



OWNER'S CERTIFICATION:

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, McKinney Growth III, L.P. are the owners of a tract of land, situated in the Grafton Williams Survey, Abstract No. 976, in the City of McKinney, Collin County, Texas, and being a part of Lot 4R1, Block A, of LAKE FOREST CROSSING ADDITION, an addition to the City of McKinney, as recorded in Volume 2018, Page 100, of the Official Public Records, Collin County, Texas (O.P.R.C.C.T.), said tract being more particularly described, as follows:

BEGINNING at an "X" cut set in concrete, being the northwesterly corner of said Lot 4R1, same being the southwesterly corner of Lot 8, Block A, of said addition, said corner also being in the easterly monumented line of Lake Forest Drive;

THENCE North 88°57'27" East, along the common line between said Lot 4R1 and Lot 8, a distance of 400.48' to an "X" cut set in a concrete drainage flume for the northeasterly corner of said Lot 4R1, same being the southeasterly corner of said Lot 8, said corner also being in the southwesterly line of a Park/Greenbelt Dedication, as shown on the plat of ELDORADO HEIGHTS PHASE B3, an addition to the City of McKinney, as recorded in Volume J, Page 412, of the Map Records, Collin County, Texas (M.R.C.C.T.);

THENCE South 16°16'42" East, along the common line between said Lot 4R1 and Park/Greenbelt Dedication, a distance of 298.54' to an "X" cut set in a concrete drainage flume, being the southeasterly corner of said Lot 4R1, same being the northeasterly corner of Lot 2R, Block A, of LAKE FOREST CROSSING ADDITION, an addition to the City of McKinney, as recorded in Volume 2015, Page 766, O.P.R.C.C.T.;

THENCE South 87°56'54" West, the southerly line of said Lot 4R1, same being along the northerly line of said Lot 2R, passing an "X" cut found for the northwesterly corner of said Lot 2R, same being the northeasterly corner of Lot 3R, Block A, of LAKE FOREST CROSSING ADDITION, an addition to the City of McKinney, at a distance of 261.20' and continuing along the common line between said Lot 4R1 and Lot 3R, a total distance of 473.78' to a point for corner, being the southwesterly corner of said Lot 4R1, same being the northwesterly corner of said Lot 3R, said corner also being in the easterly monumented line of Lake Forest Drive;

THENCE North 02°03'06" West, along the easterly monumented line of Lake Forest Drive, a distance of 296.44' to the POINT OF BEGINNING and containing 127,901 square feet or 2.936 acres of land, more or less.

OWNER'S DEDICATION:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, McKinney Growth III, L.P. is the owner of the above described property and do hereby adopt this Minor Plat designating the hereinabove described property as LAKE FOREST CROSSING ADDITION, LOT 9 AND 10, BLOCK A, being a replat of Lot 4R1, Block A, of LAKE FOREST CROSSING ADDITION, as recorded in Volume 2018, Page 100, Official Public Records, Collin County, Texas and does hereby dedicate to the public use forever, the streets, alleys and public use areas 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 it's respective systems on said easements; and the City of McKinney and all public utilities shall have the right to construct, reconstruct, inspect, patrol, maintain and add to or remove all or parts of it's respective systems without the necessity of, at anytime, procuring the permission of anyone. This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the City of McKinney.

WITNESS MY HAND at McKinney, Texas, this the _____ day of _____, 2022.

McKinney Growth III, L.P.

Kirby Jones, Agent

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 Kirby Jones, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same is his act and deed in the capacity therein stated and for the purposes therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE on this, the _____ day of _____, 2022.

NOTARY PUBLIC in and for the State of Texas.

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. Selling 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.

CERTIFICATE OF APPROVAL

Approved

City Manager
City of McKinney, Texas

Date

Attest

City Secretary
City of McKinney, Texas

Date

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, MICHAEL B. ARTHUR, do hereby certify that I prepared this plat from an actual on-the-ground survey of the above described property, and that the corner monuments shown hereon were found or were properly placed under my personal supervision in accordance with the Platting Rules and Regulations 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

Michael B. Arthur
Registered Professional Land Surveyor
Texas Registration No. 5686

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 MICHAEL B. ARTHUR, 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 consideration therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE on this, the _____ day of _____, 2022.

NOTARY PUBLIC in and for the State of Texas

CONVEYANCE PLAT
LAKE FOREST
CROSSING ADDITION
LOT 9 AND 10, BLOCK A

Being a Replat of
Lot 4R1, Block A
LAKE FOREST CROSSING ADDITION
(Vol. 2018, Pg. 100, O.P.R.C.C.T.)
127,901 Sq. Ft. / 2.936 Acres

In the
Grafton Williams Survey, Abstract No. 976
City of McKinney, Collin County, Texas
Preparation Date: October, 2022
Scale: 1" = 40'

Owner:
McKinney Growth III, L.P.
2600 Eldorado Parkway, Suite 210
McKinney, Texas 75070
Phone: (972) 562-7776

Surveyor:
North Texas Surveying, LLC
1010 West University
McKinney, Texas 75069
(469) 424-2074
www.northtexassurveying.com
Firm Registration No. 10074200
Contact: Chad Holcomb

ABBREVIATIONS

I.R.F. = Iron Rod Found
(R.M.) = Reference Monument
C.I.R.F. = Capped Iron Rod Found
C.I.R.S. = 1/2" Iron rod with yellow plastic cap stamped "RPLS 5686" set
M.R.C.C.T. = Map 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

General Notes:

- According to the Flood Insurance Rate Map of Collin County, Texas, Map No. 4808502704, Map Revised June 02, 2009, as affected by Letter of Map Revision (LOMR) 15-06-3233A-480135, dated November 10, 2015, the herein described property is located in Zone "X" (unshaded), described by said map to be, "areas determined to be outside the 0.2% annual chance floodplain" and in Shaded Zone "AE", described by said map to be, "Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood, base flood elevations determined". This flood statement does not imply that the property and/or the structure 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 in any way.
- The surveyor has relied on the title commitment provided by Reunion Title, as issued by First American Title Guaranty Company (G.F. No. 2018-373091-RU, Effective Date: September 30, 2022), with regard to any easements, restrictions, or rights-of-way affecting the above described Property. No additional research regarding said easements, restrictions or rights-of-way has been performed by the surveyor.
- Bearings are based on the Texas State Plane Coordinate System, North Central Zone (4202), NAD83 (2011). Surface values can be converted to grid by dividing by the combined scale factor of 0.999841295.
- The purpose of this Minor Plat is to create two separate lots from Lot 4R1.
- 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 the requirements of the subdivision ordinance.

DATE: 10/15/2022 SCALE: 1" = 40' DRAWN BY: C.S.H. CHK'D BY: M.B.A. JOB NO.: 2022-0124