NO. BEARING LENGTH	NO. DELTA RADIUS LENGTH CHORD BEARING CHORD	STATE OF TEXAS COUNTY OF COLLIN
L1 N89°21'27"W 5.68'  L2 N00°38'33"E 45.56'	C1   48°04'15"   30.00'   25.17'   N65°19'19"W   24.44'   C21   90°00'00"   30.00'   47.12'   S19°58'54"E   42.43'	CITY OF MCKINNEY  O  WHEREAS, TAYLOR IN
L3 N89°21'27"W 38.10' L4 N00°38'33"E 54.52'	C3 90°00'00" 56.00' 87.96' N44°21'27"W 79.20' C23 90°00'00" 30.00' 47.12' S45°38'33"W 42.43'  C4 85°37'27" 30.00' 44.83' N42°10'10"W 40.78' C24 180°00'19" 30.00' 94.24' N64°58'54"W 59.99'	situated in the Thomas J.
L5 N85°00'56"W 56.17'	C5 69°21'08" 29.91' 36.21' S59°38'28"W 34.04' C25 180°00'00" 30.00' 94.25' S64°58'54"E 60.00'	Tract of land described 20200619000932020 of follows:
L6 S25°01'14"W 21.60' L7 S89°21'27"E 51.07'	C6 24°22'33" 30.00' 12.76' \$12°49'50"W 12.67'	BEGINNING at a "+" cut i
L8 N79°18'49"E 10.00' L9 S10°41'11"E 24.00'	C8 42°42'54" 30.00' 22.37' N69°17'06"E 21.85' C28 67°59'06" 30.00' 35.60' N55°21'54"W 33.55'  C9 31°23'10" 54.00' 29.58' N63°37'14"E 29.21' C29 20°02'07" 54.00' 18.88' N31°23'24"W 18.79'	THENCE South 89°26'53  Block A, McKinney High Softhe Plat Records of Co
L10 S79°18'49"W 10.00'	C10 78°40′16" 30.00' 41.19' \$39°58′41"W 38.03' C30 66°25′55" 30.00' 34.78' N08°11′35"W 32.87'  ARPC LIVING, L.L.C. (INST. NO. 20210308000451420)	1/2-inch iron rod found; s Living, L.L.C. recorded in
L11 S89°19'43"E 62.98' L12 N89°19'43"W 62.92'	C11 89°58'16" 30.00' 47.11' \$44°20'35"E 42.42' C31 65°37'27" 30.00' 34.36' N57°49'50"E 32.51'  C12 37°11'12" 30.00' 19.47' N72°04'41"E 19.13' C32 90°00'00" 30.00' 47.12' \$44°21'27"E 42.43'	THENCE North 0°48'01"
L13 S00°38'33"W 19.46' L14 S00°38'33"W 45.38'	C13   37°16'01"   30.00'   19.51'   N70°41'43"W   19.17'   C33   90°00'00"   30.00'   47.12'   S45°38'33"W   42.43'   C14   90°01'44"   30.00'   47.14'   S45°39'25"W   42.44'   C34   90°00'00"   30.00'   47.12'   S44°21'27"E   42.43'	found for the reentrant co
L15 S89°21'27"E 5.50'	C15 90°00′00" 56.00' 87.96' S45°38'33"W 79.20' C35 90°00′00" 30.00' 47.12' S45°38'33"W 42.43'	rod found for the northwe
L16 N89°21'27"W 4.13' L17 S00°38'33"W 122.80'	C16   180°00'00"   30.00'   94.25'   S00°38'33"W   60.00'   C36   11°27'45"   207.00'   41.41'   N06°22'26"E   41.34'   C17   89°12'26"   30.03'   46.75'   S45°55'32"E   42.17'   C37   11°26'01"   199.00'   39.71'   N06°23'17"E   39.65'	THENCE South 0°24'27" rod with "RPLS 4701" cap
L18 N25°01'06"E 11.09' L19 N64°58'54"W 24.00'	C18	THENCE South 89°33'12
L20 S25°01'06"W 49.16'	C20 114°22'33" 30.00' 59.89' N57°49'50"E 50.43'	with cap stamped "KHA"  THENCE South 0°38'33"
L21         N89°21'27"W         30.91'           L22         N89°21'27"W         17.00'	1/2" IRF N:7138168.43 — C00°2C127" C 240 C01	12.6332 acres or 550,302
L23 S00°38'33"W 24.00' L24 S89°21'27"E 17.00'	E:2537887.26  38.74' 15.00' 265.88'	OWNER DEDICATION
L25 N00°38'33"E 36.12'		NOW, THEREFORE, KN
L26         N89°21'27"W         16.17'           L27         N00°38'33"E         10.00'	15' SANITARY SEWER EASEMENT  DRAINAGE EASEMENT  DRAINAGE EASEMENT  O	THAT, I, <b>TAYLOR INVES</b> described property as <b>JA</b> County, Texas and do h
L28 S89°21'27"E 15.72' L29 N44°21'27"W 27.36'	(BY THIS PLAT)	easements, as shown, fo same. All and any publi
L30 S60°38'33"W 47.47'	CAROLYN PITTS CORBIN  (NST. NO. 04.0007597)	building, fences, shrubs, maintenance or efficience
L31 N60°38'33"E 47.42' L32 N89°21'27"W 6.50'	4.70'   22.11' 9 4.37'   4.97'	constructing, reconstructing without the necessity, at a
L33 N00°38'33"E 7.69' L34 N03°34'40"E 117.18'	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	This plat is made subject Reservation of all oil, gas
L35 N00°38'33"E 39.77' L36 S00°38'33"W 40.23'		This plat approved subject
L37 S03°34'40"W 94.24'	15.7'X10' WATER  EASEMENT  (PX THIS PLAT)  S64°58'54"E 174.90, 279.37'  10'X9.5' WATER EASEMENT  10'X9.5' WATER EASEMENT  10'X9.5' WATER EASEMENT  305.83' 415.41'  EMERGENCY 1.45 - 1.24.00' - 1.46 85.58'	NO S C PAR MITNESS MY HAND at _
L38         N52°22'38"E         46.02'           L39         N52°22'38"E         42.26'	EASEMENT (BY THIS PLAT)  10'X9.5' WATER EASEMENT 305.83' 415.41' EMERGENCY L45 24.00' L46 85.58' (BY THIS PLAT)	This plat is made subject Reservation of all oil, gas  This plat approved subject This plat is made subject This plat approved subject This plat is made subject This plat approved subject This
L40 N89°21'27"W 38.23' L42 N02°31'06"E 9.06'	S89°21'27"E_240.70'	PART (1)
L43 S87°28'54"E 10.00'	C25 S89°21'27"E 146.05'	By:
L44         S02°31'06"W         11.94'           L45         N00°38'33"E         14.33'	10'X10' WATER EASEMENT (BY THIS PLAT)	Name: Title:
L46 S00°38'33"W 14.41'  L47 S89°21'27"E 8.51'	26' FIRE LANE,  ACCESS, DRAINAGE, WATER AND SANITARY  26' FIRE LANE,  26' FIRE LANE,	STATE OF
L48 S00°38'33"W 10.00' L49 N89°21'27"W 8.09'	SEWER EASEMENT (BY THIS PLAT)  SEWER EASEMENT (BY THIS PLAT)  ACCESS, DRAINAGE, WATER AND SANITARY SEWER EASEMENT (BY THIS PLAT)  (BY THIS PLAT)	COUNTY OF BEFORE ME, the under
L50 N00°38'33"E 11.59'	$\begin{pmatrix} \hat{x} \end{pmatrix}$ 10'X9.5' WATER EASEMENT $\begin{pmatrix} \hat{x} \end{pmatrix} \in \mathbb{R}^{0.00}$	person whose name is s purposes and considerati
L51 S89°19'43"E 10.00' L52 S00°38'33"W 11.44'	BY THIS PLAT)    Second Plane   Seco	GIVEN UNDER MY HAN
L53 S00°38'33"W 22.17' L54 S89°19'42"E 16.38'	10'X10' WATER  EASEMENT  (BY THIS PLAT)  10' WATER EASEME	
L55 S00°40'17"W 10.00'	10' WATER EASEMENT  (BY THIS PLAT)	Notary Public in and for the
L56 N89°19'42"W 16.38' L57 S00°38'33"W 27.83'	LOT 1, BLOCK A	SURVEYORS CERTIFIC
L58 N00°38'33"E 60.00' L59 S00°38'33"W 10.20'	531,610 SQ. FT.	C12 C23 C3 THAT I, Michael Cleo Bil monuments shown here
L60 N89°21'27"W 10.00'	0.28'— (BY THIS PLAT) / TAYLOR INVESTMENTS  MCKINNEY I, LLC  21.22'— (S) (MIST. NO. 20202010202020)	Regulations of the City of
L61         N00°38'33"E         10.00'           L62         N00°33'07"W         9.67'	(INST. NO .20200619000932020)	Dated this the day of
L63 N89°26'53"E 10.00' L64 S00°33'07"E 10.00'	10' WATER 10' WATER EASEMENT SO	So 38
L65 N00°33'07"W 10.00' L66 N89°26'53"E 10.00'	EASEMENT L75 10' WATER EASEMENT (BY THIS PLAT) L84 P RIGHT-OF-WAY-	Registered Professional L
L67 S00°33'07"E 10.05'	DRAINAGE EASEMENT  (BY THIS PLAT)	Fort Worth, Texas 76102 Ph. 817-770-6511
L68         N00°38'33"E         31.01'           L69         N12°06'18"E         10.96'	3) \(\frac{\omega}{\omega}\) \(\frac{\omega}	michael.billingsley@kimle
L70 S89°21'27"E 9.50'  L71 S00°38'33"W 10.00'	The second of th	STATE OF TEXAS
L72 N89°21'27"W 9.48'	VARIABLE WIDTH  SE  BALLO'  BALLO'  (BY THIS PLAT)  PEDESTRIAN	COUNTY OF TARRANT BEFORE ME, the unders
L73 N89°21'27"W 7.80' L74 N00°38'33"E 10.00'	(BY THIS PLAT)	whose name is subscribe and consideration therein
L75 S89°21'27"E 12.21'  L76 S05°01'06"W 21.04'	12.88' 70 EASEMENT (BY THIS PLAT) (BY THIS PLAT) (BY THIS PLAT)	GIVEN UNDER MY HAN
L77 S84°58'54"E 7.96'  L78 S05°01'06"W 40.06'	C72   C75	JUSTICE ROAD
L79 N89°21'27"W 10.00'	STORM SEWER	(60-FOOT WIDE RIGHT-OF-WAY) Notary Public in and for the $P.O.B.$
L80 N00°38'33"E 10.00' L81 S89°21'27"E 10.00'	VOL. 4893,PG. 1680)  N89°21'27"W 114.13'  ACCESS EASEMENT (INST. NO. 20210106000027350)  ACCESS EASEMENT (BY THIS PLAT) L25—  (BY THIS	
L82 S00°38'33"W 3.81' L83 N00°38'33"E 9.50'	738.38' S89°26'53"W 768.38'	XF N:7137329.99 E:2538643.67
L84 S89°21'27"E 10.00'	<u>1/2"IRF</u>	1
L85         S00°38'33"W         9.39'           L86         N00°38'33"E         8.08'	L SEWER EASEMENT (CAB. P, PG. 659)	AMES  'S DRI  'S DRI  VARIABLE  RIGHT-OF-V  3, BLOCK  AL CENT  DDITION  NST. NO.  0201000
L87 S89°21'27"E 10.00' L88 S00°38'33"W 10.26'	LOT 1, BLOCK A  MCKINNEY HIGH SCHOOL NORTH	JAM JAM PITTS [ A VARI, NIDTH RIGH] ADDIT (INST.) 00906020
	(CAB. P, PG. 659)	PIJ MID. 2009
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LINE TABLE

CURVE TABLE

CURVE TABLE

OWNERS CERTIFICATION STATE OF TEXAS OF COLLIN

AS, TAYLOR INVESTMENTS MCKINNEY I, LLC, is the owner of a 12.6332 acre (550,302 square foot) tract of land n the Thomas J. McDonald Survey, Abstract No. 576, City of McKinney, Collin County, Texas; said tract being all of that land described in General Warranty Deed to Taylor Investments McKinney I, LLC recorded in Instrument No. 9000932020 of the Official Public Records of Collin County, Texas; said tract being more particularly described as

**NG** at a "+" cut in concrete found in the centerline of James Pitts Drive (a variable width right-of-way);

South 89°26'53" West, at a distance of 40.28 feet passing a 1/2-inch iron rod found for the northeast corner of Lot 1, McKinney High School North, an addition to the City of McKinney according to the plat recorded in Cabinet P, Page 659 at Records of Collin County, Texas; and continuing along the north line of said Lot 1, a total distance of 768.38 feet to a ron rod found; said point being the southeast corner of that tract of land described in Special Warranty Deed to ARPC L.C. recorded in Instrument No. 20210308000451420 of said Official Public Records;

North 0°48'01" East, along the east line of said ARPC Living, L.L.C. tract, a distance of 846.06 feet to a 1/2-inch iron rod the reentrant corner of said ARPC Living, L.L.C. tract;

South 89°36'37" East, along the south line of said ARPC Living, L.L.C. tract, a distance of 319.62 feet to a 1/2-inch iron I for the northwest corner of that tract of land described in Special Warranty Deed to Carolyn Pitts Corbin recorded in nt No. 94-7587 of said Official Public Records;

South 0°24'27" West, along the west line of said Carolyn Pitts Corbin tract, a distance of 210.19 feet to a 1/2-inch iron RPLS 4701" cap found for the southwest corner of said Carolyn Pitts Corbin tract;

South 89°33'12" East, along the south line of said Carolyn Pitts Corbin tract; a distance of 445.41 feet to a 5/8-inch iron stamped "KHA" set for corner in James Pitts Drive;

South 0°38'33" West, along James Pitts Drive, a distance of 622.79 feet to the **POINT OF BEGINNING** and containing acres or 550,302 square feet of land, more or less.

IEREFORE, KNOW ALL MEN BY THESE PRESENTS:

**TAYLOR INVESTMENTS MCKINNEY I, LLC**, does hereby adopt this Preliminary Final Plat designating the hereinabove d property as JAMES PITTS MULTIFAMILY ADDITION, LOT 1, BLOCK A, an addition to the City of McKinney, Collin Texas and do hereby dedicate to the public use forever, the streets, alleys and public use area shown hereon, the ts, as shown, for mutual use and accommodation of the City of McKinney and all public utilities desiring to use or using Il and any public utility and the City of McKinney shall have the right to remove and keep removed all or parts of any fences, shrubs, trees or other improvements or growths, which in any way endanger or interfere with the construction, nce or efficiency of it's respective systems on said Easements, and the City of McKinney and all public utilities ing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of it's respective systems, ne necessity, at anytime, of procuring the permission of anyone.

is made subject to the following Reservation: For Grantor and Grantor's Heirs, Successors, and Assigns Forever; A on of all oil, gas, and other minerals in and under that may be produced from the property.

approved subject to all platting ordinances, rules, regulations and resolutions of the City of McKinney, Texas.

S MY HAND at \_\_ , Texas, this the \_\_\_ day of \_\_\_\_

**INVESTMENTS MCKINNEY I, LLC** 

Title:

ME, the undersigned authority, on this day personally appeared \_\_\_\_ , known to me to be the hose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the and consideration therein expressed.

NDER MY HAND AND SEAL OF OFFICE on this the \_\_\_ day of \_\_\_\_\_, 2021.

ublic in and for the State of

ORS CERTIFICATE

Michael Cleo Billingsley, do hereby certify that I prepared this plat from an actual survey of the land and that the corner nts shown hereon were properly placed under my personal supervision in accordance with the Platting Rules and ns of the City of McKinney, Texas.

s the \_\_\_\_ day of \_\_\_\_\_\_, 2021.

Cleo Billingsley ed Professional Land Surveyor No. 6558 orn and Associates, Inc. ry Street, Unit 11, Suite 1300 , Texas 76102

illingsley@kimley-horn.com

F TEXAS OF TARRANT

ME, the undersigned authority, on this day personally appeared Michael Cleo Billingsley, known to me to be the person ame is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purposes ideration therein expressed.

NDER MY HAND AND SEAL OF OFFICE on this \_\_\_ day of \_\_\_\_\_, 2021.

ublic in and for the State of Texas

TAYLOR INVESTMENTS MCKINNEY LLC 15441 KNOLL TRAIL DRIVE, SUITE 150 DALLAS, TEXAS 75248 PHONE: 972-325-1408 CONTACT: LARRY TAYLOR

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

THIS DOCUMENT SHALL

NOT BE RECORDED FOR

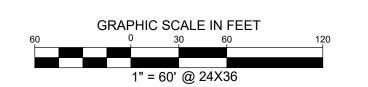
ANY PURPOSE AND

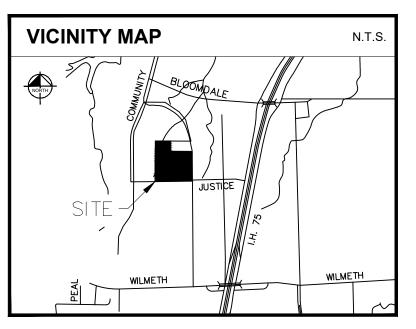
SHALL NOT BE USED OR

VIEWED OR RELIED

UPON AS A FINAL SURVEY DOCUMENT







LEGEND

 $\Delta$  = CENTRAL ANGLE

P.O.B. = POINT OF BEGINNING VOL. = VOLUME PG. = PAGE SQ. FT. = SQUARE FEET INST. NO. = INSTRUMENT NUMBER C.M. = CONTROLLING MONUMENT XF = "+" IN CONCRETE FOUND IRF = IRON ROD FOUND IRFC = IRON ROD WITH CAP FOUND IRSC = 5/8" IRON ROD WITH CAP STAMPED "KHA" SET

## 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 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.

## NOTES:

Bearing system of this survey is based on a line oriented between City of McKinney monuments 28 and 40 found in the field, whose positions are published on the Texas Coordinate System of 1983 (2011), North Central Zone (4202), North American Datum of 1983.

The grid coordinates shown hereon are based on the Texas Coordinate System of 1983 (2011), North Central Zone 4202, no scale and no projection.

All corners are 5/8" iron rods with cap stamped "KHA" set unless otherwise noted.

Preliminary-Final Plat for review purposes only.

APPROVED AND ACCEPTED

PLANNING AND ZONING COMMISSION CHAIRMAN CITY OF MCKINNEY, TEXAS

DATE

PRELIMINARY FINAL PLAT LOT 1, BLOCK A JAMES PITTS MULTIFAMILY **ADDITION** 

THOMAS J. MCDONALD SURVEY, ABSTRACT NO. 576 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS



6160 Warren Parkway, Suite 210 Frisco, Texas 75034 FIRM # 10193822 <u>Scale</u> <u>Drawn by</u>

JBH

1" = 60'

Fax No. (972) 335-3779 Checked by Project No. <u>Date</u> MCB 4/28/2021 067813701