject to fines and withholding of utilities and building permits.



CONVEYANCE PLAT ONLY: NOT FOR DEVELOPMENT

A conveyance plat is a map of property approved by the city for the purpose of sale or conveyance in its entirety or interests thereon defined. Lots created by a conveyance plat may not have all necessary public utilities available for immediate use. No certificate of occupancy shall be issued nor permanent public utility service provided to any lot(s) created by a conveyance plat until all required public improvements have been constructed and accepted and a record plat is filed for record with the county clerk. Selling a portion of property by metes and bounds, except as shown on an approved, filed and accepted conveyance plat, record plat, minor plat or minor replat is a violation of the City's Code of Ordinances and state law.

VICINITY MAP
Not To Scale



ABBREVIATIONS
Vol. = Volume
Cab. = Cabinet
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
R.O.W. = Right-Of-Way
DED. = Dedication
IRF = Iron Rod Found
IRS = 1/2" Iron Rod Set with a red plastic cap stamped "RPLS 4701"
POGUE = 5/8" Iron Rod Found with yellow plastic cap stamped "POGUE"
4701 = The License Number for this Registered Professional Land Surveyor

NOTE: ALL NEW EASEMENTS BY THIS PLAT WILL BE ANNOTATED ONCE ALL EASEMENT ALIGNMENTS HAVE BEEN FINALIZED & APPROVED.

LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows L1 through L5.

CURVE TABLE with columns: CURVE, DELTA ANGLE, RADIUS, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Rows C1 through C9.

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 \_\_\_\_\_, 2023.

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