

OWNER'S CERTIFICATION

WHEREAS Dunlap Group Development, LLC is the owner of a 6.1656 acre (268,573 square foot) tract of land situated in the William Davis Survey, Abstract No.249, City of McKinney, Collin County, Texas; said tract being all of Lot E, Heard Addition, an addition to the City of McKinney according to the plat recorded in Volume 2, Page 14 of the Plat Records of Collin County, Texas; said tract also being all of Lot 1, Block 1, McKinney Metals Addition, an addition to the City of McKinney according to the plat recorded in Cabinet H, Page 377 of said Plat Records; said tract also being all of that tract of land described in Special Warranty Deed with Vendor's Lien to Dunlap Group Development, LLC recorded in Instrument No. 20180628000805230 of the Official Public Records of Collin County, Texas; said tract also being all of that tract of land described in General Warranty Deed to Dunlap Group Development, LLC recorded in Instrument No. 20181228001573810 of said Official Public Records; said tract being more particularly described as follows:

BEGINNING at a "+" cut found in concrete at the intersection of the east right-of-way line of McDonald Street (State Highway No. 5) (a 100-foot wide right-of-way) and the north right-of-way line of E Virginia Street (a 60-foot wide right-of-way);

THENCE in a northerly direction, along the said east line of McDonald Street, the following three (3) calls:

North 11°28'50" East, a distance of 223.44 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 10°54'00", a radius of 1195.92 feet, a chord bearing and distance of North 6°04'18" East, 227.17 feet;

In a northeasterly direction, with said curve to the left, an arc distance of 227.51 feet to a point for corner;

North 0°37'19" East, a distance of 438.60 feet to a point for corner at the intersection of the said east line of McDonald Street and the south right-of-way of Lamar Street (a 40-foot wide right-of-way);

THENCE North 89°02'13" East, departing the said east line of McDonald Street and along the said south right-of-way line of Lamar Street, a distance of 94.28 feet to a point for corner in the east line of Wall Street (a 30-foot wide right-of-way);

THENCE North 0°38'54" East, departing the said south line of Lamar Street and along the said east line of Wall Street, a distance of 240.70 feet to a 1/2-inch iron rod found for corner in the south right-of-way line of Walker Street (a 20-foot wide right-of-way);

THENCE North 89°02'13" East, along the said south line of Walker Street, a distance of 165.00 feet to a 1/2-inch iron rod found for corner in the west right-of-way line of the Southern Pacific Railroad;

THENCE, in a southerly direction along the said west line of the Southern Pacific Railroad, the following three (4) calls:

South 0°38'54" West, a distance of 573.02 feet to a 1/2-inch iron rod found for corner;

South 89°02'13" West, a distance of 15.00 feet to a "+" cut found for corner;

South 1°32'01" West, a distance of 550.53 feet to a #20 common nail found for corner in the said north line of E Virginia Street;

THENCE South 89°03'31" West, departing the said west line of the Southern Pacific Railroad and along the said north line of E Virginia Street, a distance of 299.05 feet to the **POINT OF BEGINNING** and containing 6.1656 acres or 268,573 square feet of land, more or less.

LEGEND

Δ = CENTRAL ANGLE
P.O.B. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
IRSC = 5/8" IRON ROD W/ "KH" CAP SET
IRFC = IRON ROD W/CAP FOUND
IPF = IRON PIPE FOUND

LINE TYPE LEGEND

---	BOUNDARY LINE
---	EASEMENT LINE
---	BUILDING LINE

OWNER'S DEDICATION

THAT, we, **DUNLAP GROUP DEVELOPMENT, LLC**, does hereby adopt this preliminary-final replat designating the herein described property as **Lot 1, Block A** and **Lot 1, Block B, Columbus McKinney**, 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 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 right to remove and keep removed all or parts of any buildings, 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. The City of McKinney and all public utilities shall at all times have the full right of ingress and egress to or from their respective 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.

Executed this the ____ day of _____, 2022.

Dunlap Group Development, LLC, a Texas limited liability company

By: _____
Gary Dunlap

STATE OF TEXAS

COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared Gary Dunlap, 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, and in the capacity therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2022

Notary Public in and for the State of Texas

My Commission expires: _____

NOTES

The bearing system for this survey is based on the Texas Coordinate System of 1983, North Central Zone 4202 based on observations made on August 5, 2019 with an applied combined scale factor of 1.00015271.

The grid coordinates shown hereon are based on the Texas Coordinate System of 1983, North Central Zone 4202, no scale and no projection.

According to Community Panel No. 4801350280, dated June 2, 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 not within 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.

All proposed lots situated in whole or in part within the city's corporate limits comply with the minimum size requirement of the governing zoning district.

The purpose of this preliminary-final replat is to create two lots, abandon easements, dedicate new easements and right-of-way.

PRELIMINARY FINAL REPLAT FOR REVIEW PURPOSES ONLY.

SURVEYOR'S CERTIFICATION

I, Michael Cleo Billingsley, Registered Professional Land Surveyor, do hereby certify that the plat shown hereon accurately represents the property as determined by an on the ground survey, made under my direct supervision on August 8, 2019 and that all corners are shown hereon.

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 Cleo Billingsley
Registered Professional Land Surveyor
No. 6558

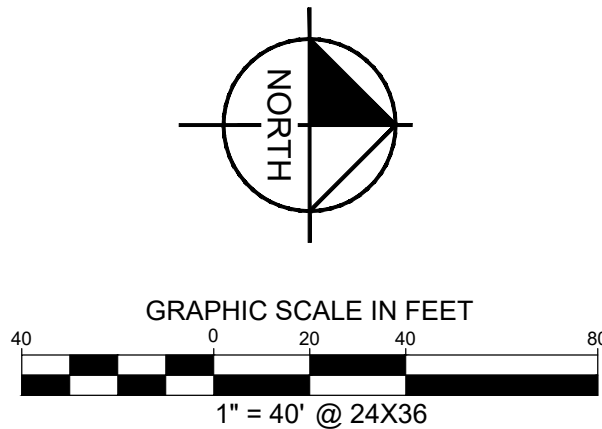
STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared Michael Cleo Billingsley, 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, and in the capacity therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2022.

Notary Public in and for the State of Texas

My Commission expires: _____



SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
801 CHERRY STREET, UNIT 11, # 1300
FORT WORTH, TEXAS 76102
PHONE: 817-335-6511
CONTACT: MICHAEL BILLINGSLEY, R.P.L.S.

OWNER:
DUNLAP GROUP DEVELOPMENT,
LLC
5100 RUSHING CREEK COURT
PLANO, TEXAS 75093
CONTACT: GARY DUNLAP

Kimley»Horn					
801 Cherry Street, Unit 11, # 1300 Fort Worth, Texas 76102 FIRM # 10194040					
Tel. No. (817) 335-6511 www.kimley-horn.com					
Scale 1" = 40'	Drawn by CDP	Checked by MCB	Date 2/21/2022	Project No. 064316026	Sheet No. 1 OF 1

FINAL PLAT
COLUMBUS MCKINNEY
LOT1, BLOCK A & LOT 1, BLOCK B
6.1656 ACRES
BEING A REPLAT OF LOT E, HEARD
ADDITION &
LOT 1, BLOCK 1 MCKINNEY METALS
ADDITION
WILLIAM DAVIS SURVEY,
ABSTRACT NO. 248
CITY OF MCKINNEY,
COLLIN COUNTY, TEXAS
TWO MULTI-FAMILY LOTS
CASE NO.: