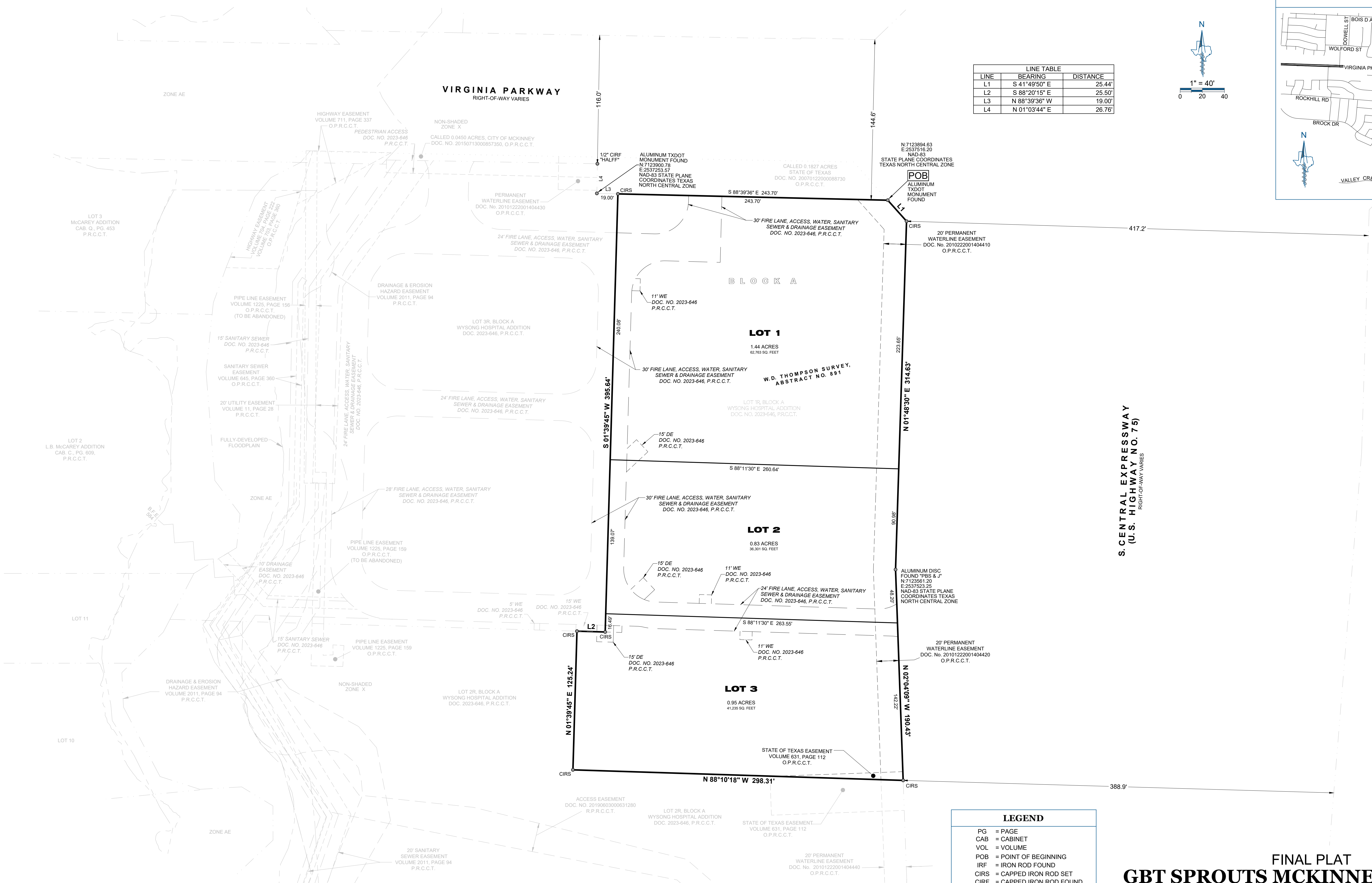


LINE	BEARING	DISTANCE
L1	S 41°49'50" E	25.44'
L2	S 88°20'15" E	25.50'
L3	N 88°39'36" W	19.00'
L4	N 01°03'44" E	26.76'



S. CENTRAL EXPRESSWAY
(U.S. HIGHWAY NO. 75)
RIGHT-OF-WAY VARIES

LEGEND	
PG	= PAGE
CAB	= CABINET
VOL	= VOLUME
POB	= POINT OF BEGINNING
IRF	= IRON ROD FOUND
CIRS	= CAPPED IRON ROD SET
CIRF	= CAPPED IRON ROD FOUND
DOC. NO.	= DOCUMENT NUMBER
P.R.C.C.T.	= PLAT RECORDS, COLLIN COUNTY, TEXAS
D.R.C.C.T.	= DEED RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	= OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
DE	= DRAINAGE EASEMENT
WE	= WATER EASEMENT
FLAUDE	= FIRE LANE ACCESS UTILITY & DRAINAGE EASEMENT
SSE	= SANITARY SEWER EASEMENT

FINAL PLAT GBT SPROUTS MCKINNEY ADDITION LOTS 1, 2 & 3, BLOCK A 3.22 ACRES

BEING ALL OF LOT 1R, BLOCK A
AS SHOWN ON THE CONVEYANCE PLAT FOR
WYSONG HOSPITAL ADDITION,
RECORDED IN DOC. 2023-646, P.R.C.C.T.
OUT OF THE W.D. THOMPSON SURVEY, ABSTRACT NO. 891,
IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

JOB NUMBER 2006.048-18 DATE 06/12/2023 REVISION - DRAWN BY TAR		Eagle Surveying, LLC 222 South Elm Street Suite: 200 Denton, TX 76201 940.222.3009 www.eaglesurveying.com TX Firm # 10194177
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SURVEYOR Eagle Surveying, LLC 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009	ENGINEER Claymore Engineering, Inc. Contact: Matt Moore 301 S. Coleman, Suite: 40 Prosper, TX 75078 (817) 281-0572	OWNER McKinney 75 Virginia, LLC Contact: R. Scott Woodruff, President 2707 Carriage Trail McKinney, TX 75072
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OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **McKINNEY 75 VIRGINIA, LLC**, does hereby adopt this plat, designating herein described property as **GBT SPROUTS MCKINNEY ADDITION, LOTS 1, 2 & 3, BLOCK A**, an addition to the City of McKinney, Collin County, Texas, and does hereby dedicate to public use forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the drainage and utility easements as shown. Said drainage and utility easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use same. All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the drainage and utility easement and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said drainage and utility 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.

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, **McKINNEY 75 VIRGINIA, LLC**, are the owners of a 3.22 acre tract of land out of the W.D. THOMPSON SURVEY, ABSTRACT NUMBER 891, situated in the City of McKinney, Collin County, Texas, being a portion of a called 11.47 acre tract conveyed to McKinney 75 Virginia, LLC by deed of record in Document Number 2021022600377980 of the Official Public Records of Collin County, Texas, also being all of Lot 1R, Block A, Wysong Hospital Addition, a subdivision of record in Document Number 2023-646 of the Plat Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at an aluminum TXDOT monument found at the intersection of the South right-of-way line of Virginia Parkway (right-of-way varies) and the West right-of-way line of U.S. Highway 75 (right-of-way varies);

THENCE, along the West right-of-way line of U.S. Highway 75, being the common East line of said Lot 1R, the following three (3) courses and distances:

- 1. S41°49'50"E, a distance of 25.44 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- 2. S01°48'30"W, a distance of 314.63 feet to an aluminum disc stamped "PBS & J" found;
- 3. S02°04'09"E, a distance of 190.43 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Northeast corner of Lot 2R, Block A of said Wysong Hospital Addition and the Southeast corner of said 1R;

THENCE, N88°10'18"W, along the North line of said Lot 2R, being the South line of said Lot 1R, a distance of 298.31 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;

THENCE, N01°39'45"E, along the North line of said Lot 2R, being the West line of said Lot 1R, a distance of 125.24 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the South line of Lot 3R, Block A of said Wysong Hospital Addition, being a North corner of said Lot 2R and a West corner of said Lot 1R;

THENCE, S88°20'15"E, along the South line of Lot 3R, being the common West line of said Lot 1R, a distance of 25.50 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set, being the Southwest corner of said Lot 3R and an interior ell corner of said Lot 1R;

THENCE, N01°39'45"E, along the East line of said Lot 1R, being the common West line of said Lot 1R, a distance of 395.64 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the South right-of-way line of said Virginia Parkway, being a Northeast corner of said Lot 3R and the Northwest corner of said Lot 1R;

THENCE, S88°39'36"E, along the South right-of-way line of said Virginia Parkway, being the common North line of said Lot 1R, a distance of 243.70 feet to the **POINT OF BEGINNING**, containing 3.22 acres or 140,300 square feet of land, more or less.

OWNER - McKINNEY 75 VIRGINIA, LLC, a Texas limited liability company
BY: McKinney 75 Virginia Manager, LLC, a Texas limited liability company
Sole Manager

BY: _____ Date _____
R. Scott Woodruff
President

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared **R. Scott Woodruff**, 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 _____, 202__.

Notary Public in and for the State of Texas

LIENHOLDER - CIERA BANK, a Texas state banking corporation

BY: _____ Date _____
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 _____, 202__.

Notary Public in and for the State of Texas

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

GENERAL NOTES

- 1. The purpose of this plat is to create four lots of record from two existing lots, dedicate and abandon easements and dedicate right-of-way.
- 2. This property is located in "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated June 7, 2017 as shown on Map Number 48085C0260K.
- 3. The 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.
- 4. 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.
- 5. All proposed lots situated in whole or in part within the city's corporate limits comply with the minimum size requirement of the governing zoning district.
- 6. The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 1983 (Adjustment Realization 2011).
- 7. The owner and any subsequent owner of Lot 3R, Block A of this plat shall be solely responsible for the maintenance of the creek (including all erosion control) traversing said lot. The owner shall further hold the City of McKinney harmless from any damages to persons, to the owner's lot or any affected lot arising from such maintenance responsibility. The City shall not be responsible for the maintenance of the referenced creek, although it retains the right to enter upon the easement for public purposes. The drainage easement shown hereunder shall not create any affirmative duty to the City to repair, maintain, or correct any condition that exists or occurs due to the natural flow of storm water runoff, including but not limited to, storm water overflow, bank erosion and sloughing, loss of vegetation and trees, bank subsidence, and interference with structures. Alteration of natural flow of water shall be subject to the regulations and ordinances of the City of McKinney, the State of Texas and United States of America.
- 8. All 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.

APPROVED

City of McKinney Mayor
City of McKinney, Texas

Date

Attest

City Secretary
City of McKinney, Texas

Date

FINAL PLAT
GBT SPROUTS MCKINNEY ADDITION
LOTS 1, 2 & 3, BLOCK A
3.22 ACRES

BEING ALL OF LOT 1R, BLOCK A
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JOB NUMBER 2006.048-18
DATE 09/02/2023
REVISION
DRAWN BY TAR
Eagle Surveying, LLC
222 South Elm Street
Suite: 200
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177
EAGLE SURVEYING

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

ENGINEER
Claymoore Engineering, Inc.
Contact: Matt Moore
301 S. Coleman, Suite: 40
Prosper, TX 75078
(817) 281-0572

OWNER
McKinney 75 Virginia, LLC
Contact: R. Scott Woodruff, President
2707 Carriage Trail
McKinney, TX 75072