

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	01°52'35"	1,085.00'	35.53'	N 33°24'41" E	35.53'
C2	5°58'12"	1,015.00'	105.76'	N 35°23'18" E	105.71'

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 are based upon GPS measurements and observations from City of McKinney GPS Monument No. 54, Texas State Plane Coordinate System, NAD 83, North Central Zone (4202).

FLOOD ZONE NOTE:
This Surveyor has reviewed Flood Insurance Rate Map No. 48085C0270K (effective date June 7, 2017) 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.

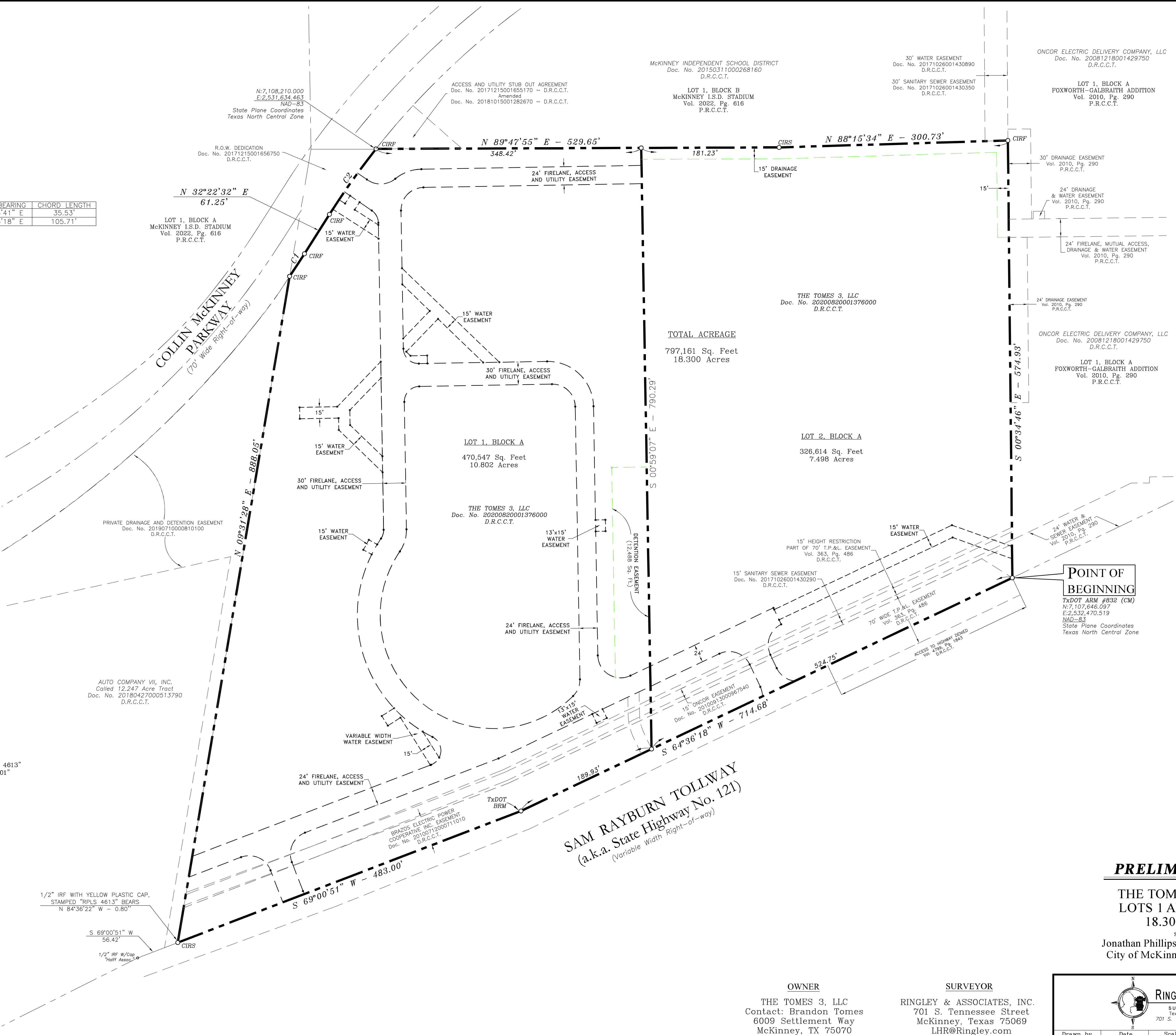
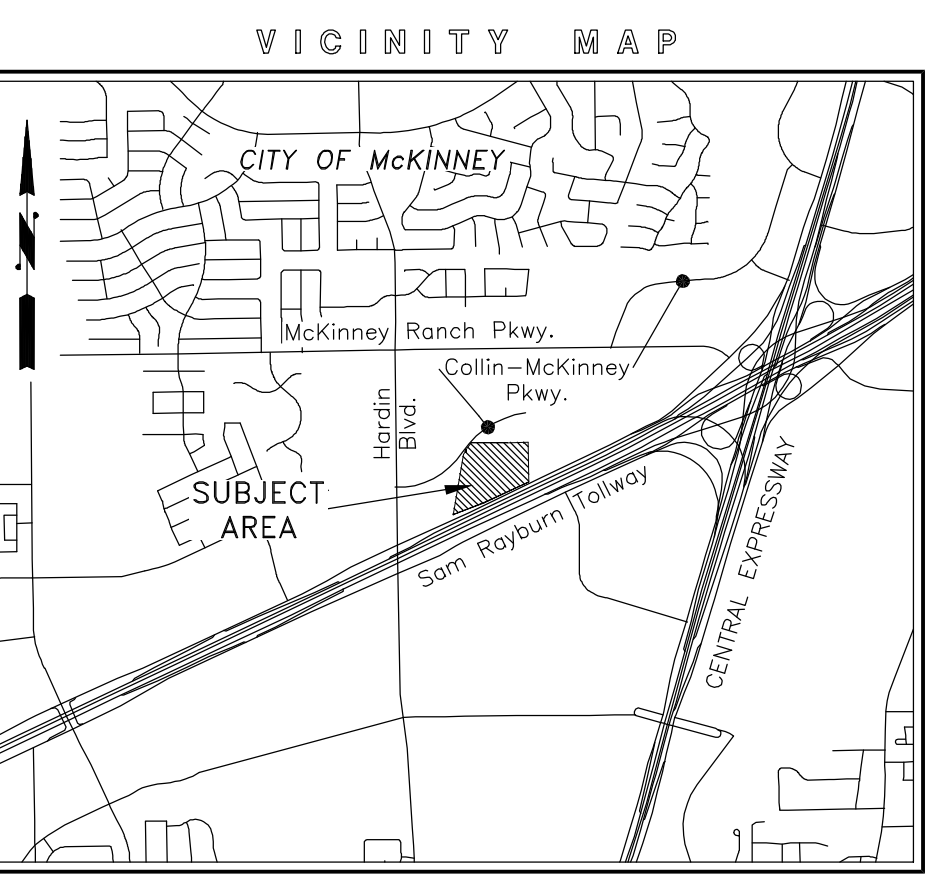
MONUMENT NOTE:
All lot corner monuments set by this Surveyor are 1/2 inch diameter iron rebar, 18 inches long, topped with a red plastic cap, stamped "RPLS 4701" or if in concrete pavement, a mag nail with a steel washer, stamped "RPLS 4701", unless otherwise noted.

PURPOSE STATEMENT:
The purpose of this preliminary plat is to subdivide the unplatted tract of land into two platted lots and add easements for future development.

SUBDIVISION NOTE:
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.

ABBREVIATIONS

Vol. = Volume
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
CM = Controlling Monument
IRF = Iron Rod Found
CIRF = 1/2" Iron Rod Found with yellow plastic cap, stamped "RPLS 4613"
CIRS = 1/2" Iron Rod Set with a red plastic cap, stamped "RPLS 4701"
RPLS = Registered Professional Land Surveyor
R.O.W. = Right-Of-Way
ARM = Aluminum Right-of-way Monument
BRM = Brass Right-of-way Monument
TxDOT = Texas Department of Transportation



PRELIMINARY PLAT

THE TOMES 3 ADDITION
LOTS 1 AND 2, BLOCK A
18.300 Acre Tract
situated in the
Jonathan Phillips Survey, Abstract No. 719
City of McKinney, Collin County, Texas

OWNER
THE TOMES 3, LLC
Contact: Brandon Tomes
6009 Settlement Way
McKinney, TX 75070
214-544-5004

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

Drawn by	Date	Scale	Job	Title	Sheet
Mark Shank	04/03/2023	1" = 60'	2021-070	2021-070-PP.DWG	1 of 2

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, THE THOMAS 3, LLC is the owner of that certain tract of land situated in the City of McKinney, in the Jonathan Phillips Survey, Abstract No. 719 of Collin County, Texas and being all of that certain called 18.304 acre tract of land described in a Special Warranty Deed to The Tomes 3, LLC, dated August 20, 2020 and recorded in Document No. 20200820001376000, Deed Records, Collin County, Texas (D.R.C.C.T.) and being more particularly described by metes & bounds as follows:

BEGINNING at a standard Texas Department of Transportation (TxDOT) aluminum disk, stamped "No. 832", found on the northwesterly right-of-way line of Sam Rayburn Tollway (a.k.a State Highway No. 121 - a variable width right-of-way), for the southeast corner of the above described Tomes 3 tract and same being the southwest corner of Lot 1, Block A of Foxworth-Galbraith Addition, an addition to the City of McKinney, according to the plat thereof, recorded in Volume 2010, Page 290, Plat Records, Collin County, Texas (P.R.C.C.T.);

THENCE: South 64 deg. 36 min. 18 sec. West, along the common line of said Tomes 3 tract and said Sam Rayburn Tollway, a distance of 714.68 feet to a standard TxDOT brass disk found for an angle corner;

THENCE: South 69 deg. 00 min. 51 sec. West, continuing along said common line, a distance of 483.00 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for the southwest corner of said Tomes 3 tract and same being the southeast corner of that certain called 12.247 acre tract of land described in a deed to Auto Company VII, Inc., recorded in Document No. 20180427000513790, D.R.C.C.T. and from said corner point, a found 1/2 inch iron rod, topped with a yellow plastic cap, stamped "RPLS 4613", bears North 84 deg. 36 min. 22 sec. West - 0.80 feet;

THENCE: North 09 deg. 31 min. 28 sec. East, departing from said Sam Rayburn Tollway, along the common line of said Tomes 3 tract and said Auto Company VII tract, a distance of 888.05 feet to a 1/2 inch iron rod, topped with a yellow plastic cap, stamped "RPLS 4613", found on the southeasterly right-of-way of Collin McKinney Parkway (a 70' wide right-of-way at this point), for the most westerly northwest corner of said Tomes 3 tract and same being the most northern corner of said Auto Company VII tract and said corner point being in a non-tangent curve to the left, having a radius of 1,085 feet, a central angle of 01 deg. 52 min. 35 sec. and a chord that bears North 33 deg. 24 min. 41 sec. East - 35.53 feet;

THENCE: Along the common line of said Tomes 3 tract and Collin McKinney Parkway and with said curve to the left, an arc distance of 35.53 feet to a 1/2 inch iron rod, topped with a yellow plastic cap, stamped "RPLS 4613", found for corner at the end of said curve;

THENCE: North 32 deg. 22 min. 32 sec. East, continuing along said common line, a distance of 61.25 feet to a 1/2 inch iron rod, topped with a yellow plastic cap, stamped "RPLS 4613", found for corner at the beginning of a curve to the right, having a radius of 1,015.00 feet, a central angle of 05 deg. 58 min. 12 sec. and a chord that bears North 35 deg. 23 min. 18 sec. East - 105.71 feet;

THENCE: Continuing along said common line and with said curve to the right, an arc distance of 105.76 feet to a 1/2 inch iron rod, topped with a yellow plastic cap, stamped "RPLS 4613", found for the most northerly northwest corner of said Tomes 3 tract and same being the southwest corner of Lot 1, Block B of McKinney I.S.D. Stadium, an addition to the City of McKinney, according to the plat thereof, recorded in Volume 2022, Page 616, P.R.C.C.T.;

THENCE: North 89 deg. 47 min. 55 sec. East, departing from said Collin McKinney Parkway, along the common line of said Tomes 3 tract and said Lot 1, Block B, a distance of 529.65 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for an angle corner;

THENCE: North 88 deg. 15 min. 34 sec. East, continuing along said common line, a distance of 300.73 feet to a 1/2 inch iron rod, topped with a yellow plastic cap, stamped "RPLS 4613", found for the northeast corner of said Tomes 3 tract, the southeast corner of said Lot 1, Block B and same being on the west line of Lot 1, Block A of the above described Foxworth-Galbraith Addition;

THENCE: South 00 deg. 34 min. 46 sec. East, along the east line of said Tomes 3 tract and the west line of said Foxworth-Galbraith Addition, a distance of 574.93 feet to the POINT OF BEGINNING and containing 797,161 square feet or 18.300 acres of land.

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.
State of Texas, No. 4701

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, THE TOMES 3, LLC, do hereby adopt this Preliminary Plat, designating the herein above described property as THE TOMES 3 ADDITION, LOTS 1 AND 2, BLOCK A, 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.

Brandon Tomes
Manager
The Tomes 3, LLC

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 BRANDON TOMES, 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"

Planning and Zoning Commission Chairman
City of McKinney, Texas

Date

"Attest"

Planning and Zoning Commission Secretary
City of McKinney, Texas

Date

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Contact: Brandon Tomes
6009 Settlement Way
McKinney, TX 75070
214-544-5004

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

Logo for Ringley & Associates, Inc. with contact info and a table with columns: Drawn by, Date, Scale, Job, Title, Sheet. Values include Mark Shank, 04/03/2023, 1" = 60', 2021-070, 2021-070-PP.DWG, 2 of 2.