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 referenced to South 01 deg. 17 min. 14 sec. West along the east line of Lot 4R1, Block A of B and L Cox Addition, according to the Conveyance Plat recorded in Volume 2018, Page 734, Plat Records, Collin County, Texas

FLOOD ZONE NOTE:

This Surveyor has reviewed Flood Insurance Rate Map No. 48085C0260K (effective date June 7, 2017) published by the Federal Emergency Management Administration for Collin County, Texas and based upon said scaled map and graphic plotting, such review revealed that the subject parcel lies within "ZONE X" (Un-Shaded) and is outside of the 100 Year Flood Plain and is determined to be outside the 0.2% annual chance floodplain.

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.

<u>SUBDIVISION NOTE:</u>

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 witholding of utilities and building permits.

ABBREVIATIONS

Doc. = Document Vol. = Volume Cab. = Cabinet Pg. = Page

D.R.C.C.T. = Deed Records, Collin County, Texas P.R.C.C.T. = Plat Records, Collin County, Texas D.S.S.E. = Variable Width Drainage & Sanitary Sewer Easement

Vol. 2018, Pg. 611 ~ P.R.C.C.T. IRF = (size) Iron Rod Found CM = Controlling Monument

IRS = 1/2" Iron Rod Set with a red plastic

cap, stamped "RPLS 4701"

BOUNDARY LINE ADJOINER BOUNDARY LINE EASEMENT LINE $\bigcirc = 1/2$ " Iron Rod Set with red plastic cap

stamped "RPLS 4701' unless otherwise noted.

/CITY OF

⁷McKINNEY

LEGEND

SURVEYOR'S CERTIFICATE

380/LAKE FOREST ADDITION

Vol. 2009, Pg. 127 P.R.C.C.T.

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.

HIGHRIDGE ADDITION

PHASE 1

Cab. L, Pg. 868 P.R.C.C.T.

1/2/ IRF W/Cap

1/2" IRF

Beasle

15' SANITARY SEWER FASEMENT

Doc. No. 20130206000166870

1/2" IRF W/Cap

80' DRAINAGE EASEMENT

16.5' AT&T EASEMENT

SANITARY SEWER ESMNT

Vol. 4485, Pg. 4 D.R.C.C.T.

15' DRAINAGE EASEMENT

Doc. No. 20130206000166880 D.R.C.C.T.

5' SANITARY SEWER EASEME

Vol. 4485, Pg. 4 D.R.C.C.T.

BO' DRAINAGE, FLOOD PLAIN

ID EROSION HAZARD SETBACK EASEMENT

15' SANITARY SEWER EASEMENT

Vol. 2018, Pg. 611 P.R.C.C.T.

- *305.29*'

RPLS 470

ACCESS EASEMENT

SHELTON INVESTMENTS, LLC.

D.R.C.C.T.

MEADOW RANCH ESTATES

Cab. C, Pg. 327 P.R.C.C.T.

Doc. No. 20100503000430800

R=30'\

25' DRAINAGE AND

SANITARY SEWER -

EASEMENT

Lot 6, Block A 90,028 Sq. Feet

2.067 Acres

100' DRAINAGE, FLOOD PLAIN

AND EROSION HAZARD SETBACK
- EASEMENT
Vol. 2018, Pg. 611
P.R.C.C.T.

MCB TERRA, LLC

Doc. No. 20181004001245000

D.R.C.C.T.

Doc. No. 20140922001029470

N 87°39′45″_W

W/Cap

15'x15' WATER EASEMENT

LOT 2, BLOCK A

BELTERRA ADDITION

Vol. 2014, Pg. 229

VARIABLE WIDTH DRAINAGE AND DETENTION EASEMENT

Vol. 2014, Pg. 229 P.R.C.C.T.

15' DRAINAGE EASEMENT Vol. 2014, Pg. 229 -P.R.C.C.T.

P.R.C.C.T.

15'x15' WATER EASEMENT

FIRELANE, MUTUAL ACCESS AND UTILITY EASEMENT

D.R.C.C.T.

VARIABLE WIDTH RECIPROCAL

EASEMENT AGREEMENT

AMENDMENT TO RECIPROCAL

EASEMENT AGREEMENT Doc. NO. 20140305000205200-O.P.R.C.C.T.

ACCESS EASEMENT

Doc. No. 20150212000157370-0.P.R.C.C.T

19' ACCESS EASEMENT

Vol. 2017, Pg. 384 P.R.C.C.T.

30' FIRELANE & ACCESS EASEMENT

Doc. No. 20170126010000370 D.R.C.C.T.

LOT 1, BLOCK A

FOREST PLACE

Vol. 2017, Pg. 50 P.R.C.C.T.

15' DRAINAGE EASEMENT

Doc. No. 20170124000100490-D.R.C.C.T.

LOT 3R, BLOCK A

LAKE FOREST AT US 380, LP

D.R.C.C.T.

I. 2014, Pg. 229 P.R.C.C.T.

VARIABLE WIDTH FIRELANE,

VARIARI F WIDTH

CONSTRUCTION EASEMENT -

Vol. 2014, Pg. 229 P.R.C.C.T.

LOT 3, BLOCK A

B AND L COX ADDITION

Vol. 2017, Pg. 384 P.R.C.C.T.

15' WATER EASEMENT

15'x15' WATER EASEMENT /

Vol. 2014, Pg. 229 P.R.C.C.T.

1/2" IRF

RPLS 5686

15' WATER EASEMENT

Doc. No. 20130206000166900-D.R.C.C.T.

DATED this the ______, 2021.

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

BLOCK A

COUNTY OF COLLIN)(

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared LAWRENCE H. RINGLEY, 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 _____, 2021

Notary Public for and in the State of Texas

STATE OF TEXAS)(COUNTY OF COLLIN)(

5/8" IRF W/Cap

JEN TEXAS 22 LLC

Doc. No. 2020090400149727

POINT OF

State Plane-NAD 83 N: 7,131,007.503

1/2" IRF (CM)

E: 2,527,060.668

LOT 1

WILLIAM MARTIN ADDITION

Cab. H, Pg. 525 P.R.C.C.T.

DARRELL & KAREN LEWIS Vol. 4296, Pg. 2439 D.R.C.C.T.

BEGINNING

LINE TABLE

N 87°39'45" W

L5 S 87°39'45" E

Doc. No. 20200904001497940

 $S 88^{\circ}15'59" E - 550.35"$

14'x15' WATER EASEMENT

24' FIRELANE, WATER, SANITARY

SEWER & DRAINAGE EASEMENT

S 70°55'48" E

S 01°58'09"

146.30

<u>Total Area</u>

668.549 Sq. Feet

15.348 Acres

Lot 4R2, Block A

460,576 Sq. Feet

10.574 Acres

KAYASA HOLDINGS, LLC

D.R.C.C.T.

26' FIRELANE, WATER, SANITARY

SEWER & DRAINAGE EASEMENT_

└ Vol. 2018, Pg. 611 P.R.C.C.T.

24' FIRELANE, WATER, SANITARY

__SEWER & DRAINAGE EASEMENT

10'x15' WATER EASEMENT

Vol. 2018, Pg. 611 P.R.C.C.T.

W. UNIVERSITY DRIVE (U.S. Highway 380)

(Variable Width R.O.W.)

& ACCESS EASEMENT

N 88°42'46" W - 736.88'

Lot 5, Block A

CARROLLTON SPRINGS, LLC

Doc. No. 20180907001128410 D.R.C.C.T.

S 88°42'46" E - 736.88'

Lot 7, Block A

4.774 Acres

S 89°12'50" W - 550.41'

LOT 20, BLOCK A

MEADOW RANCH ESTATES

Cab. K, Pg. 780 P.R.C.C.T.

CORNERSTONE JOINT VENTURE, LTD.

Vol. 5286, Pg. 8416 D.R.C.C.T.

24' FIRELANE, MUTUAL ACCESS, WATER,

SANITARY SEWER & DRAINAGE EASEMENT Vol. 2018, Pg. 611 P.R.C.C.T.

VARIABLE WIDTH WATER

10'x15' WATER EASEMENT

KAYASA HOLDINGS, LLC

Doc. No. 20190807000946740 D.R.C.C.T.

24' FIRELANE &

ACCESS EASEMENT Vol. 2018, Pg. 734 P.R.C.C.T.

W/Cap RPLS 5686

Vol. 2018, Pg. 611~P.R.C.C.T.

B AND L COX ADDITION

WHEREAS, KAYASA FAMILY, LTD. is the owner of that certain tract of land situated in the City of McKinney, in the William Hunt Survey, Abstract No. 450 of Collin County, Texas and being all of Lot 4R1, Block A of B and L Cox Addition, an addition to the City of McKinney, according to the Conveyance Plat thereof, recorded in Volume 2018, Page 734, Plat Records, Collin County, Texas (P.R.C.C.T.) and as described in a deed to the Kayasa Holdings, LLC, recorded in Document No. 20190807000946740, Deed Records, Collin County, Texas (D.R.C.C.T.) and being more particularly described by metes & bounds as follows:

BEGINNING at a 1/2 inch iron rod found on the north right-of-way line of W. University Drive (a.k.a. U.S. Highway 380 ~ variable width right-of-way) for the southeast corner of the above described Lot 4R1, Block A and same being the most southerly southwest corner of that certain tract of land described in a deed to Jen Texas 22 LLC, recorded in Document No. 20200904001497270, D.R.C.C.T.;

THENCE: North 86 deg. 08 min. 18 sec. West, along the common line of said Lot 4R1 and W. University Drive, a distance of 91.40 feet to a 1/2 inch iron rod, topped with a plastic cap, stamped "RPLS 5686", found for an angle corner;

THENCE: South 89 deg. 12 min. 50 sec. West, continuing along said common line, a distance of 550.41 feet to a 5/8 inch iron rod found for an angle corner;

THENCE: North 87 deg. 39 min. 45 sec. West, continuing along said common line, a distance of 179.67 feet to a 1/2 inch iron rod, topped with a plastic cap, stamped "RPLS 4701", found for the southeast corner of Lot 6, Block A of said B and L Cox Addition (Vol. 2018, Pg. 734 ~ P.R.C.C.T.);

THENCE: North 02 deg. 20 min. 15 sec. East, departing from said W. University Drive, along the common line of said Lot 4R1 and Lot 6, Block A, a distance of 261.22 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", found for the northeast corner of said Lot 6, Block A and same being an inside ell corner of said Lot 4R1, Block A;

THENCE: North 87 deg. 39 min. 45 sec. West, continuing along said common line, a distance of 305.29 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 6, Block A and the most westerly southwest corner of said Lot 4R1, Block A and same being on the east line of Lot 1, Block A of Forest Place Addition, an addition to the City of McKinney, according to the plat thereof recorded in Volume 2017, Page 50, P.R.C.C.T.;

THENCE: North 19 deg. 06 min. 21 sec. East, along the common line of said Lot 4R1, Block A and Lot 1, Block A, at a distance of 40.40 feet, passing a 1/2 inch iron rod, topped with a plastic cap, stamped "Keen 6588", found for the northeast corner of said Lot 1, Block A of Forest Place Addition and same being the southeast corner of Lot 3, Block A of B and L Cox Addition, an addition to the City of McKinney, according to the plat thereof recorded in Volume 2017, Page 384, P.R.C.C.T. and continuing along the common line of said Lot 4R1 and Lot 3 for a total distance of 429.46 feet to a 1/2 inch iron rod, topped with a plastic cap, stamped "RPLS 5686", found for the northeast corner of said Lot 3, Block A and same being the southeast corner of Lot 2, Block A of Belterra Addition, an addition to the City of McKinney, according to the plat thereof, recorded in Volume 2014, Page 229, P.R.C.C.T.;

THENCE: North 19 deg. 06 min. 59 sec. East, along the common line of said Lot 4R1 and Belterra Addition, a distance of 492.57 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", found for the most westerly northwest corner of said Lot 4R1, the northeast corner of said Belterra Addition and same being on the southerly line of Highridge Addition, Phase 1, an addition to the City of McKinney, according to the plat thereof, recorded in Cabinet L, Page 868, P.R.C.C.T.;

THENCE: South 55 deg. 32 min. 38 sec. East, along the common line of said Lot 4R1 and Highridge Addition, a distance of 193.83 feet to a 1/2 inch iron rod, topped with a plastic cap, stamped "DCA", found for the southeast corner of said Highridge Addition and an inside ell corner of said Lot 4R1;

THENCE: North 19 deg. 07 min. 35 sec. East, continuing along said common line, a distance of 109.31 feet to a 1/2 inch iron rod, topped with a plastic cap, stamped "Beasley", found for the most northerly northwest corner of said Lot 4R1 and same being the most easterly southwest corner of that certain called 126.398 acre tract, described in a deed to GRBK Edgewood LLC, recorded in Document No. 20200904001497940, D.R.C.C.T.;

THENCE: South 70 deg. 55 min. 48 sec. East, departing from said Highridge Addition, along the common line of said Lot 4R1 and said 126.398 acre tract, a distance of 99.65 feet to a 1/2 inch iron rod found for the most northerly northeast corner of said Lot 4R1;

THENCE: South 01 deg. 58 min. 09 sec. West, continuing along said common line, a distance of 146.30 feet to a 5/8 inch iron rod found for an inside ell corner of said

THENCE: South 88 deg. 15 min. 59 sec. East, continuing along said common line, a distance of 550.35 feet to a 5/8 inch iron rod, topped with a plastic cap, stamped "Carter Burgess", found for the most easterly northeast corner of said Lot 4R1, Block A and same being on the west line of the above described Jen Texas 22 tract;

THENCE: South 01 deg. 17 min. 14 sec. West, along the common line of said Lot 4R1 and Jen Texas 22 tract, a distance of 301.34 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", found for the northerly southeast corner of said Lot 4R1 and the northeast corner of Lot 5, Block A of B and L Cox Addition an addition to the City of McKinney, according to the plat thereof, recorded in Volume 2018, Page 611, P.R.C.C.T.;

THENCE: North 88 deg. 42 min. 46 sec. West, along the common line of said Lot 4R1 and Lot 5, Block A, a distance of 736.88 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", found for an inside ell corner of said Lot 4R1 and the northwest corner of said Lot 5, Block A;

THENCE: South 01 deg. 17 min. 14 sec. West, continuing along said common line, a distance of 400.48 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", found for an inside ell corner of said Lot 4R1 and the southwest corner of said Lot 5, Block A;

THENCE: South 88 deg. 42 min. 46 sec. East, continuing along said common line, a distance of 736.88 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", found for the most southerly northeast corner of said Lot 4R1 and the southeast corner of said Lot 5, Block A, on the west line of the above described Jen Texas 22 tract:

THENCE: South 01 deg. 17 min. 14 sec. West, along the common line of said Lot 4R1 and said Jen Texas 22 tract, a distance of 247.21 feet to the POINT OF BEGINNING and containing 668,549 square feet or 15.348 acres of land.

OWNER'S DEDICATION

STATE OF TEXAS COUNTY OF COLLIN

NOW. THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, KAYASA HOLDINGS, LLC, does hereby adopt this Conveyance Plat, designating the herein above described property as LOTS 4R2 & 7, BLOCK A of B AND L COX ADDITION, an addition to the City of McKinney, Collin County, Texas, and being a replat of Lot 4R, Block A of B and L Cox Addition, an addition to the City of McKinney, according to the Conveyance Plat recorded in Cabinet 2018, Page 611, Plat Records, Collin County, Texas, 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 _____, 2021

Young Lei Kim, Manager

Kayasa Holdings, LLC.

- 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 YOUNG LEI KIM, 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 ____

of the City's Code of Ordinances and state law.

222ykim@gmail.com

CONVEYANCE PLAT ONLY: NOT FOR DEVELOPMENT

Notary Public, State of Texas

Planning and Zoning Commission Chairman City of McKinney, Texas

"Attest"

"Approved"

Planning and Zoning Commission Secretary City of McKinney, Texas

KAYASA HOLDINGS, LLC Contact: Young Lei Kim 979 Forest Avenue Rye, New York 10580-3109

OWNER SURVEYOR

A conveyance plat is a map of property approved by the city for the purpose

by a conveyance plat may not have all necessary public utilities available for

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

accepted conveyance plat, record plat, minor plat or minor replat is a violation

immediate use. No certificate of occupancy shall be issued nor permanent

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

of sale or conveyance in its entirety or interests thereon defined. Lots created

RINGLEY & ASSOCIATES, INC Contact: Lawrence H. Ringley 701 S. Tennessee Street McKinney, Texas 75069

CONVEYANCE PLAT B AND L COX ADDITION LOTS 4R2 & 7, BLOCK A

15.348 Acres being a replat of Lot 4R1, Block A of B and L Cox Addition recorded in Volume 2018, Pg.734, Plat Records of Collin County, Texas, situated in the William Hunt Survey, Abstract No. 450 City of McKinney Collin County, Texas



972-542-1266 LHR@Ringley.com

Mark Staab 08/30/2021 1" = 100' 2021-049 2021-049-CP.DWG