

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

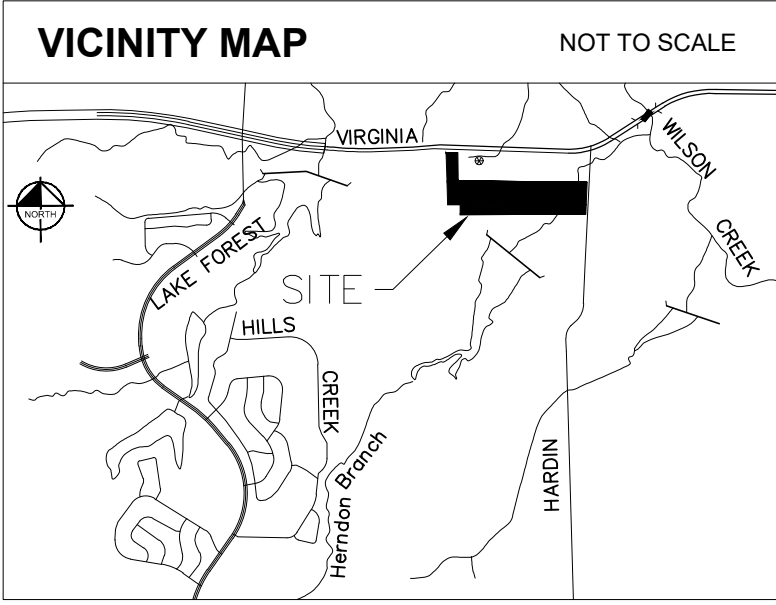
A conveyance plat is a map of property approved by the city for the purpose of sale or conveyance in its entirety or interests thereon defined. Lots created by a conveyance plat may not have all necessary public utilities available for immediate use. No certificate of occupancy shall be issued nor permanent 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. 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.

NOTES:

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

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 6, Block A, Hardin Crossing Addition, an addition to the City of McKinney, Texas according to the plat thereof recorded in Instrument No. 20210112010000030, of said Official Public Records and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "PACHECO KOCH" found for the southeast corner of said Lot 6 and being the northeast corner 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 and being in the west right-of-way line of Hardin Boulevard (a variable width right-of-way);

THENCE with the south line of said Lot 6 and north line of said Lot 1, South 89°22'54" West, a distance of 1,123.37 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;

THENCE departing said north line of Lot 1, 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;

THENCE South 89°23'17" West, a distance of 75.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" found in the west line of said Lot 6 and being the east line 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;

THENCE with said west line of Lot 6 and east line of said Mallard Lakes at McKinney Phase One Addition, North 00°44'06" West, a distance of 516.50 feet to a 1/2" iron rod found for the northwest corner of said Lot 6 and northeast corner of said Mallard Lakes at McKinney Phase One Addition 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 northeasterly corner of said Lot 6 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 5/8" iron rod with plastic cap stamped "KHA" set for the southwest corner of said Lot 5;

THENCE with the north line of said Lot 6, South 87°36'03" East, a distance of 1,084.26 feet to a "X" cut in concrete set for a northeast corner of said Lot 6 and being the southeast corner of Lot 1R, Block A, Hardin Crossing Addition, an addition to the City of McKinney according to the plat recorded in Instrument No. 20220519000309, of said Official Public Records;

THENCE with said west right-of-way line of Hardin Boulevard, the following courses and distances:

South 13°32'54" East, a distance of 238.08 feet to a point at the beginning of a non-tangent curve to the left with a radius of 2,060.00 feet, a central angle of 00°20'59", and a chord bearing and distance of South 13°49'57" East, 12.57 feet;  
In a southerly direction, with said non-tangent curve to the left, an arc distance of 12.57 feet to the POINT OF BEGINNING and containing 332,014 square feet or 7.6220 acres of land.

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 7, 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 \_\_\_\_\_, 20\_\_\_\_.

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 \_\_\_\_\_, 20\_\_\_\_.

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 \_\_\_\_\_, 20\_\_\_\_.

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 \_\_\_\_\_, 20\_\_\_\_.

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

OWNER:  
MCKINNEY HARDIN, LLC  
7120 E. KIERLAND BLVD., SUITE 807  
SCOTTSDALE, AZ 85254  
CONTACT: JIM RIGGS, MANAGER  
PHONE: 469 352 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

CONVEYANCE PLAT  
HARDIN CROSSING ADDITION  
LOT 6R & LOT 7, BLOCK A  
BEING A REPLAT OF HARDIN  
CROSSING ADDITION,  
LOT 6, BLOCK A AND  
BEING 7.6220 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 1" = 60'	Drawn by MGB	Checked by JAD
Date NOV. 2022	Project No. 064546401	Sheet No. 1 OF 1