

WHEREAS VICTORY 380 INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY, IS THE SOLE OWNER OF A 1.596 ACRE TRACT OF LAND SITUATED IN THE WILLIAM HUNT SURVEY, ABSTRACT NO. 450, CITY OF McKINNEY, COLLIN COUNTY, TEXAS, AND BEING A PART OF A CALLED 4.000 ACRE TRACT OF LAND CONVEYED TO VICTORY 380 INVESTMENTS, LLC, BY DEED RECORDED IN DOCUMENT NUMBER 20130000231050, OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS. WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM 83 (NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DALLAS CORS ARP (PID-DF8984) AND ARLINGTON RRP2 CORS ARP (PID-DF5387).

BEGINNING AT AN "X" CUT FOUND FOR A POINT IN THE NORTH LINE OF SAID VICTORY 380 INVESTMENTS, LLC TRACT, SAME POINT BEING THE NORTHEAST CORNER OF LAKE FOREST ADDITION, LOT 3, BLOCK A, AN ADDITION TO THE CITY OF MCKINNEY AS RECORDED IN DOCUMENT NUMBER 20150323010000940, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, FROM WHICH AN "X" CUT FOUND FOR THE NORTHWEST CORNER OF SAID LAKE FOREST ADDTION, LOT 3, BLOCK A, BEARS NORTH 87 DEGREES 38 MINUTES 12 SECONDS WEST, A DISTANCE OF 125.37 FEET;

THENCE, ALONG THE NORTH AND EAST BOUNDARY LINES OF SAID 4.000 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 87 DEGREES 40 MINUTES 50 SECONDS EAST, A DISTANCE OF 276.92 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 4.000 ACRE TRACT;

SOUTH 19 DEGREES 07 MINUTES 03 SECONDS WEST, A DISTANCE OF 313.37 FEET TO A 1/2" CAPPED IRON ROD STAMPED "RPLS 5310" FOUND FOR THE SOUTHEAST CORNER OF SAID 4.000 ACRE TRACT, SAME BEING IN THE NORTH RIGHT-OF-WAY LINE OF U.S HIGHWAY 380, A VARIABLE WIDTH RIGHT-OF-WAY;

THENCE, NORTH 87 DEGREES 39 MINUTES 52 SECONDS WEST, ALONG THE SOUTH LINE OF SAID VICTORY 380 INVESTMENTS, LLC TRACT AND THE COMMON NORTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 380, A DISTANCE OF 186.45 FEET TO AN "X" CUT FOUND FOR THE SOUTHEAST CORNER OF SAID LAKE FOREST ADDITION, LOT 3, BLOCK A, FROM WHICH A 1/2" CAPPED IRON ROD STAMPED "RPLS 5310" FOUND FOR THE SOUTHWEST CORNER OF SAID LAKE FOREST ADDITION, LOT 3, BLOCK A, BEARS NORTH 87 DEGREES 38 MINUTES 12 SECONDS WEST, A DISTANCE OF 125.37 FEET;

THENCE, NORTH 02 DEGREES 20 MINUTES 18 SECONDS EAST, OVER AND ACROSS SAID 4.000 ACRE TRACT, A DISTANCE OF 299.95 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 69,500 SQUARE FEET, OR 1.596 ACRES OF LAND.

SURVEYOR'S CERTIFICATE

I, ELLIOTT PAT BUSBY, 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 DIRECTION AND THE SUPERVISION IN OCTOBER, 2012, AND THAT ALL CORNERS ARE AS SHOWN.

PRELIMINARY-FINAL PLAT FOR REVIEW

DO NOT RECORD FOR ANY PURPOSE RELEASED: JUNE 13, 2016

ELLIOTT PAT BUSBY REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 5561



STATE OF TEXAS COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED ELLIOTT PAT BUSBY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES:

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN THESE PRESENTS:

THAT, VICTORY 380 INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY, DOES HEREBY ADOPT THIS PRELIMINARY/FINAL PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS FOREST PLACE ADDITION, AN ADDITION TO COLLIN COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC AND THE CITY OF McKINNEY THE WATER EASEMENTS, SANITARY SEWER EASEMENTS AND UTILITY EASEMENTS SHOWN HEREON, AS SHOWN, FOR MUTUAL USE AND ACCOMMODATION OF THE CITY OF McKINNEY AND ALL PUBLIC UTILITIES DESIRING TO USE OR USING SAME. CW-SLEEPY HOLLOW, LLC. DOES HEREBY DEDICATE TO THE PUBLIC AND COLLIN COUNTY IN FEE SIMPLE FOREVER THE STREETS SHOWN HEREON AND DEDICATES THE DRAINAGE EASEMENTS SHOWN HEREON, AS SHOWN, FOR MUTUAL USE AND ACCOMMODATION OF COLLIN COUNTY. ALL AND ANY PUBLIC UTILITY AND THE CITY OF McKINNEY AND COLLIN COUNTY 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 OF EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON SAID EASEMENTS, AND THE CITY OF McKINNEY AND ALL PUBLIC UTILITIES CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEMS, WITHOUT THE NECESSITY, AT ANY TIME, OR PROCURING THE PERMISSION OF ANYONE.

____ DAY OF WITNESS MY HAND, THIS THE ___

VICTORY 380 INVESTMENTS, LLC A TEXAS LIMITED LIABILITY COMPANY

TONY RAMJI MANAGER

STATE OF TEXAS COUNTY OF COLLIN

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED TONY RAMJI 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 THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES:

LEGEND

CAPPED IRON ROD FOUND IRON ROD FOUND CONTROLLING MONUMENT O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS COLLIN COUNTY TEXAS DOCUMENT/INSTRUMENT # (C.M.) CONTROL MONUMENT

PRELIMINARY—FINAL PLAT

FOREST PLACE ADDITION

LOT 1, BLOCK A

1.596 ACRES SITUATED IN THE WILLIAM HUNT SURVEY, ABSTRACT NO. 450 IN THE CITY OF McKINNEY, COLLIN COUNTY, **TEXAS**

OWNER/DEVELOPER: VICTORY 380 INVESTMENTS, LLC 8001 LBJ FREEWAY, STE. 400 DALLAS, TX 75251

ENGINEER/SURVEYOR:

RECEIVED By Planning Department at 10:52 am, Jun 13, 2016

DALLAS, TEXAS 75201-3136 PHONE 214-638-0145 FAX 214-638-0447 TBPLS FIRM# 10152300

PHONE 972-707-9555

THIS PLAT FILED IN ______

GENERAL NOTES:

SUBDIVISION ORDINANCE.

1. BEARING BASIS IS GRID NORTH, TEXAS STATE PLANE COORDINATES

NORTH CENTRAL ZONE, NORTH AMERICAN DATUM 83 (NAD83 (2011)

EPOCH 2010), DETERMINED BY GPS CALCULATED FROM DALLAS CORS

ARP (PID-DF8984) AND ARLINGTON RRP2 CORS ARP (PID-DF5387).

BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD

2. THE SUBJECT PROPERTY LIES IN ZONE DESIGNATION ZONE X AS SHOWN

INSURANCE RATE MAP NO. 48085C0260J, EFFECTIVE DATE, JUNE 2,

4. ALL PROPOSED LOTS SITUATED IN WHOLE OR IN PART WITHIN THE CITY'S

THE GOVERNING ZONING DISTRICT AND THE REQUIREMENTS OF THE

CORPORATE LIMITS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF

3. PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY.

SHEET 1 OF