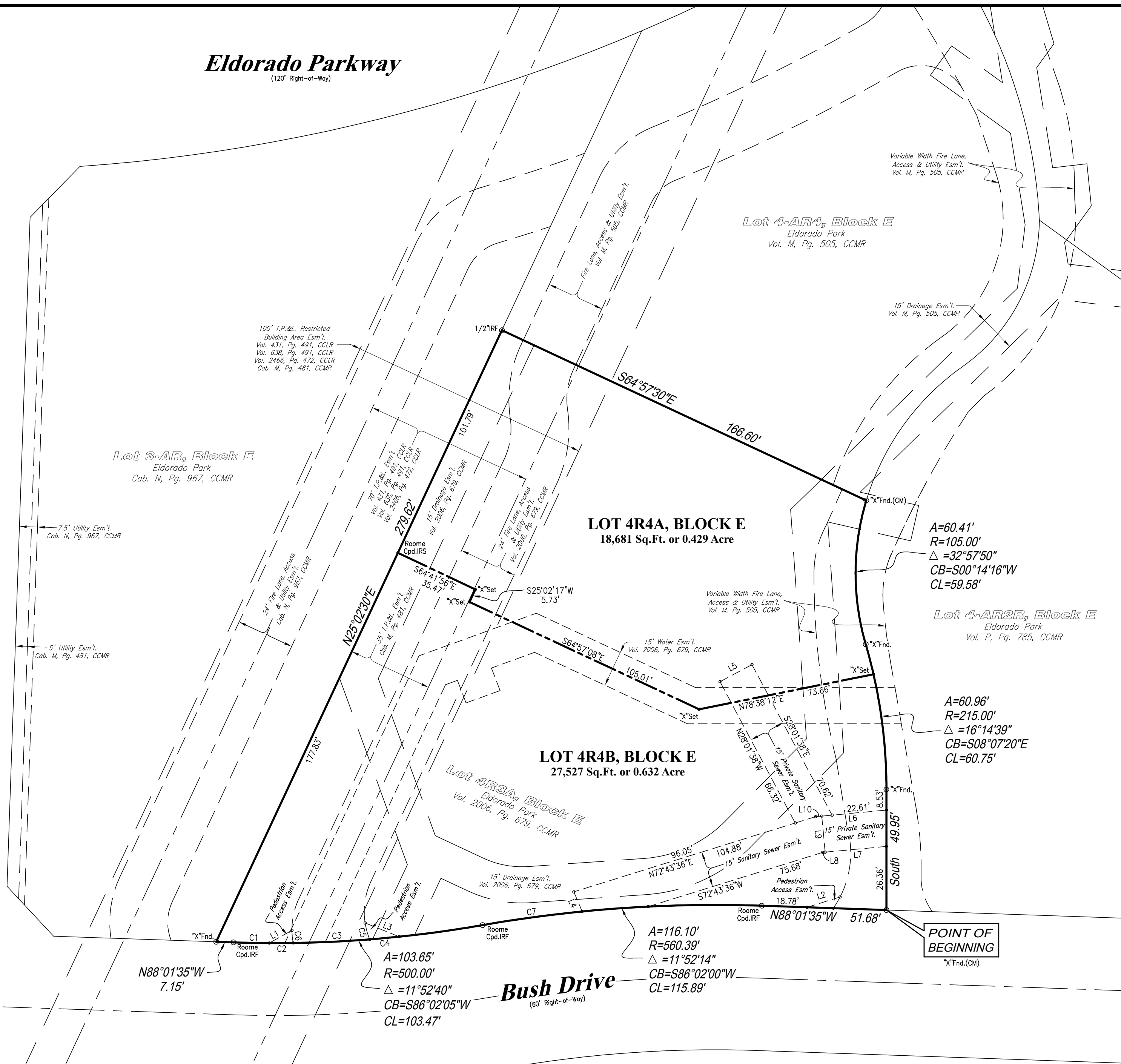


Eldorado Parkway
(120' Right-of-Way)

El Lago Drive
(60' Right-of-Way)



Curve Table

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	14.83'	500.00'	1°42'00"	S88°52'35"E	14.83'
C2	9.91'	500.00'	1°08'08"	N89°42'21"E	9.91'
C3	31.74'	500.00'	3°38'13"	N87°19'11"E	31.73'
C4	12.25'	500.00'	1°24'13"	N84°47'59"E	12.25'
C5	7.06'	30.00'	13°29'27"	N15°38'26"W	7.05'
C6	5.25'	30.00'	10°01'50"	N05°33'52"W	5.25'
C7	41.60'	560.39'	4°15'13"	N82°13'29"E	41.59'

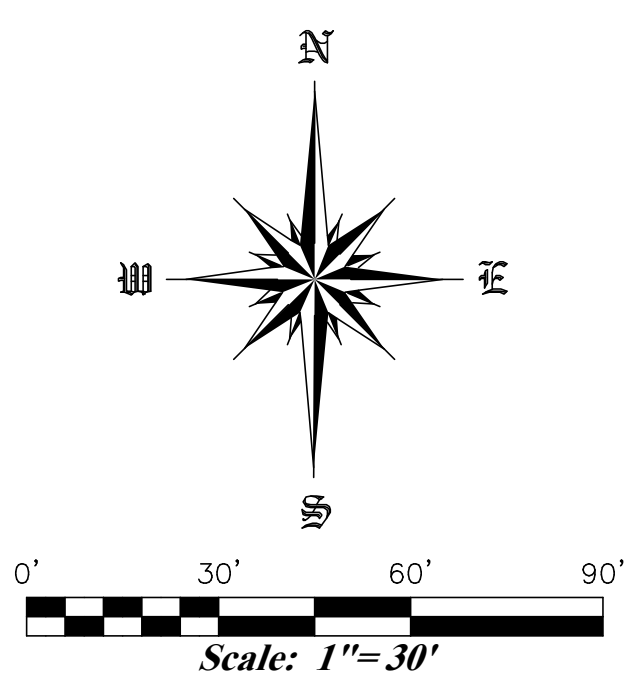
Line Table

LINE	BEARING	DISTANCE
L1	N60°43'00"E	10.78'
L2	N72°38'37"E	14.33'
L3	S68°04'08"E	15.20'
L4	N22°51'49"W	8.85'
L5	N61°58'27"E	15.00'
L6	N8°44'00"E	28.90'
L7	S84°40'00"W	25.50'
L8	S84°40'00"W	1.01'
L9	N05°20'00"W	15.00'
L10	N84°40'00"E	2.57'

The purpose of this Replat is to divide Lot 4R3A into two separate lots.

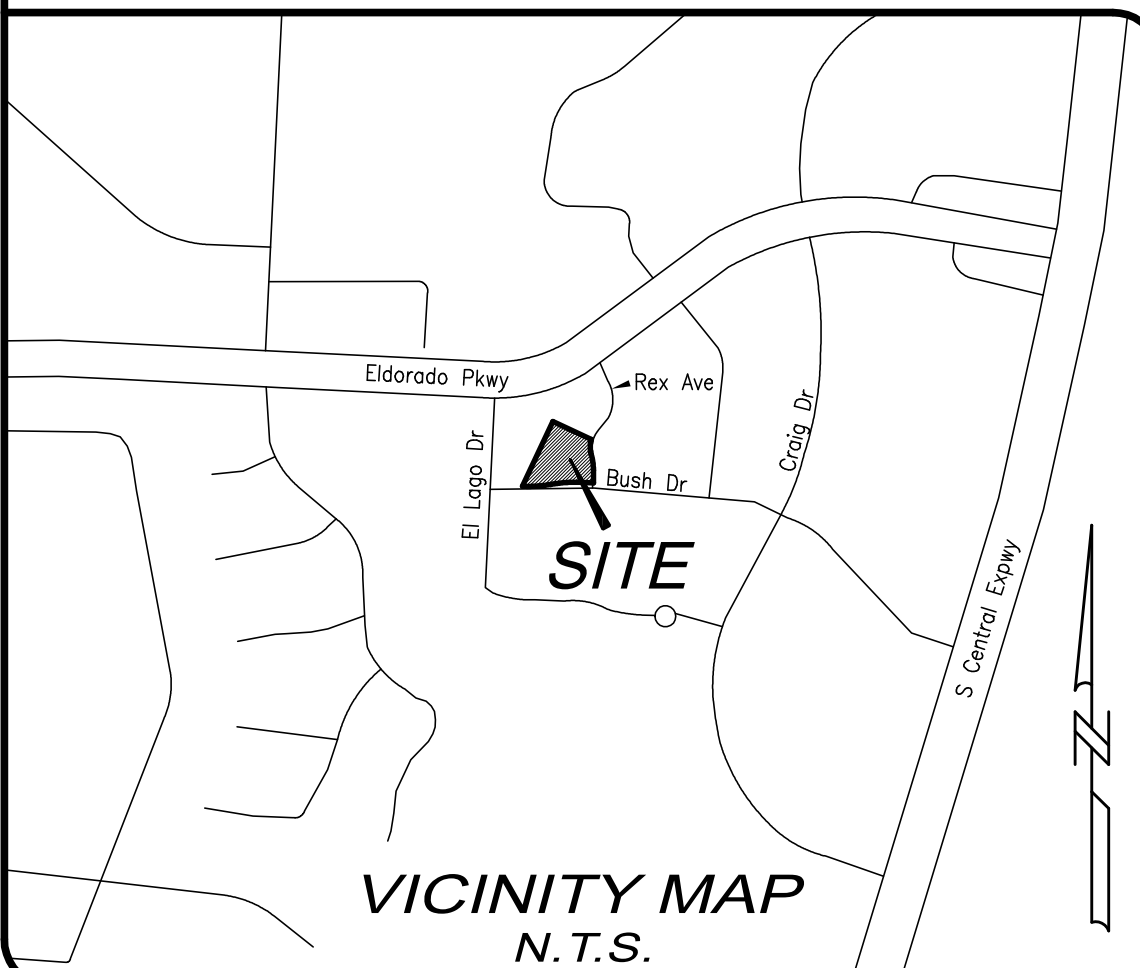
NOTES

- Survey was performed without the benefit of a title commitment
- Subject property affected by any or all easements of record
- Source bearing is based on Eldorado Park, an addition to the City of McKinney as recorded in Volume 2006, Page 679 of the Collin County Map Records.
- No part of the property described herein lies within a Special Flood Hazard Area according to the Federal Emergency Management Agency Flood Insurance Rate Map, Community-Panel No. 48085C0270 J, present effective date of map June 2, 2009, herein property situated within Zone X (unshaded). The flood statement does not imply that the property and/or structures will be free from flooding or flood damage. On occasion, 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.



Legend

Roome Cpt. I.R.S.	Roome Capped Iron Rod Set
C.C.M.R.	Collin County Map Records
C.C.L.R.	Collin County Land Records
CM	Controlling Monument



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, **RJ&G Investments, Inc.** is the owner of a 1.061 acre tract of land situated in the State of Texas, County of Collin and City of McKinney, being part of the William Hemphill Survey, Abstract No. 449, being all of Lot 4R3A, Block E of Eldorado Park, an addition to the City of McKinney as recorded in Volume 2006, Page 679 of the Collin County Map Records with said premises being more particularly described as follows:

BEGINNING at an "X" found in concrete in the north right-of-way line of Bush Drive marking the southeast corner of Lot 4R3A, the southeast corner of said premises, and the southwest corner of Lot 4-AR2R of Eldorado Park as recorded in Volume P, Page 785 of the Collin County Map Records;

THENCE with the north right-of-way line of Bush Drive, the south line of Lot 4R3A, and the south line of said premises as follows: North 88°01'35" West, 51.68 feet to a Roome capped 1/2-inch iron rod found marking the beginning of a curve to the left; Southwesterly along curve having a central angle of 11°52'14" with a radius of 560.39 feet, for an arc distance of 116.10 feet (chord = South 86°02'00" West, 115.89 feet) to a Roome capped iron rod found marking a reverse; Southwesterly along said curve to the right having a central angle of 11°52'40" with a radius of 500.00 feet, for an arc distance of 103.65 feet (chord = South 86°02'05" West, 103.47 feet) to a Roome capped 1/2-inch iron rod found marking the end of said curve; North 88°01'35" West, 7.15 feet to an "X" found in a concrete footing marking the southwest corner of Lot 4R3A, the southeast corner of said premises, and the southeast corner of Lot 3-AR, Block E of Eldorado Park as recorded in Cabinet N, Page 967 of the Collin County Map Records;

THENCE departing said north right-of-way line of Bush Drive, North 25°02'30" East, 279.62 feet to a 1/2-inch iron rod found marking the northwest corner of Lot 4R3A, the northwest corner of said premises, and the southwest corner of Lot 4-AR4, Block E of Eldorado Park as recorded in Volume M, Page 505 of the Collin County Map Records;

THENCE with the north line of Lot 4R3A, the north line of said premises, and the south line of Lot 4-AR4, South 64°57'30" East, 166.60 feet to an "X" found in a concrete roadway marking the northeast corner of Lot 4R3A, the northeast corner of said premises, the southeast corner of Lot 4-AR4 and being in the curving west line of the aforementioned Lot 4-AR2;

THENCE with the curving east line of Lot 4R3A, the east line of said premises, and the west line of Lot 4-AR2 as follows: Southeasterly along a curve to the left having a central angle of 32°57'50" with a radius of 105.00 feet, for an arc distance of 60.41 feet (chord = South 00°14'16" West, 59.58 feet) to an "X" found marking a reverse curve; Southeasterly along said curve to the right having a central angle of 16°14'39" with a radius of 215.00 feet, for an arc distance of 60.96 feet (chord = South 08°07'20" East, 60.75 feet) to a point marking the end of said curve; South, 49.95 feet to the place of beginning and containing 46,208 square feet or 1.061 acres of land.

OWNER'S DEDICATION & ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WE, **RJ&G Investments, Inc.**, do hereby adopt this amending plat designating the hereinabove described property as **Replat of Eldorado Park, Lots 4R4A & 4R4B, Block E** being a Replat of Eldorado Park, Lot 4R3A, Block E, an addition to the City of McKinney, Collin County, Texas, and do hereby dedicate to the public use forever, the streets and 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 the right to remove and keep removed all or parts of any building, fence, shrubs, trees, shrubs or other improvements or growths, which in anyway, endanger or interfere with the construction, maintenance or efficiency of it's respective systems in said Easements, and the City of McKinney and public utilities constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of it's respective systems without the necessity at any time procuring the permission from anyone.

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

WITNESS, MY HAND, this _____ day of _____, 2013.

By: _____
Greg Joseph, Representative for
RJ&G Investments, Inc.

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.

RECEIVED
By Kathy Wright at 1:38 pm, Nov 13, 2013

Owner:
RJ&G Investments, Inc.
2250 Bush Drive, Suite 100
McKinney, Tx 75070
Attn: Greg Joseph
(469) 569-3884
joseph@alliancemkt.com

Surveyor:
Roome Land Surveying
2000 Avenue G, Suite 810
Plano, Tx 75074
Attn: John Glas
(972) 423-4372
john@rplsinc.com

ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this, on this day personally appeared **Greg Joseph**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he or she executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2013.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

THAT I, F.E. Bemenderfer, Jr., a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plot from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of McKinney, Texas.



F.E. Bemenderfer, Jr.
R.P.L.S. No. 4051

ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared **F.E. Bemenderfer, Jr.**, known to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that the same was executed for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2013.

Notary Public in and for The State of Texas



"APPROVED and ACCEPTED"

City Manager
City of McKinney, Texas

Date

Eldorado Park
Lots 4R4A & 4R4B, Block E
being a Replat of Lot 4R3A, Block E, Eldorado Park
46,208 Square Feet or 1.061 Acres
William Hemphill Survey, Abstract No. 449
City of McKinney, Collin County, Texas
October 29, 2013

Revised: 11/13/2013
P:\AC\201304\AC108336.dwg

