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LEGEND	
CIRS	1/2" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
IRF	IRON ROD FOUND
FND	FOUND
CM	CONTROL MONUMENT
CAB.	CABINET
PG.	PAGE
VOL.	VOLUME
DOC.	DOCUMENT
EST.	ESTATES
PH.	PHASE
ESMT.	EASEMENT
Ac.	ACRES
R.O.W.	RIGHT-OF-WAY
(PRCCT)	MAP RECORDS, COLLIN COUNTY, TEXAS
(DRCCT)	DEEDS RECORDS, COLLIN COUNTY, TEXAS
BL	BOUNDING LINE
◆	STREET NAME CHANGE

FOR REVIEW PURPOSES ONLY

**PRELIMINARY-FINAL REPLAT
VILLAS AT STONEGATE**
81 RESIDENTIAL LOTS
3 COMMON AREAS

BEING A REPLAT OF
LOT 1R
BLOCK A OF VIGOR-ELDORADO ADDITION
CAB. _____, PG. _____
8.120 ACRES OUT OF THE

J. MANNING SURVEY, ABSTRACT NO. 636
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

DATE: JULY 20, 2015 SHEET 1 OF 2

LAND SURVEYOR
R.C. MYERS SURVEYING, LLC
488 ARROYO CT
SUNNYVALE, TX 75182
(214) 532-0636
FIRM # 10192300

OWNER
ASG EL DORADO PAVILLION, LTD
2408 E. TRINITY MILLS RD., STE 100
CARROLLTON, TX 75006

ENGINEER
HP CIVIL ENGINEERING
5339 ALPHA ROAD, SUITE 300
DALLAS, TX 75240
(972) 701-9636
FAX (972) 701-9639

DEVELOPER
WILBOW CORPORATION, INC.
4131 N. CENTRAL EXPY., SUITE 990
DALLAS, TX 75204
(972) 479-0697
FAX (972) 479-0397

RECEIVED
By Planning Department at 12:24 pm, Jul 20, 2015

OWNER'S CERTIFICATE

STATE OF TEXAS)(
COUNTY OF COLLIN)(

WHEREAS ASG EL DORADO PAVILION, LTD is the owner of an 8.120 acre tract of land situated in the J. Manning Survey, Abstract No. 636, City of McKinney, Collin County, Texas, and being part of Lot 2, Block A, of Vigor-Eldorado, an addition to the City of McKinney, according to the plat thereof recorded in Cabinet P, Page 271, of the Plat Records of Collin County, Texas (PRCCT), and being part of a tract of land conveyed to ASG El Dorado Pavilion, LTD., recorded in Volume 5582, Page 3687 of the Deed records of Collin County, Texas (DRCCT), and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the east right-of-way line of Ridge Road (120' right-of-way) at the southwest corner of said Lot 2, and being the northwest corner Lot 48, Block F, of Pine Ridge Estates, Phase 3A, an addition to the City of McKinney, according to the plat thereof recorded in Cabinet M, Page 646 (PRCCT);

THENCE North 00°56'04" West along the east right-of-way line of said Ridge Road and the west line of said Lot 2, a distance of 296.73 feet to a 5/8" iron rod with a yellow cap stamped, "RPLS 3963" set for corner;

THENCE North 89°27'02" East departing the last mentioned common line, a distance of 275.38 feet to a 5/8" iron rod with a yellow cap stamped, "RPLS 3963" set for corner;

THENCE North 00°56'04" West, a distance of 175.58 feet to a 5/8" iron rod with a yellow cap stamped, "RPLS 3963" set for corner;

THENCE South 89°27'02" West, a distance of 53.97 feet to a 5/8" iron rod with a yellow cap stamped, "RPLS 3963" set for corner at the southeast corner of Lot 1, Block A, of said Vigor Eldorado addition;

THENCE North 00°57'34" West along the east line of said Lot 1, a distance of 36.35 feet to a 5/8" iron rod with a yellow cap stamped, "RPLS 3963" set for corner;

THENCE South 89°30'37" East departing the east line of said Lot 1, a distance of 601.83 feet to a 5/8" iron rod with a yellow cap stamped, "RPLS 3963" set for corner in the east line of said Lot 2 and being the west line of a 15' alley and also being the west line of Block F of Pine Ridge Estates Phase 2, an addition to the City of McKinney, according to the plat thereof recorded in Cabinet L, Page 747 (PRCCT);

THENCE South 00°27'58" West along the west line of said alley, a distance of 492.36 feet to an "X" found for corner at the southeast corner of said Lot 2 and being in the north line of a 15' alley and the north line of Block F of said Pine Ridge Estates Phase 3A;

THENCE South 89°03'56" West along the north line of last mentioned alley, a distance of 811.00 feet to the PLACE OF BEGINNING and containing 8.120 acres, or 353,725 square feet, of land.

OWNER'S DEDICATION

STATE OF TEXAS)(
COUNTY OF COLLIN)(

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ASG ELDORADO PAVILION, LTD. does hereby adopt this plat designating the hereon described property as VILLAS AT STONEGATE, being a replat of Lot 1R, Block A, of Vigor-Eldorado Addition, an addition to the City of McKinney, Collin County, Texas, as recorded in Cabinet _____, Page _____ (PRCCT) and does hereby dedicate to the public use forever, the streets and easements shown hereon for the purpose as indicated. No buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on the utility easement and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said utility easement for the purpose of removing all or part of its respective systems without the necessity at any time procuring the permission of anyone.

EXECUTED this _____ DAY OF _____, 2015.

BY: JAMES E. HAWKINS, SENIOR VICE PRESIDENT
FOR: ASG ELDORADO PAVILION, LTD.
A TEXAS LIMITED PARTNERSHIP
BY: ASG REAL ESTATE COMPANY
A TEXAS CORPORATION
ITS GENERAL PARTNER

STATE OF TEXAS)(
COUNTY OF COLLIN)(

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this date personally appeared _____ of ASG ELDORADO PAVILION, LTD., known to me to be the person whose name is subscribed on the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in capacity thereon stated.

GIVEN MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2015.

NOTARY FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, ROBERT C. MYERS, hereby certify that I prepared this plat and it was made from an actual on the ground survey of the land as described and that the corner monuments shown thereon were properly placed or found under my personal supervision in accordance with the Platting Rules and Regulations of Collin County, Texas.

ROBERT C. MYERS
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 3963

STATE OF TEXAS)(
COUNTY OF COLLIN)(

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this date personally appeared ROBERT C. MYERS, known to me to be the person whose name is subscribed on the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in capacity thereon stated.

GIVEN MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2015.
PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. This document was released 6/4/15 for the City of McKinney's preliminary plat review process.



NOTARY FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

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8. * denotes proposed lots, easements, etc., of the proposed Replat of Lots 1R through 5R, Block A, of Vigor-Eldorado Addition. The proposed replat is currently in the Preliminary stage and should be complete before the completion of this plat.

Table with 3 columns: LINE, BEARING, DISTANCE. Lists 44 lines (L1-L44) with their respective bearings and distances.

Table with 6 columns: CURVE, DELTA, LENGTH, RADIUS, TANGENT, CHORD. Lists 16 curves (C1-C16) with their respective geometric data.

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