

U.S. HIGHWAY 380  
(Variable Width Right-of-Way)

POINT OF  
BEGINNING

MAG NAIL FOUND  
W/STEEL WASHER  
"RPLS 4701"  
State Plane-NAD 83  
N: 7,130,720.747  
E: 2,519,285.871

GRAYSON-COLLIN ELECTRIC  
COOPERATIVE EASEMENT  
Vol. 1027, Pg. 749  
D.R.C.C.T.

UTILITY EASEMENT  
Vol. 5183, Pg. 286  
D.R.C.C.T.

15' SANITARY  
SEWER EASEMENT  
Vol. 2018, Pg. 366  
P.R.C.C.T.

15' DRAINAGE EASEMENT  
Vol. 2018, Pg. 368  
P.R.C.C.T.

15' WATER  
EASEMENT  
Vol. 2018, Pg. 366  
P.R.C.C.T.

15' SANITARY SEWER EASEMENT  
Vol. 2018, Pg. 366  
P.R.C.C.T.

EROSION HAZARD SETBACK  
& DRAINAGE EASEMENT  
Vol. 2018, Pg. 366  
P.R.C.C.T.

EROSION HAZARD SETBACK  
& DRAINAGE EASEMENT  
Vol. 2018, Pg. 366  
P.R.C.C.T.

20.5' WATER  
EASEMENT  
Vol. 2018, Pg. 366  
P.R.C.C.T.

State Plane-NAD 83  
N: 7,130,437.375  
E: 2,519,380.636

10' ONCOR ELECTRIC  
DELIVERY EASEMENT  
Doc. No. 20201006001725510  
D.R.C.C.T.

26' FIRELANE & MUTUAL ACCESS EASEMENT  
Cob. 2019, Pg. 510  
P.R.C.C.T.

20' DRAINAGE EASEMENT  
Cob. 2018, Pg. 366  
P.R.C.C.T.

15' WATER EASEMENT  
Cob. 2018, Pg. 366  
P.R.C.C.T.

ONE HEART RE, LLC  
Doc. No. 2018053100066630  
D.R.C.C.T.

LOT 3R1, BLOCK A  
McCLURE ELEMENTARY  
SCHOOL ADDITION  
Vol. 2020, Pg. 845  
P.R.C.C.T.

STATE OF TEXAS §  
COUNTY OF COLLIN §

WHEREAS, DFA, LTD is the owner of that certain tract of land situated in the City of McKinney, in the Thomas H. Searcy Survey, Abstract No. 817 of Collin County, Texas and being all of Lot 5, Block A of McClure Elementary School Addition, an addition to the City of McKinney, according to the Conveyance Plat thereof, recorded in Volume 2018, Page 366, Plat Records, Collin County, Texas (P.R.C.C.T.) and as described in a Special Warranty Deed With Vendor's Lien to DFA, Ltd., recorded in Document No. 20170925001275400, Deed Records, Collin County, Texas (D.R.C.C.T.) and being more particularly described by metes & bounds as follows:

BEGINNING at a Mag Nail with a steel washer, stamped "RPLS 4701" found in concrete on the south right-of-way line of said U.S. Highway 380 (a variable width right-of-way) for the northwest corner of the above described Lot 5, Block A and for the northeast corner of that certain called 4.873 acre tract of land described in a deed to National Retail Properties, LP, recorded in Document No. 20210126000163600, D.R.C.C.T.;

THENCE: North 89 deg. 32 min. 47 sec. East, along the common line of said Lot 5, Block A and U.S. Highway 380, a distance of 182.39 feet to a Mag Nail with a steel washer, stamped "RPLS 4701", found in concrete for the northeast corner of said Lot 5, Block A and the northwest corner of Lot 6R1, Block A of McClure Elementary School Addition, an addition to the City of McKinney, according to the Minor Replat thereof, recorded in Volume 2020, Page 845, P.R.C.C.T. and said corner point being in the center of a 24' Firelane, Mutual Access, Water, Sewer & Drainage Easement as shown on the above described Conveyance Plat, recorded in Volume 2018, Page 366, P.R.C.C.T.;

THENCE: South 13 deg. 04 min. 17 sec. West, departing from said U.S. Highway 380, along the common line of said Lots 5 and 6R1, Block A and the center of said easement, a distance of 55.37 feet to a Mag Nail with a steel washer, stamped "RPLS 4701", found in concrete for corner at the beginning of a curve to the right, having a radius of 743.44, a central angle of 10 deg. 21 min. 50 sec. and a chord that bears South 18 deg. 15 min. 12 sec. West - 134.29 feet;

THENCE: Continuing along said common line, with the center of said easement and with said curve to the right, an arc distance of 134.48 feet to a Mag Nail with a steel washer, stamped "RPLS 4701", found in concrete at the point of reverse curve to the left, having a radius of 512.00 feet, a central angle of 9 deg. 16 min. 53 sec. and a chord that bears South 18 deg. 47 min. 40 sec. West - 82.85 feet;

THENCE: Continuing along said common line, with the center of said easement and with said curve to the right, an arc distance of 82.94 feet to a Mag Nail with a steel washer, stamped "RPLS 4701", found in concrete for corner at the end of said curve;

THENCE: South 14 deg. 09 min. 13 sec. West, continuing along said common line, with the center of said easement a distance of 25.69 feet to a Mag Nail with a steel washer, stamped "RPLS 4701", found in concrete for the most westerly southwest corner of said Lot 6R1, Block A and the southeast corner of said Lot 5, Block A and said point being on the north line of Lot 4R, Block A of McClure Elementary School Addition, an addition to the City of McKinney, according to the Record Plat thereof, recorded in Volume 2020, Page 324, P.R.C.C.T.;

THENCE: North 81 deg. 12 min. 55 sec. West, departing from said easement, along the common line of said Lots 4R and 5, Block A, a distance of 185.02 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", found for the northwest corner of said Lot 4R, Block A and the southwest corner of said Lot 5, Block A and said point being on the east line of the above described 4.873 acre National Retail Properties tract;

THENCE: North 16 deg. 00 min. 32 sec. East, along the common line of said Lot 5, Block A and said 4.873 acre National Retail Properties tract, a distance of 122.92 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", found for an angle corner;

THENCE: North 21 deg. 33 min. 46 sec. East, continuing along said common line, a distance of 147.27 feet to the POINT OF BEGINNING and containing 51,954 square feet or 1.193 acres of land.

OWNER'S DEDICATION

STATE OF TEXAS §  
COUNTY OF COLLIN §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, DFA, LTD, do hereby adopt this Record Plat, designating the herein above described property as **LOT 5R, BLOCK A, McCLURE ELEMENTARY SCHOOL ADDITION**, being a Replat of Lot 5, Block A of McClure Elementary School Addition, an addition to the City of McKinney, recorded in Volume 2018 Page 367, Plat Records, Collin County, Texas, and does hereby dedicate to the public use forever, the streets and easements shown hereon for the purpose as indicated. The Firelane, Drainage, Mutual Access and Utility Easement being hereby dedicated for the 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 shall, at all times, have the full right of ingress and egress to or from and upon said 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. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of McKinney, Texas.

WITNESS MY HAND in COLLIN COUNTY, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Don Day  
Managing Partner  
DFA, LTD

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared **DON DAY**, 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 and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE,

this the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

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

DATED this the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Lawrence H. Ringley  
R.P.L.S. No. 4701  
State of Texas

"Approved"

City Manager  
City of McKinney, Texas

Date

"Attest"

City Secretary  
City of McKinney, Texas

Date

OWNER

DFA, LTD.  
Contact: Don Day  
110 E. Louisiana Street, Suite 204  
McKinney, Texas 75069  
972-562-0287  
djd4599@yahoo.com

SURVEYOR

RINGLEY & ASSOCIATES, INC.  
Contact: Lawrence H. Ringley  
701 S. Tennessee Street  
McKinney, Texas 75069  
972-542-1266  
LHR@Ringley.com

**RECORD PLAT**

**McCLURE ELEMENTARY SCHOOL ADDITION LOT 5R, BLOCK A 1.193 ACRES**

Being a replat of Lot 5, Block A, recorded in Vol. 2018, Pg. 366, Plat Records, Collin County Texas, situated in the Thomas H. Searcy Survey, Abstract No. 817 City of McKinney, Collin County, Texas

**RINGLEY & ASSOCIATES, INC.**  
SURVEYING • MAPPING • PLANNING  
Texas Firm Registration No. 10061300  
701 S. Tennessee - McKinney, Texas 75069  
(972) 542-1266

Drawn by	Date	Scale	Job	Title	Sheet
Mark Stahl	03/09/2023	1" = 40'	2023-021	2023-021-RP.DWG	1 of 1

AREA NOTE:

The area (acres) shown hereon is based on the mathematical closure of the courses and distances reflected on this Survey. It does not include the tolerances that may be present due to positional accuracy of the boundary monuments in place.

REFERENCE BEARING NOTE:

The bearings shown hereon are reference to North 02 deg. 58 min. 33 sec. East along the west line of Lot 2, Block A of McClure Elementary School Addition, according to the plat recorded in Volume 2010, Page 330, Plat Records, Collin County, Texas

FLOOD ZONE NOTE:

This Surveyor has reviewed Flood Insurance Rate Map No. 48085C0255J (effective date June 2, 2009) published by the Federal Emergency Management Administration for Collin County, Texas and based upon said scaled map and graphic plotting, such review indicates that a portion of the subject parcel lies outside the 100 Year Floodplain as per FEMA L.O.M.R. Case Nos. 16-06-0082P, 09-06-3493P, and 16-06-0106P.

MONUMENT NOTE:

All lot corner monuments set by this Surveyor are 1/2 inch diameter rebar, 18 inches long, topped with a red plastic cap, stamped "RPLS 4701" or if in concrete pavement, a mag nail with a steel washer, stamped "RPLS 4701", unless otherwise noted.

SUBDIVISION NOTE:

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.

Selling a portion of this addition by metes and bounds is a violation of City Subdivision Ordinance and State of Texas statutes and is subject to fines and withholding of utilities and building permits.

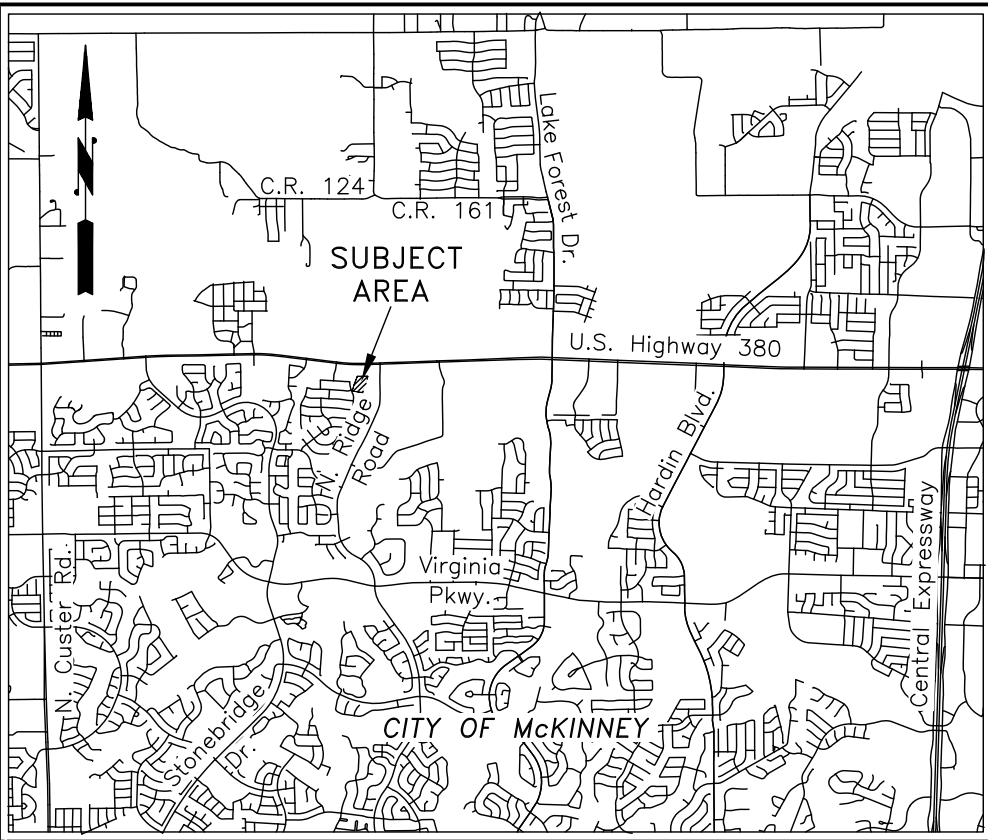
STORM WATER DETENTION & CREEK MAINTENANCE:

The owner of Lot 5, Block A of this plat the McClure Elementary School Addition as recorded in Volume 2018, Page 367, P.R.C.C.T., shall be solely responsible for the maintenance of the storm water detention system as well as the maintenance of the creek (including all erosion control) traversing said lot. The owner shall further hold the City of McKinney harmless from any such damages to persons, to the owner's lot or any affected lot arising from such maintenance responsibility. The drainage easement shown hereon 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. The City retains the right to enter upon these easements for public purposes. Alteration of natural flow of water shall be subject to the regulations and ordinances of the City of McKinney, the State of Texas and the United States of America.

LEGEND

BOUNDARY LINE  
ADJOINER BOUNDARY LINE  
EROSION HAZARD SETBACK  
EASEMENT LINE  
FLOOD STUDY FLOODPLAIN LINE

VICINITY MAP  
Not To Scale



ABBREVIATIONS

Vol. = Volume  
Pg. = Page  
Doc. No. = Document Number  
P.R.C.C.T. = Plat Records, Collin County, Texas  
D.R.C.C.T. = Deed Records, Collin County, Texas  
CM = Controlling Monument  
IRF = Iron Rod Found  
IRS = 1/2" Iron Rod Set with Red Plastic Cap Stamped "RPLS 4701"  
MNF = Mag Nail Found with Steel Washer Stamped "RPLS 4701"  
4701 = The License Number for this Registered Professional Land Surveyor

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	10°21'50"	743.44'	134.48'	S 18°15'12" W	134.29'
C2	9°16'53"	512.00'	82.94'	S 18°47'40" W	82.85'
C3	0°15'30"	524.00'	2.36'	N 14°16'58" E	2.36'
C4	2°14'31"	524.00'	20.50'	S 15°31'59" W	20.50'
C5	6°46'52"	524.00'	62.02'	N 20°02'41" E	61.98'
C6	5°57'30"	702.19'	73.02'	N 20°34'31" E	72.99'
C7	1°10'31"	731.44'	15.00'	S 17°07'39" W	15.00'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 13°04'17" W	55.37'
L2	S 14°09'13" W	25.69'
L3	S 13°02'10" W	28.81'
L4	S 30°52'38" W	75.38'
L5	S 58°00'02" W	19.41'
L6	S 30°23'46" W	30.81'
L7	S 21°01'32" W	34.92'
L8	S 12°06'34" W	53.62'
L9	S 17°22'47" W	55.50'
L10	N 14°09'13" E	26.82'
L11	N 75°24'08" W	11.93'
L12	N 14°35'52" E	20.50'
L13	S 75°24'08" E	12.26'
L14	N 74°17'20" W	11.69'
L15	N 15°42'40" E	15.00'
L16	S 74°17'20" E	12.06'