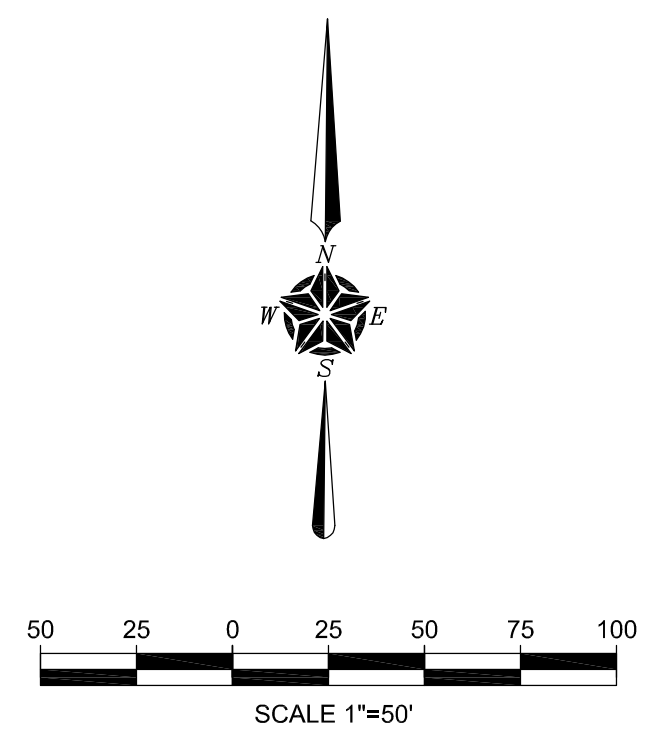


**LEGEND**

D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS  
M.R.C.C.T. MAP RECORDS, COLLIN COUNTY, TEXAS

○ IRON ROD FOUND  
⊗ IRON ROD SET  
✕ \*X\* FOUND



- GENERAL NOTES:**
- 1) Bearings are based on NAD 83, the North Central Texas Coordinate System.
  - 2) According to the F.I.R.M. No. 44805C0265 J, the subject property lies in Zone X and does not lie within a 100 YR Flood Prone Hazard Area.
  - 3) All proposed lots situated in whole or part within the city's corporate limits comply with the minimum size requirements of the governing zoning district and requirements of the subdivision ordinance.
  - 4) Selling a portion of this addition by metes and bounds is in violation of city subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
  - 5) The purpose of this replat is to divide one lot into five lots.

**ENGINEER**  
JOHN THOMAS ENGINEERING  
800 N. WATTERS ROAD, SUITE 170  
ALLEN, TEXAS 75013  
P- (214)491-1830  
F- (214)544-9040  
attn: JOHN MEASELS

**OWNER**  
ASG EL DORADO PAVILLION, LTD.,  
A TEXAS LIMITED PARTNERSHIP  
2408 E. TRINITY MILLS ROAD, SUITE 100  
CARROLLTON, TEXAS 75006

**TEXAS HERITAGE SURVEYING, LLC**

10610 Metric Drive, Suite 124, Dallas, TX 75243  
Office 214-340-9700 Fax 214-340-9710  
txheritage.com  
Firm #10169300

PRELIMINARY-FINAL REPLAT:  
FOR REVIEW PURPOSES ONLY

**PRELIMINARY-FINAL REPLAT**  
**VIGOR-ELDORADO ADDITION**  
**LOTS 1R THRU 5R, BLOCK A**  
REPLAT OF LOT 2, BLOCK A  
VIGOR-ELDORADO ADDITION  
CABINET P, PAGE 271  
MAP RECORDS, COLLIN COUNTY, TEXAS  
13.3394 ACRES OUT OF THE  
JNO MANNING SURVEY, ABSTRACT NO. 636  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS  
PAGE 1 OF 2

06/08/2015 11:19:03 AM

FIRE LANE, MUTUAL ACCESS, DRAINAGE & UTILITY EASEMENT CURVE TABLE		
LINE #	LENGTH	DIRECTION
L1	169.77'	S00°35'52"E
L2	442.23'	N89°30'37"W
L3	413.97'	S89°30'37"E
L4	134.75'	N00°35'52"W

24' UTILITY EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L5	24.00'	S89°30'37"E
L6	44.50'	S00°35'52"E
L7	21.22'	S89°30'37"E
L8	44.63'	N00°35'52"W

15' UTILITY EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L9	15.01'	S0°35'52"E
L10	73.52'	S89°02'25"E
L11	15.00'	S0°27'58"W
L12	73.24'	S89°02'25"E

15' DRAINAGE EASEMENT PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L13	82.34'	S89°30'37"E
L14	15.00'	S0°27'58"W
L15	86.55'	S89°30'37"E
L16	0.64'	S0°35'52"E

24' UTILITY EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L17	4.36'	S89°30'37"E
L18	31.52'	N0°00'00"E
L19	24.00'	N90°00'00"E
L20	20.65'	S0°00'00"E

15' DRAINAGE & UTILITY LINE TABLE		
LINE #	LENGTH	DIRECTION
L21	26.60'	N89°30'37"W
L22	84.65'	N20°25'31"E
L23	33.73'	N00°56'04"W
L24	13.62'	S89°27'02"W
L25	49.05'	N20°25'31"E

15' SANITARY SEWER EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L26	8.27'	N89°30'37"W

FIRE LANE, MUTUAL ACCESS, DRAINAGE & UTILITY EASEMENT CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	35.31'	30.00'	67°26'09"	S33° 07' 12"W 33.31'
C2	39.74'	25.00'	91°05'16"	S44° 56' 45"W 35.69'
C3	31.92'	20.00'	91°26'57"	S44° 45' 55"W 28.64'
C4	30.82'	20.00'	88°17'15"	S45° 21' 59"E 27.86'
C5	47.69'	30.00'	91°05'16"	N44° 56' 45"E 42.83'
C6	46.55'	30.00'	88°54'44"	N45° 03' 15"W 42.02'

24' UTILITY EASEMENT CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C7	2.79'	30.00'	05°19'58"	N87° 48' 41"E 2.79'

15' DRAINAGE EASEMENT CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C8	15.20'	25.00'	34°50'22"	N16° 49' 19"E 14.97'

24' UTILITY EASEMENT CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C9	23.30'	25.00'	53°24'08"	N60° 56' 34"E 22.47'

15' SANITARY SEWER EASEMENT CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C10	54.02'	220.00'	14°04'09"	S83° 27' 17"W 53.89'
C11	68.76'	280.00'	14°04'10"	S83° 27' 17"W 68.58'

SURVEYORS CERTIFICATE

THAT, I, GARY E. JOHNSON, Texas Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that I prepared this plat from an on the ground survey of the land, and that the corner monuments shown hereon were found under my personal supervision in accordance with the platting rules and regulations of the City of McKinney, Collin County, Texas.

**Preliminary, this document shall not be recorded for any purposes and shall not be used or viewed or relied upon as a final survey document. (06/05/2015)**

Gary E. Johnson  
Texas Registered Professional Land Surveyor No. 5299

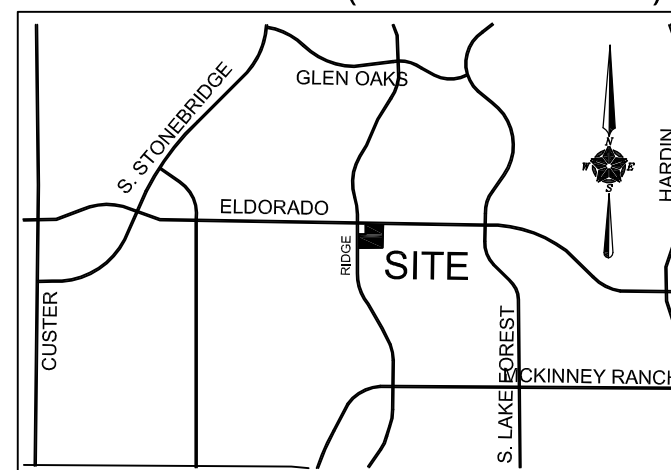
STATE OF TEXAS  
DALLAS COUNTY

Before me the undersigned Notary Public in and for the said County and State, on this date personally appeared Gary E. Johnson, know to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same for the purpose and considerations therein expressed.

GIVEN under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, AD., 2015.

Notary Public in and for the State of Texas

VICINITY MAP (NOT TO SCALE)



LEGEND

- D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
- M.R.C.C.T. MAP RECORDS, COLLIN COUNTY, TEXAS
- IRON ROD FOUND
- ⊗ IRON ROD SET
- ⊠ "X" FOUND

OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF COLLIN

WHEREAS, ASG El Dorado Pavillion, Ltd., a Texas limited partnership is the sole owner of a tract of land situated in the JNO Manning Survey, Abstract No. 636 in the City of McKinney, Collin County, Texas, and being all of Lot 2, Block A, Minor Plat of Vigor-Eldorado Addition, an addition to the City of McKinney, Collin County, Texas, according to the plat thereof recorded in Cabinet P, Page 271, Plat Records, Collin County, Texas, same being conveyed to ASG El Dorado Pavillion, Ltd., a Texas limited partnership by Special Warranty Deed recorded in Document No. 20040004996, Deed Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at an "X" found in concrete for corner in the South line of Eldorado Parkway (variable width right-of-way) at the Northeast corner of Lot 1, Block A and being the common Northwest corner of said Lot 2, Block A;

Thence South 89 degrees 30 minutes 37 seconds East, along said South line of Eldorado Parkway, a distance of 8.65 feet to an "X" found for corner, said corner being the beginning of a curve to the left having a delta angle of 14 degrees 04 minutes 10 seconds, a radius of 265.00 feet and a chord that bears North 83 degrees 27 minutes 17 seconds East, a chord distance of 64.91 feet;

Thence along said South right-of-way line of Eldorado Parkway and said curve to the left, an arc length of 65.07 feet to a 1/2 inch iron rod found for corner at the beginning of a reverse curve to the right having a delta angle of 14 degrees 04 minutes 09 seconds, a radius of 235.00 feet and a chord that bears North 83 degrees 27 minutes 17 seconds East, a chord distance of 57.56 feet;

Thence along said reverse curve to the right, an arc length of 57.70 feet to a 5/8 inch iron rod found for corner;

Thence South 89 degrees 30 minutes 37 seconds East, along said South right-of-way line of Eldorado Parkway, a distance of 478.66 feet to a 1/2 inch iron rod found for corner (previously set), said corner being the Northeast corner of said Lot 2, Block A;

Thence South 00 degrees 27 minutes 58 seconds West, along the East line of said Lot 2, Block A, a distance of 790.21 feet to an "X" found for corner at the Southeast corner of said Lot 2, Block A;

Thence South 89 degrees 03 minutes 56 seconds West, along the South line of said Lot 2, Block A, a distance of 811.00 feet to a 1/2 inch iron rod found for corner at the Southwest corner of said Lot 2, Block A and lying in the East right-of-way line of Ridge Road (variable width right-of-way);

Thence North 00 degrees 56 minutes 04 seconds West, along said East right-of-way line of Ridge Road, a distance of 371.55 feet to 5/8 inch iron rod found for corner at the beginning of a curve to the right having a delta angle of 09 degrees 04 minutes 06 seconds, a radius of 560.00 feet and a chord that bears North 03 degrees 36 minutes 00 seconds East, a chord distance of 88.54 feet;

Thence along said East right-of-way line of Ridge Road and said curve to the right, an arc length of 88.63 feet to an "X" found for corner at the beginning of a reverse curve to the left having a delta angle of 01 degrees 14 minutes 19 seconds, a radius of 582.40 feet and a chord that bears North 07 degrees 57 minutes 17 seconds East, a chord distance of 12.59 feet;

Thence along said East right-of-way line of Ridge Road and said reverse curve to the left, an arc length of 12.59 feet to an "X" found for corner at the Southwest corner of said Lot 1, Block A;

Thence North 89 degrees 27 minutes 02 seconds East, a distance of 212.47 feet to an "X" found for corner at the Southeast corner of said Lot 1, Block A;

Thence North 00 degrees 57 minutes 34 seconds West, a distance of 319.29 feet to the POINT OF BEGINNING and containing 581,065 square feet or 13.3394 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, ASG El Dorado Pavillion, Ltd., a Texas limited partnership, does hereby adopt this plat designating the herein above described property as a **VIGOR-ELDORADO ADDITION, LOTS 1R THRU 5R, BLOCK A**, being a replat of Lot 2, Block A, Minor Plat of Vigor-Eldorado Addition, an addition to the City of McKinney, Collin County, Texas, and does hereby dedicate to the public use forever, the streets, 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 part of any building, fence, shrub, tree, or other improvements or growths, which in any way may endanger or interfere with the construction, maintenance or efficiency of its 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 part of its respective systems without the necessity at any time of procuring the permission of anyone.

WITNESS, MY HAND, this the \_\_\_\_ day of \_\_\_\_\_, 2015.

ASG El Dorado Pavillion, Ltd., a Texas limited partnership

STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears \_\_\_\_\_, known to me to be the entity whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_ day of \_\_\_\_\_, 2015.

Notary Public in and for the State of Texas

GENERAL NOTES:

- Bearings are based on NAD 83, the North Central Texas Coordinate System.
- According to the F.I.R.M. No. 48085C0265 J, the subject property lies in Zone X and does not lie within a 100 YR Flood Prone Hazard Area.
- All proposed lots situated in whole or part within the city's corporate limits comply with the minimum size requirements of the governing zoning district and requirements of the subdivision ordinance.
- Selling a portion of this addition by metes and bounds is a violation of city subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
- The purpose of this replat is to divide one lot into five lots.

PRELIMINARY-FINAL REPLAT:  
FOR REVIEW PURPOSES ONLY

PRELIMINARY-FINAL REPLAT  
**VIGOR-ELDORADO ADDITION**  
LOTS 1R THRU 5R, BLOCK A  
REPLAT OF LOT 2, BLOCK A  
VIGOR-ELDORADO ADDITION  
CABINET P, PAGE 271,  
MAP RECORDS, COLLIN COUNTY, TEXAS  
13.3394 ACRES OUT OF THE  
JNO MANNING SURVEY, ABSTRACT NO. 636  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS  
PAGE 2 OF 2

**TEXAS HERITAGE**  
SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243  
Office 214-340-9700 Fax 214-340-9710  
txheritage.com  
Firm #10169300

ENGINEER  
JOHN THOMAS ENGINEERING  
800 N. WATERS ROAD, SUITE 170  
ALLEN, TEXAS 75013  
P: (214)491-1830  
F: (214)544-9040  
attn: JOHN MEASELS

OWNER  
ASG EL DORADO PAVILLION, LTD.,  
A TEXAS LIMITED PARTNERSHIP  
2408 E. TRINITY MILLS ROAD, SUITE 100  
CARROLLTON, TEXAS 75006