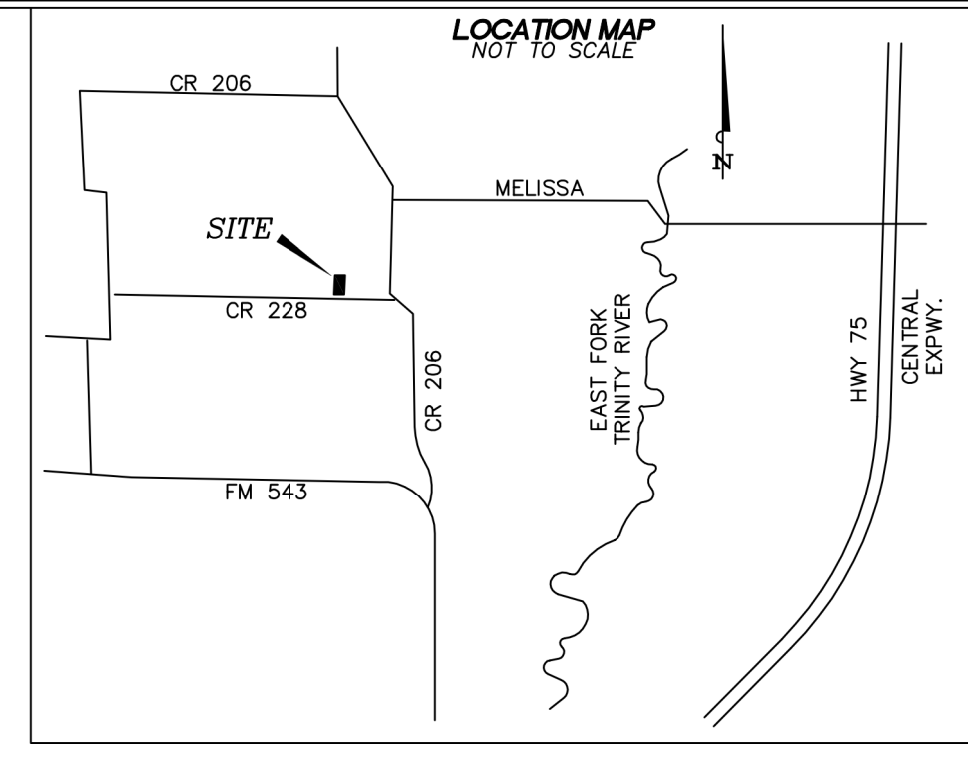


LEGEND:

| | |
|-----------|--|
| FIR 'KHA' | 5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED 'KHA'. |
| SIR | DENOTES A 5/8" IRON ROD SET WITH PLASTIC CAP STAMPED |
| DRCC | DEED RECORDS COLLIN COUNTY, TEXAS |
| MRCCT | MAP RECORDS COLLIN COUNTY, TEXAS |



FIRE LANE LINE TABLE

| No. | BEARING | DIST. |
|------|---------------|---------|
| FL26 | S 89°48'42" W | 7.28' |
| FL27 | N 88°16'46" W | 140.58' |
| FL28 | S 01°43'14" W | 24.00' |
| FL29 | S 88°16'46" E | 140.58' |

FIRE LANE CURVE TABLE

| No. | DELTA | RADIUS | ARC | CHORD |
|-------|------------|--------|--------|----------------------|
| FL C2 | 120°13'29" | 30.00' | 62.95' | N 28°10'01" W 52.02' |
| FL C3 | 90°00'00" | 30.00' | 47.12' | N 46°43'14" E 42.43' |

SURVEYORS CERTIFICATE

That I, _____, do hereby certify that I have prepared this plat and field notes shown hereon from an on the ground survey of the land. And this plat is a true, correct and accurate representation of the physical evidence found at the time of survey, that the corner monuments shown 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.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR HELD UPON AS A FINAL SURVEY DOCUMENT

Registered Professional
Land Surveyor No. _____

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Brad Sparr, 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.

GIVEN under my hand and seal of office, this the _____ day of _____, 20__.

Notary Public in and for Collin County, Texas

My Commission expires _____

ACKNOWLEDGED:

McKinney Municipal Utility District No. 1 of Collin County

By: _____

Title: President

Date: _____

GENERAL NOTES

- Blocking the flow of water or construction improvements in drainage easements, and filling or obstruction of the roadway is prohibited.
- The existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the Home Owners' Association.
- Collin County will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion in said drainage ways.
- Collin County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
- Collin County permits are required for building construction, on-site sewage facilities and driveway culverts.
- All private driveway tie-ins to a county maintained roadway must be even with the existing driving surface.
- All surface drainage easements shall be kept clear of fences, buildings, foundations and plantings, and other obstructions to the operation and maintenance of the drainage facility.
- Bearing system of this survey is based on a line oriented between City of McKinney monuments 25 and 26 found in the field, whose positions are published on the Texas State Plane Coordinate System of 1983, North Central Zone 4202 (North American Datum of 1983). The horizontal coordinates of this survey derived from McKinney monument 26 utilizing a combined scale factor of 0.999856823.
- All proposed lots situated entirely outside the city's corporate limits and within the city's extrajurisdictional jurisdiction comply with the requirements of the subdivision ordinance.
- Selling a portion of this addition by metes and bounds is against state law and is subject to fines and withholding of utilities and building permit.
- According to Community Panel No. 46802C01653, dated June 02, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is within Zone "X-Unshaded", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

CURVE TABLE

| No. | DELTA | RADIUS | ARC | CHORD |
|-----|-----------|---------|-------|---------------------|
| C1 | 00°56'55" | 544.00' | 9.01' | S 89°42'51" E 9.01' |

LINE TABLE

| No. | BEARING | DIST. |
|-----|---------------|--------|
| L1 | N 01°43'15" E | 4.38' |
| L2 | N 01°43'15" E | 15.01' |
| L3 | N 01°43'15" E | 28.21' |
| L4 | N 01°43'15" E | 20.00' |
| L5 | S 01°43'15" W | 20.00' |
| L6 | S 01°43'15" W | 23.08' |
| L7 | S 01°43'15" W | 15.01' |
| L8 | S 01°43'15" W | 0.49' |
| L9 | S 01°43'15" W | 6.00' |
| L10 | S 89°48'38" W | 27.22' |
| L11 | S 44°48'42" W | 8.49' |
| L12 | N 89°48'42" E | 21.22' |
| L13 | N 01°43'15" E | 15.00' |
| L14 | S 88°16'45" E | 6.04' |
| L15 | S 48°25'05" E | 8.46' |
| L16 | N 41°34'55" E | 6.00' |
| L17 | S 48°25'05" E | 15.00' |
| L18 | S 41°34'55" W | 6.00' |
| L19 | S 48°25'05" E | 9.21' |
| L20 | N 01°43'15" E | 79.43' |
| L21 | N 88°10'10" W | 12.82' |
| L22 | N 01°49'50" E | 15.00' |
| L23 | S 88°10'10" W | 12.79' |
| L24 | N 48°25'05" W | 20.21' |
| L25 | N 88°16'45" W | 21.04' |

APPROVED

"APPROVED AND ACCEPTED"

Planning and Zoning Commission Chairman _____ Date _____
City of McKinney, Texas

ATTEST

Planning and Zoning Commission Secretary _____ Date _____
City of McKinney, Texas

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS M REA Properties-6, LLC is the owner of a tract of land situated in the J. Emberson Survey, Abstract No. 294, Collin County, Texas, and being all of Lot 1, Block A of Trinity Falls Planning Unit 7 Commercial, an addition to Collin County, Texas, according to the conveyance plat thereof recorded in Volume 2020, Page 11 in the Map Records of Collin County, Texas (MRCCCT), and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod set with plastic cap stamped 'Sparr Surveys' in the north line of Olympic Crossing (County Road No. 228) (variable width right-of-way) as created by the record plat for Trinity Falls Planning Unit 1, Phase 2C an addition to Collin County, Texas, according to the record plat thereof recorded in Volume 2018, Page 732, at the southeast corner of said Lot 1 and the southwest corner of Lot 2, Block A of said Trinity Falls Planning Unit 7 Commercial, from which the southwest end of a 66.00 foot radius corner clip at the intersection of the north line of said Olympic Crossing with the west line of Trinity Falls Parkway (County Road No. 206) (variable width right-of-way) bears South 88 Degrees 45 Minutes 53 Seconds East, 9.12 feet and South 88 Degrees 16 Minutes 45 Seconds East, 363.63 feet, said beginning point also lying in a non-tangent circular curve to the left having a radius of 538.00 feet;

THENCE in a westerly direction along the north line of said Olympic Crossing the following:

Northwesterly, along said curve to the left, through a central angle of 00 Degrees 56 Minutes 17 Seconds, an arc distance of 8.81 feet and having a chord which bears North 89 Degrees 43 Minutes 10 Seconds West, 8.81 feet to a 5/8-inch iron rod found with plastic cap stamped 'KHA' at the point of tangency;

South 89 Degrees 48 Minutes 42 Seconds West, 148.03 feet to a 5/8-inch iron rod found with plastic cap stamped 'KHA' at the point of curvature of a circular curve to the right having a radius of 486.00 feet;

Northwesterly, along said curve to the right, through a central angle of 01 Degree 54 Minutes 32 Seconds, an arc distance of 16.19 feet and having a chord which bears North 89 Degrees 14 Minutes 01 Seconds West, 16.19 feet to a 5/8-inch iron rod found with plastic cap stamped 'KHA' at the point of tangency;

North 88 Degrees 16 Minutes 45 Seconds West, 53.20 feet to a 5/8-inch iron rod found with plastic cap stamped 'KHA' at the southwest corner of said Lot 1, Block A, same being the southeast corner of McKinney Fire Station Number 10 Addition, an addition to Collin County, Texas, according to the plat thereof recorded in Volume 2020, Page 91 MRCCCT;

THENCE North 01 Degree 43 Minutes 15 Seconds East, departing the north line of said Olympic Crossing, along the west line of said Lot 1 and east line of said McKinney Fire Station Number 10, 350.00 feet to a cut 'V' found in concrete at the base of a concrete wall footing, and lying in the south line of the remainder portion of a tract of land as described in deed to Trinity Falls Holdings LP, recorded under Clerk's File No. 2017030001439680 DRCCCT;

THENCE South 88 Degrees 16 Minutes 45 Seconds East, along the south line of said Trinity Falls Holdings tract, 226.14 feet to a 5/8-inch iron rod set with plastic cap stamped 'Sparr Surveys' at the northeast corner of said Lot 1, same being the west line of said Lot 2, Block A;

THENCE North 01 Degree 43 Minutes 15 Seconds West, along the west line of said Lot 2, Block A, 344.58 feet to the **POINT OF BEGINNING** and containing 1.807 acres of land.

OWNERS DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS

THAT, _____, acting herein by and through it's duly authorized officers, do hereby accept this PRELIMINARY/FINAL PLAT designating the heretofore described property as **CHILDREN'S LIGHTHOUSE OLYMPIC CROSSING**, Lot 1, Block A, an addition to Collin County, Texas and do 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 area, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No building, fences, trees, shrubs or other improvements or growths shall be constructed in any easement. 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 of 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 plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of McKinney, Texas.

WITNESS, my hand, this the _____ day of _____, 20__.

OWNER AGENT: MREA Properties-6, LLC

By: _____
Amal Fernando
President

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Amal Fernando, 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.

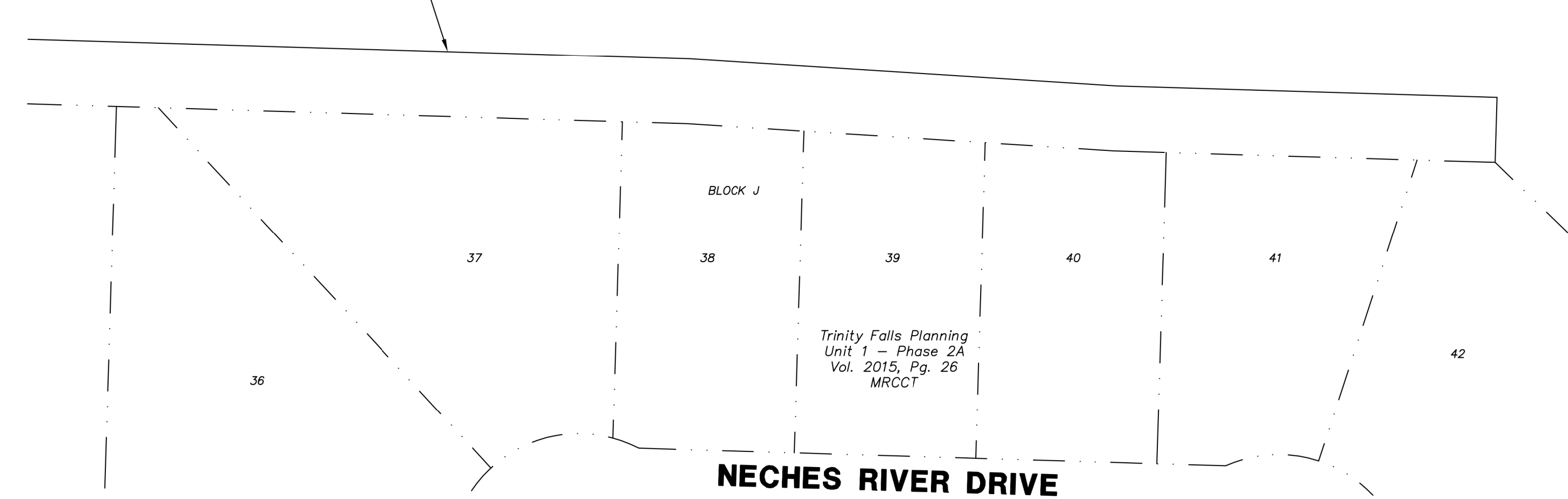
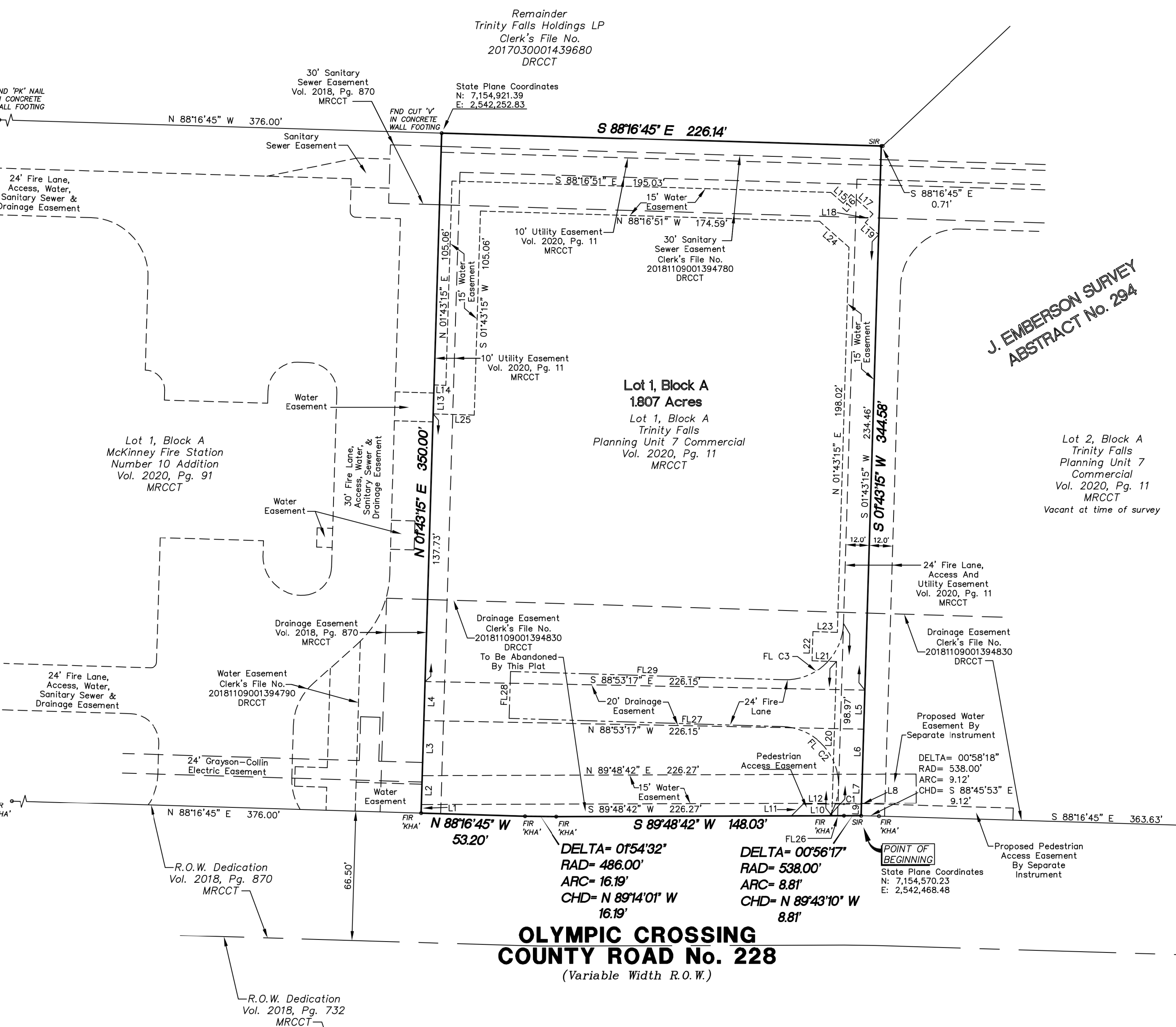
GIVEN under my hand and seal of office, this the _____ day of _____, 20__.

Notary Public in and for Collin County, Texas

My Commission expires _____

**OLYMPIC CROSSING
COUNTY ROAD No. 228**
(Variable Width R.O.W.)

NECHES RIVER DRIVE



**LOT 1, BLOCK A
CHILDREN'S LIGHTHOUSE OLYMPIC CROSSING**
BEING a Replat of 1.807 Acres
Lot 1, Block A
Trinity Falls Planning Unit 7 Commercial
Vol. 2020, Pg. 11 MRCCCT

SITUATED IN THE
J. EMBERSON SURVEY
ABSTRACT No. 294
COLLIN COUNTY, TEXAS

GEONAV
SURVEYING · MAPPING · SCANNING

208 HUTTON DRIVE, SUITE 101 CARROLLTON, TEXAS 75006
SCALE 1"=40' (972) 243-2409 PROJECT NUMBER: 3213
TBLPS FIRMA NO. 10194205

DATED: AUGUST 24, 2023 DRAWN BY: JCH

COLLIN COUNTY RECORDING INFORMATION

DRAWN BY: _____
CHECKED BY: _____
SCALE: 1" = 40'
DATE: _____
JOB NO. _____

OWNER: M REA Properties-6 LLC
6807 Overbrook Drive
Parker, TX 75002
(214) 517-1050

ENGINEER: Carrillo Engineering
301 Commerce St., Ste 1410
Fort Worth, TX 76102
(817) 697-4996

SURVEYOR: