

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	69.15'	2794.79'	1°25'04"	S 46°12'46" W	69.15'
C2	47.12'	30.00'	90°00'00"	S 00°26'57" W	42.43'
C3	84.82'	54.00'	90°00'00"	S 00°26'57" W	76.37'
C4	84.82'	54.00'	90°00'00"	N 89°33'03" W	76.37'
C5	48.55'	100.00'	27°49'00"	N 58°27'33" W	48.07'
C6	56.85'	124.00'	26°16'04"	N 59°14'01" W	56.35'
C7	45.85'	100.00'	26°16'04"	S 59°14'01" E	45.45'
C8	60.20'	124.00'	27°49'00"	S 58°27'33" E	59.61'
C9	47.12'	30.00'	90°00'00"	S 89°33'03" E	42.43'
C10	47.12'	30.00'	90°00'00"	N 00°26'57" E	42.43'
C11	84.26'	54.00'	89°24'21"	N 00°02'07" E	75.97'
C12	43.21'	30.00'	82°31'47"	S 04°50'06" E	39.57'
C13	46.31'	30.00'	88°27'04"	S 89°40'29" W	41.85'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 72°22'03" W	72.16'
L2	N 46°05'59" W	37.31'
L3	S 46°05'59" E	36.31'
L4	S 72°22'03" E	72.16'
L5	S 45°26'57" W	3.74'

GENERAL NOTES

- The purpose of this plat is to create one (1) lot of record from an existing unplatted tract of land.
- This property is located in **Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated June 2, 2009 and is located in Community Number 480130 as shown on Map Number 48085C0165J.
- The bearings and grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network - North American Datum of 1983 (Adjustment Realization 2011), Texas North Central Zone (4202).
- Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- All proposed lots situated entirely outside the city's corporate limits and within the city's extraterritorial jurisdiction comply with the subdivision ordinance.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of McKinney, Collin County, Texas.

PRELIMINARY

this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

Matthew Raabe, R.P.L.S. #6402

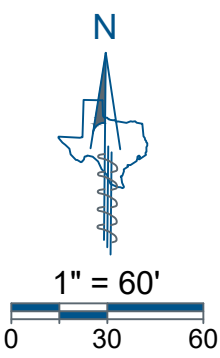
Date

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **MATTHEW RAABE**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2023.

Notary Public in and for the State of Texas



LEGEND

PG. = PAGE
VOL. = VOLUME
POB = POINT OF BEGINNING
IRF = IRON ROD FOUND
CIRS = 1/2" IRON ROD WITH GREEN PLASTIC CAP STAMPED "EAGLE SURVEYING" SET
CIRF = CAPPED IRON ROD FOUND
DOC. NO. = DOCUMENT NUMBER
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

SURVEYOR
Eagle Surveying, LLC
Contact: Brad Eubanks
222 S. Elm Street, Suite 200
Denton, TX 76201
(940) 222-3009

ENGINEER
Homeyer Engineering, Inc.
Contact: Steve Homeyer
P.O. Box 294527
Lewisville, TX 75029
(972) 906-9985

OWNER
Townsend Group Properties LLC
2402 E. 37th Street N
Wichita, KS 67219

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, TOWNSEND GROUP PROPERTIES LLC, is the owner of a 4.95 acre tract of land situated in the S.M. PULLIAM SURVEY, ABSTRACT NUMBER 706 and the ABNER SMALLER SURVEY, ABSTRACT NUMBER 864, in the Extra-Territorial Jurisdiction of the City of McKinney, Collin County, Texas, and being a portion of a called 5.16 acre tract of land conveyed to Townsend Group LLC by the Special Warranty Deed with Vendor's Lien of record in Document Number 20211228002594870, of the Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod with pink plastic cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY" found in the northwest right-of-way line of State Highway No. 5 (North McDonald Street, right-of-way varies) and a northeasterly line of said 5.16 acre tract, being the northwest corner of a called 0.0621 acre tract of land conveyed to the State of Texas by Deed of record in Document Number 2024000025538 of the Official Public Records of Collin County, Texas and the northeast corner of a called 0.2145 acre tract of land conveyed to the State of Texas by Deed of record in Document Number 2023000062673 of said Official Public Records, at the beginning of a non-tangent curve to the right;

THENCE, along the northwest right-of-way line of said State Highway No. 5, said 0.2145 acre tract, the following two (2) courses and distances:

- In a southwesterly direction, along said non-tangent curve to the right having a radius of 2794.79 feet, a delta angle of 1°25'04", a chord bearing and distance of S46°12'46"W, a distance of 69.15 feet, and an arc length of 69.15 feet to a 5/8" iron rod with pink plastic cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY" found;
- S46°55'18"W, a distance of 269.80 feet to a 5/8" iron rod with pink plastic cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY" found in the east line of a called 12.69 acre tract of land conveyed to 5849 N. McDonald, LLC by Special Warranty Deed of record in Document Number 20190517000558480 of said Official Public Records, being the common west line of said 5.16 acre tract, being the northeast corner of a called 0.1121 acre tract of land conveyed to the State of Texas by Deed of record in Document Number 2023000010106, of said Official Public Records;

THENCE, along the east line of said 12.69 acre tract, being the common west line of said 5.16 acre tract, the following two (2) courses and distances:

- N54°42'26"W, a distance of 500.08 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set, being an interior ell corner of said 12.69 acre tract and the southwest corner of said 5.16 acre tract;
- N00°37°29"E, a distance of 216.01 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set, being the northwest corner of said 5.16 acre tract, from which a found 1/2" iron rod with yellow plastic cap stamped "BURNS SURVEYING" bears N00°34°28"E, a distance of 523.17 feet, being the northeast corner of said 12.69 acre tract and the northwest corner of the remainder of a called 10.88 acre tract of land conveyed to John Bass and Felix Diaz by Special Warranty Deed of record in Document Number 20190523000587000 of the Official Public Records of Collin County, Texas;

THENCE, S89°44'58"E, along the north line of said 5.16 acre tract, a distance of 525.49 feet to a 1/2" iron rod found, being the southwest corner of a called 2338 acre tract of land conveyed to Townsend Group Properties, LLC by Special Warranty Deed with Vendor's Lien of record in Document Number 20160713000896310 of the Official Public Records of Collin County, Texas, the northwest corner of a called 0.941 acre tract of land conveyed to Draffen Property Management, LP by Special Warranty Deed of record in Volume 5671, Page 2289 of the Official Public Records of Collin County, Texas and the northeast corner of said 5.16 acre tract, from which a found 1/2" iron rod with pink plastic cap stamped "RPLS 4701" bears N00°12'46"W, a distance of 486.16 feet, being and east corner of said 10.88 acre tract, from which a found 3/4" iron rod bears N00°58°05"E, a distance of 17.68 feet, being the northeast corner of said 10.88 acre tract;

THENCE, S01°05'47"E, along the west line of said 0.941 acre tract, passing at a distance of 172.86 feet being the common east line of said 5.16 acre tract, a distance of 150.58 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set, being an interior ell corner of said 5.16 acre tract;

THENCE, S46°03'05"E, continuing along the east line of said 5.16 acre tract of land, a distance of 172.84 feet to the **POINT OF BEGINNING**, containing 4.95 acres or 215,731 square feet, more or less.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **TOWNSEND GROUP PROPERTIES LLC**, do hereby adopt this Minor plat, designating herein described property as **TOWNSEND ADDITION, LOT 1, BLOCK A**, an addition to the Extra-Territorial Jurisdiction of the City of McKinney, Collin County, Texas, and does hereby dedicate in fee simple to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed in any Easements. Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of McKinney's use thereof. The City of McKinney and public utility entities shall have the right to remove and keep removed improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements. The City of McKinney and public utility entities shall at all times have full right for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone. This Minor plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of McKinney, Texas.

WITNESS, my hand, this the _____ day of _____, 2024.

OWNER: **TOWNSEND GROUP PROPERTIES LLC**

BY: _____
Signature

BY: _____
Printed Name / Title

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2024.

Notary Public in and for the State of Texas

"PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY"

FINAL PLAT TOWNSEND ADDITION LOT 1, BLOCK A 4.95 ACRES 1 LOT

BEING A PORTION OF A CALLED 5.16 ACRES RECORDED IN DOCUMENT NUMBER 20211228002594870, O.P.R.C.C.T.
OUT OF THE S.M. PULLIAM SURVEY, ABSTRACT NO. 706
AND THE ABNER SMALLER SURVEY, ABSTRACT NO. 864
SITUATED IN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF MCKINNEY
COLLIN COUNTY, TEXAS