



FLOOD STATEMENT:

According to Community Panel No. 48085C0260K, dated June 7, 2017 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) "areas determined to be outside the 0.2% annual chance floodplain". 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.

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. Sealing 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.

NOTES:

- Bearing system is based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983. (2011)
- Coordinates shown are based on grid coordinate values.
- 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.
- Corners of the plat will be set after construction has finished to avoid damage to monumentation.

LEGEND

- Δ = CENTRAL ANGLE
- P.O.B. = POINT OF BEGINNING
- SAN. SEW. = SANITARY SEWER
- STM. SEW. = STORM SEWER
- W. = WATER
- ESMT. = EASEMENT
- VOL. = VOLUME
- PG. = PAGE
- SQ. FT. = SQUARE FEET
- INST. NO. = INSTRUMENT NUMBER
- XS = "X" CUT IN CONCRETE SET
- XF = "X" CUT IN CONCRETE FOUND
- IRSC = 5/8" IRON ROD WITH CAP STAMPED "KHA" SET
- IRFC = 5/8" IRON ROD WITH CAP STAMPED "KHA" FOUND
- IRF = IRON ROD FOUND
- D.R.C.C.T. = DEED RECORDS OF COLLIN COUNTY, TEXAS
- M.R.C.C.T. = MAP RECORDS OF COLLIN COUNTY, TEXAS
- O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS

OWNER'S CERTIFICATION

STATE OF TEXAS \$
 COUNTY OF COLLIN \$
 CITY OF MCKINNEY \$

WHEREAS, MCKINNEY HARDIN, LLC is the owner of a tract of land situated in the James Herndon Survey, Abstract No. 391, City of McKinney, Collin County, Texas and being a portion of the tract of land described in Special Warranty Deed to MCKINNEY HARDIN, LLC recorded in Instrument No. 20190402000343570, Official Public Records of Collin County, Texas and being all of Lot 6R, Block A, Hardin Crossing Addition, an addition to the City of McKinney, Texas according to the plat thereof recorded in Instrument No. 2023010000033, of said Official Public Records and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for the northwest corner of said Lot 6R and northeast corner of Mallard Lakes at McKinney Phase One, an addition to the City of McKinney, recorded in Volume J, Page 45, of said Official Public Records and being in the south right-of-way line of Virginia Parkway (a variable width right-of-way) and being at the beginning of a non-tangent curve to the right with a radius of 5,669.58 feet, a central angle of 00°36'27", and a chord bearing and distance of South 88°52'07" East, 60.12 feet;

THENCE with said south right-of-way line of Virginia Parkway, in an easterly direction, with said non-tangent curve to the right, an arc distance of 60.12 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for the most northerly corner of said Lot 6R and being the northwest corner of Lot 5 of said Hardin Crossing Addition;

THENCE departing said south right-of-way line of Virginia Parkway, South 00°44'03" East, a distance of 288.31 feet to a "X" cut in concrete set for the southwest corner of said Lot 5;

THENCE with the north line of said Lot 6R, South 87°36'03" East, a distance of 863.42 feet to a "X" cut in concrete set for the northwest corner of Lot 7, Block A of said Hardin Crossing Addition;

THENCE with the common line of said Lots 6R and 7, South 02°23'53" West, a distance of 256.26 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for the southeast corner of said Lot 6R and the southwest corner of said Lot 7, in the north line of Lot 1, Block A, Emerald Lake Addition, an addition to the City of McKinney, Texas according to the plat recorded in Instrument No. 2020049010001340, of said Official Public Records;

THENCE with the south line of said Lot 6R and said north line of Lot 1, South 89°22'54" West, a distance of 833.21 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;

THENCE departing said north line of Lot 1 and with the west lines of said Lot 6R, the following courses and distances:

- North 00°44'07" West, a distance of 75.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;
- South 89°23'17" West, a distance of 75.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;
- North 00°44'06" West, a distance of 516.50 feet to the POINT OF BEGINNING and containing 268,285 square feet or 6.1590 acres of land.

Bearing system is based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983. (2011)

OWNER DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, I, MCKINNEY HARDIN, LLC, do hereby adopt this conveyance plat designating the herein above described property as **HARDIN CROSSING ADDITION, LOT 6R, LOT 8, & LOT 9, BLOCK A**, an addition to the City of McKinney, Collin County, Texas and do hereby dedicate to the public use forever, the streets, alleys and public use area shown hereon, the easements, as shown, for 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 constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems, without the necessity, at anytime, 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 at _____, this the _____ day of _____, 2023.

MCKINNEY HARDIN, LLC

By: _____
 Name: Jim Riggs
 Title: Manager

STATE OF _____ \$
 COUNTY OF _____ \$

BEFORE ME, the undersigned authority, on this day personally appeared Jim Riggs, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

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

Notary Public in and for the State of _____

SURVEYOR'S CERTIFICATE

THAT I, J. Andy Dobbs, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of McKinney, Texas.

Dated this the _____ day of _____, 2023.

J. Andy Dobbs
 Registered Professional Land Surveyor No. 6196
 Kimley-Horn and Associates, Inc.
 13455 Noel Road,
 Two Galleria Office Tower, Suite 700
 Dallas, Texas 75240
 (972) 770-1300
 andy.dobbs@kimley-horn.com

STATE OF TEXAS \$
 COUNTY OF DALLAS \$

BEFORE ME, the undersigned authority, on this day personally appeared J. Andy Dobbs, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

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

Notary Public in and for the State of 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

Approved

 Planning and Zoning Commission Chairman
 City of McKinney, Texas

Date _____

Attest

 Planning and Zoning Commission Secretary
 City of McKinney, Texas

Date _____

CONVEYANCE PLAT
HARDIN CROSSING ADDITION
LOT 6R, LOT 8, & LOT 9, BLOCK A
 BEING A REPLAT OF HARDIN CROSSING ADDITION, LOT 6R, BLOCK A AND BEING 6.1590 ACRES OUT OF THE JAMES HERNDON SURVEY ABSTRACT NO. 391 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

Kimley»Horn
 13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3620

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	LDV	JAD	APR. 2023	064546403	1 OF 1

OWNER:
 MCKINNEY HARDIN, LLC
 7120 E. KIERLAND BLVD., SUITE 807
 SCOTTSDALE, AZ 85254
 CONTACT: JIM RIGGS, MANAGER
 PHONE: 602 292 2398
 EMAIL: HOYATROJAN@AOL.COM

ENGINEER:
 KIMLEY-HORN AND ASSOCIATES, INC.
 260 EAST DAVIS STREET, SUITE 100,
 MCKINNEY, TEXAS 75069
 PHONE: 469 352 2959
 CONTACT: MICHAEL DOGGETT, PE

SURVEYOR:
 KIMLEY-HORN AND ASSOCIATES, INC.
 13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700, DALLAS, TX 75240
 PHONE: 972-770-1300
 CONTACT: J. ANDY DOBBS, RPLS

VALDES LEONARDO 1/24/2023 8:55 AM LAST SAVED 4/26/2023 8:34 AM COPY/DWG PLOTTED BY: VIRGINIA HARDIN PH: 10115500033-SVC: VIRGINIA HARDIN PH: 10115500033-SVC: VIRGINIA HARDIN PH: 10115500033-SVC