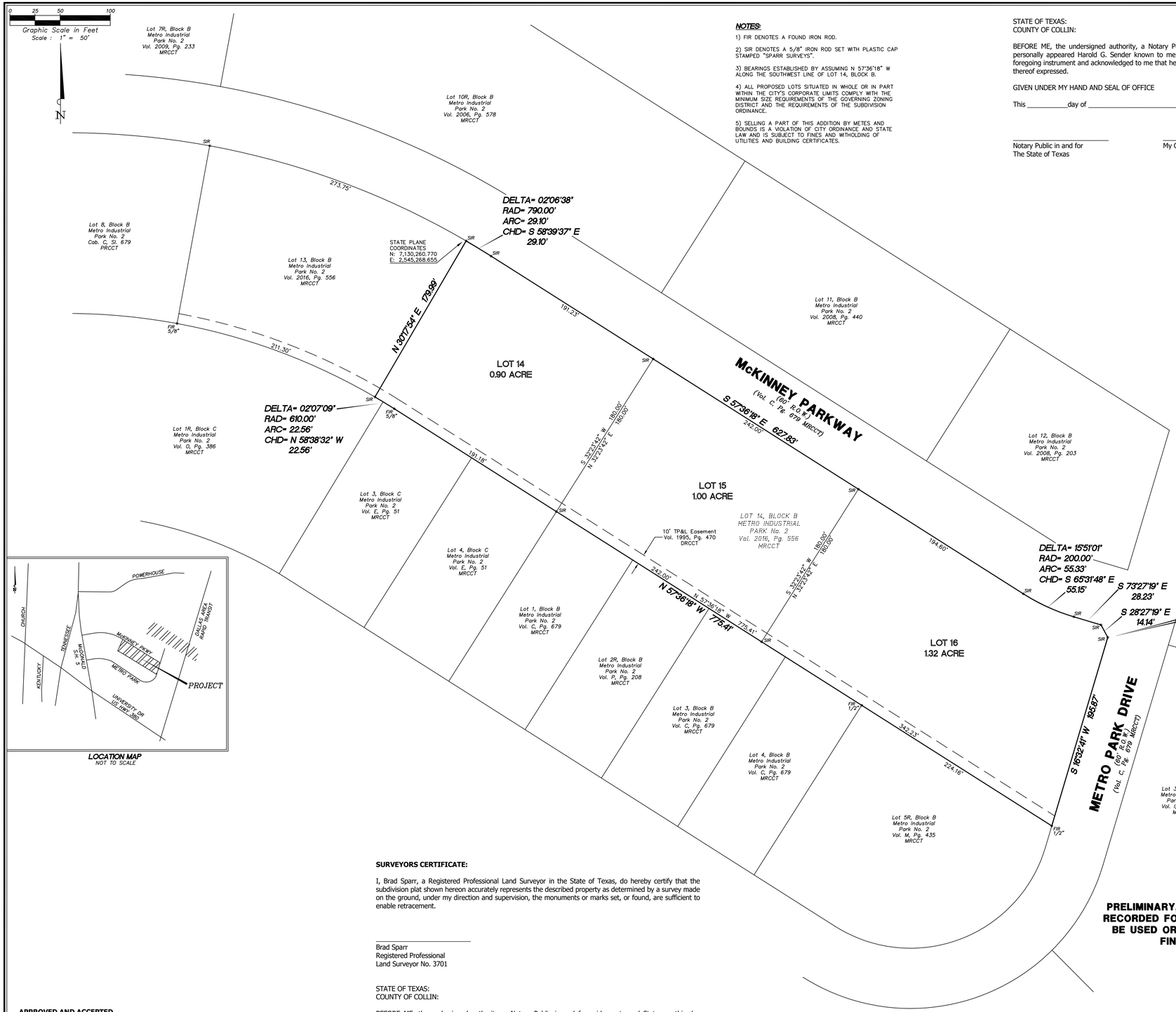

LOCATION MAP
NOT TO SCALE

NOTES:

1) FIR DENOTES A FOUND IRON ROD.

2) SIR DENOTES A 5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "SPARR SURVEYS".

3) BEARINGS ESTABLISHED BY ASSUMING N 57°36'18" W ALONG THE SOUTHWEST LINE OF LOT 14, BLOCK B.

4) 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.

5) SELLING A PART OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHOLDING OF UTILITIES AND BUILDING CERTIFICATES.

SURVEYORS CERTIFICATE:

I, Brad Sparr, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the subdivision plat shown hereon accurately represents the described property as determined by a survey made on the ground, under my direction and supervision, the monuments or marks set, or found, are sufficient to enable retracement.

_____
Brad Sparr
Registered Professional
Land Surveyor No. 3701

STATE OF TEXAS:
COUNTY OF COLLIN:

BEFORE ME, the undersigned authority, a Notary Public in and for said county and State, on this day personally appeared Brad Sparr, 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 purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

This _____day of _____, 2017.

_____ _____
Notary Public in and for My Commission Expires

APPROVED AND ACCEPTED

_____
Chairman, Planning & Zoning Commission
City of McKinney, Texas

_____
Date

STATE OF TEXAS:
COUNTY OF COLLIN:

BEFORE ME, the undersigned authority, a Notary Public in and for said county and State, on this day personally appeared Harold G. Sender 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 purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

This _____day of _____, 2017.

_____ _____
Notary Public in and for My Commission Expires
The State of Texas

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS SENDER FAMILY, LTD is the owner of a tract of land situated in the William Davis Survey, Abstract No. 248, Collin County, Texas and, being all of Lot 14 Block B of Metro Industrial Park No. 2, an addition to the City of McKinney, Texas, according to the plat thereof recorded in Volume 2016, Page 556 of the Map Records of Collin County, Texas (MRCCT), and being more particularly described as follows;

BEGINNING at a 5/8-inch iron rod set with plastic cap stamped "Sparr Surveys" at the south end of a corner clip at the intersection of the south line of McKinney Parkway (60 foot right-of-way), with the west line of Metro Park Drive (60 foot right-of-way);

THENCE South 16 Degrees 32 Minutes 41 Seconds West, along the west line of said Metro Park Drive, 195.87 feet to a 1/2-inch iron rod found at the northeast corner of Lot 5R, Block B of Metro Industrial Park No. 2, an addition to the City of McKinney, Texas, according to the plat thereof recorded in Volume M, Page 435 MRCCT;

THENCE North 57 Degrees 36 Minutes 18 Seconds West, departing the west line of said Metro Park Drive, along the northeast line of said Lot 5R, at 224.16 feet passing a 1/2-inch iron rod found at the northwest corner of said Lot 5R and the northeast corner of Lot 4, Block B of Metro Industrial Park No. 2, an addition to the City of McKinney, Texas, according to the plat thereof recorded in Volume C, Page 679 MRCCT, continuing along the northeast line of Lot's 1 thru 4 in said Block B, at a calculated distance of 584.23 feet passing the northwest corner of said Lot 1, same being the northeast corner of Lot 4, Block C of Metro Industrial Park No. 2, an addition to the City of McKinney, Texas, according to the plat thereof recorded in Volume E, Page 51 MRCCT, continuing along the northeast line of Lot 3 and 4 in said Block C, in all a distance of 775.41 feet to a 5/8-inch iron rod found with plastic cap stamped "JDJR" at the point of curvature of a circular curve to the left having a radius of 610.00 feet;

THENCE northwesterly, continuing along the northeast line of Lot 3 in said Block C and along said curve to the left, through a central angle of 02 Degrees 07 Minutes 09 Seconds, at a calculated arc distance of 13.12 feet passing the northwest corner of said Lot 3 in said Block C, same being the northeast corner of Lot 1R, Block C of Metro Industrial Park No. 2, an addition to the City of McKinney, Texas, according to the plat thereof recorded in Volume O, Page 386 PRCCT, continuing along the northeast line of said Lot 1R, in all a arc distance of 22.56 feet and having a chord which bears North 58 Degrees 38 Minutes 32 Seconds West, 22.56 feet to a 5/8-inch iron rod set with plastic cap stamped "Sparr Surveys" at the southeast corner of Lot 13, Block B of Metro Industrial Park No. 2, an addition to the City of McKinney, Texas, according to the plat thereof recorded in Volume 2016, Page 556 PRCCT;

THENCE North 30 Degrees 17 Minutes 54 Seconds East, departing the northeast line of said Lot 1R, along the east line of said Lot 13, 179.99 feet to a 5/8-inch iron rod set with plastic cap stamped "Sparr Surveys" in the south line of said McKinney Parkway and lying in a non-tangent circular curve to the right having a radius of 790.00 feet;

THENCE southeasterly, along the south line of said McKinney Parkway and along said curve to the right, through a central angle of 02 Degrees 06 Minutes 38 Seconds, an arc distance of 29.10 feet and having a chord which bears South 58 Degrees 39 Minutes 37 Seconds East, 29.10 feet to a 5/8-inch iron rod set with plastic cap stamped "Sparr Surveys" at the point of tangency;

THENCE South 57 Degrees 36 Minutes 18 Seconds East, continuing along the south line of said McKinney Parkway, 627.83 feet to a 5/8-inch iron rod set with plastic cap stamped "Sparr Surveys" at the point of curvature of a circular curve to the left having a radius of 200.00 feet;

THENCE southeasterly, continuing along the south line of said McKinney Parkway and along said curve to the left, through a central angle of 15 Degrees 51 Minutes 01 Seconds, an arc distance of 55.33 feet and having a chord which bears South 65 Degrees 31 Minutes 48 Seconds East, 55.15 feet to a 5/8-inch iron rod set with plastic cap stamped "Sparr Surveys" at the point of tangency;

THENCE South 73 Degrees 27 Minutes 19 Seconds East, continuing along the south line of said McKinney Parkway, 28.23 feet to a 5/8-inch iron rod set with plastic cap stamped "Sparr Surveys" at the northwest end of said corner clip;

THENCE South 28 Degrees 27 Minutes 19 Seconds East, along the said corner clip, 14.14 feet to the **POINT of BEGINNING** and containing 3.22 acres of land.

WHEREAS SENDER FAMILY, LTD, does hereby adopt this Amending Plat designating the hereon described property as **LOT 14. 15 and 16, BLOCK B of Metro Industrial Park No. 2**, being a replat of Lot 14, Block B, of Metro Industrial Park No. 2, an addition to the City of McKinney, according to the plat thereof recorded in Volume 2016, Page 556, Map Records, Collin County, Texas, and does hereby dedicate in fee simple to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No Buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in Landscape Easements, if approved by the City of McKinney. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of McKinney's use thereof. The City of McKinney and public utility entities shall have the right to remove and keep removed ill or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements. The City of McKinney and public utility entities 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, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

The undersigned does covenant and agree that the Access Easement may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of General Public vehicular and pedestrian use and access, and for Fire Department and Emergency use, in, along, upon and across said premises, with the right and privilege at all times of the City of McKinney, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said premises.

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

Witness, my hand, this _____day of _____, 2017.

BY:

_____
Harold G. Sender
General Partner

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

APPLICANT
SPARR SURVEYS
2553 COUNTY ROAD 722
McKINNEY, TX 75069
BRAD SPARR, RPLS
(214) 544-2297

OWNER
SENDER FAMILY, LTD.
6942 TOKALON DR.
DALLAS, TX 75214
HAROLD G. SENDER
GENERAL PARTNER
(214) 660-7705

THE PURPOSE OF THIS MINOR REPLAT IS TO CREATE (3) LOTS FROM (1) EXISTING LOT

MINOR REPLAT
LOT's 14, 15 and 16, BLOCK B
METRO INDUSTRIAL PARK No. 2
3.22 ACRES
BEING A REPLAT OF
LOT 14, BLOCK B
METRO INDUSTRIAL PARK No. 2
Volume 2016, Page 556 MRCCT
SITUATED IN THE
WILLIAM DAVIS SURVEY, ABSTRACT NO. 248
CITY OF McKINNEY
COLLIN COUNTY, TEXAS

DRAWN BY: B.D.S./CAD
CHECKED BY: B.D.S.
SCALE: 1" = 50'
DATE: FEB. 13, 2017
JOB NO. 16971

Sparr Surveys
2553 C.R. 722
McKinney, Texas 75069
(214) 544-2297
TBPLS FIRM No. 10059300

COLLIN COUNTY CLERK RECORDING INFORMATION