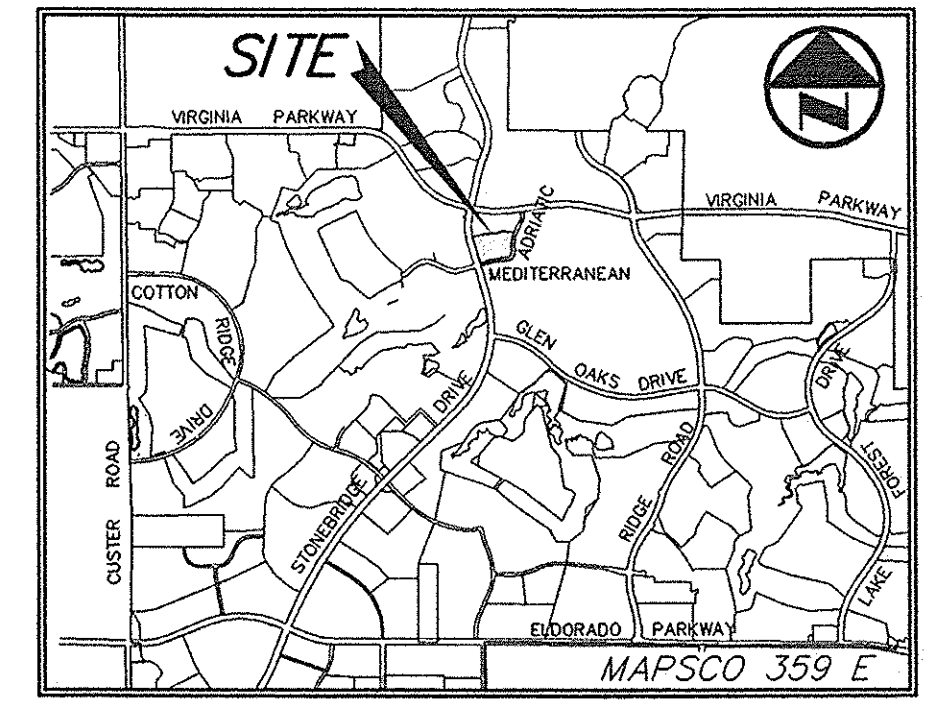
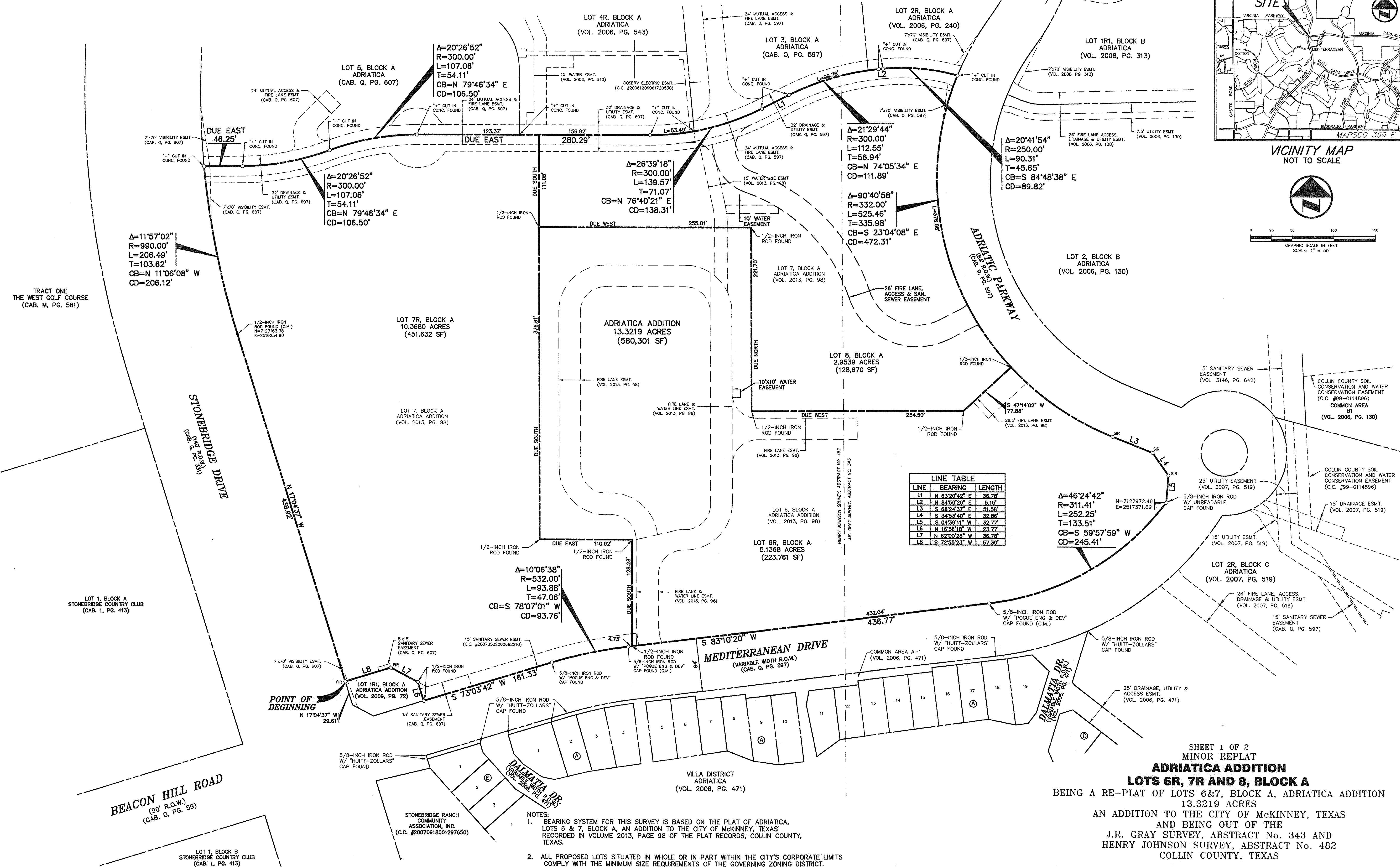
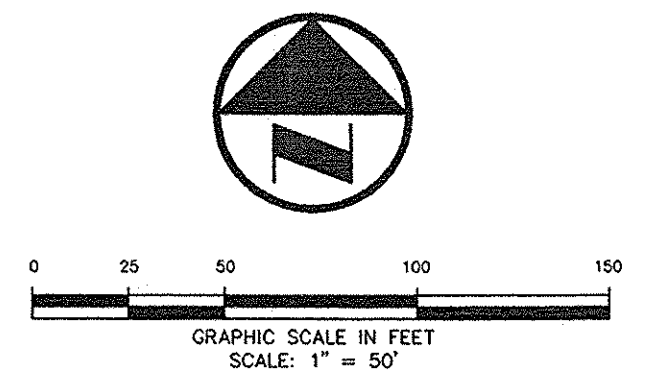


ASAMUELSON 04/07/2014 - 3:06PM
 VILLAGE CENTER-MEDPARK IN DWG \240-13-073-MINOR REPLAT.DWG
 THE ENGINEER, DESIGNER, SURVEYOR AND ENGINEERING SERVICES FOR THIS PROJECT AND/OR OVERALL PROJECT ARE THE LEGAL PROPERTY OF POGUE ENGINEERING & DEVELOPMENT COMPANY, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY POGUE ENGINEERING & DEVELOPMENT COMPANY, INC.
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VICINITY MAP
NOT TO SCALE



LINE	BEARING	LENGTH
L1	N 63°20'42" E	36.78'
L2	N 84°50'26" E	5.15'
L3	S 68°24'37" E	51.58'
L4	S 34°37'40" E	32.88'
L5	S 04°38'11" W	39.77'
L6	N 16°58'18" W	23.77'
L7	N 62°00'28" W	36.78'
L8	S 72°55'23" W	57.30'

- NOTES:
- BEARING SYSTEM FOR THIS SURVEY IS BASED ON THE PLAT OF ADRIATICA, LOTS 6 & 7, BLOCK A, AN ADDITION TO THE CITY OF MCKINNEY, TEXAS, RECORDED IN VOLUME 2013, PAGE 98 OF THE PLAT RECORDS, COLLIN COUNTY, TEXAS.
 - 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.
 - (C.M.) - CONTROLLING MONUMENT.
 - COORDINATES SHOWN HEREON ARE STATE PLANE COORDINATES, TEXAS NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83).
 - SIR - 1/2-INCH IRON ROD W/ "POGUE ENG & DEV" CAP SET.
 - FIR - 5/8-INCH IRON ROD W/ "POGUE ENG & DEV" CAP FOUND.

SHEET 1 OF 2
 MINOR REPLAT
ADRIATICA ADDITION
LOTS 6R, 7R AND 8, BLOCK A
 BEING A RE-PLAT OF LOTS 6&7, BLOCK A, ADRIATICA ADDITION
 13.3219 ACRES
 AN ADDITION TO THE CITY OF MCKINNEY, TEXAS
 AND BEING OUT OF THE
 J.R. GRAY SURVEY, ABSTRACT No. 343 AND
 HENRY JOHNSON SURVEY, ABSTRACT No. 482
 COLLIN COUNTY, TEXAS

THE PURPOSE OF THIS MINOR REPLAT IS TO DIVIDE EXISTING
 LOT 7 INTO TWO LOTS AND PROVIDE REQUIRED EASEMENTS
 FOR DEVELOPMENT OF LOT 8

RECEIVED
 By Planning Department at 4:04 pm, Apr 07, 2014

OWNERS: HIMALAYAN VENTURES, LP; IBG ADRIATICA HOLDINGS, INC.; HIMALAYAN ST. PAUL'S SQUARE HOLDINGS, LLC 14643 DALLAS PKWY., ST. 550 DALLAS, TEXAS 75254 (972) 562-0231		PREPARED 04-07-2014 SURVEYED 02-06-2014 SCALE: 1" = 50' PI NUMBER 1240-13-073 DRAWN BY: AWS CHECKED BY: RLG
		1512 BRAY CENTRAL DRIVE SUITE 100 MCKINNEY, TEXAS 75069 TX 80400 PROF. ENGINEERS, CERT. # 000461; TX 80400 PROF. LAND SURVEYING, CERT. 100421-00
		(214) 544-8890 PHONE (214) 544-8882 FAX www.PogueEngineering.com
		DWG NO: 1240-13-073-MINOR REPLAT.DWG

OWNER'S CERTIFICATE

STATE OF TEXAS ~
COUNTY OF COLLIN ~

WHEREAS, HIMALAYAN VENTURES, LP, IBG ADRIATICA HOLDINGS, INC. & HIMALAYAN ST. PAUL'S SQUARE HOLDINGS, LLC are the owners of a 13.3219 acre tract of land situated in the J.R. Gray Survey, Abstract No. 343, and in the Henry Johnson Survey, Abstract No. 482, Collin County, Texas; said tract being all of Lots 6 & 7, Block A, Adriatica, an addition to the City of McKinney, Texas according to the plat recorded in Volume 2013, Page 98 of the Plat Records of Collin County, Texas; said 13.3219 acre tract being more particularly described as follows:

BEGINNING, at a 5/8-inch iron rod with "Pogue Eng & Dev" cap for corner in the easterly right-of-way line of Stonebridge Drive (a 140-foot wide right-of-way); said point also being a southwest corner of said Lot 7, Block A and the northwest corner of Lot 1R1, Block A, Adriatica Addition, an addition to the City of McKinney, Texas according to the plat recorded in Volume 2009, Page 72 of the said Plat Records; said point also being North 17 degrees, 04 minutes, 37 seconds West, a distance of 29.61 feet from a point at the north end of a right-of-way corner clip at the intersection of the said easterly line of Stonebridge Drive and the northerly right-of-way line of Mediterranean Drive (a variable width right-of-way);

THENCE, along the said easterly line of Stonebridge Drive, the following two (2) calls:

North 17 degrees, 04 minutes, 37 seconds West, a distance of 438.92 feet to a 1/2-inch iron rod found at the beginning of a tangent curve to the right;

In a northerly direction, along said curve to the right, having a central angle of 11 degrees, 57 minutes, 02 seconds, a radius of 990.00 feet, a chord bearing and distance of North 11 degrees, 06 minutes, 08 seconds West, 206.12 feet, an arc distance of 206.49 feet to a "+" cut in concrete found for corner at the end of said curve; said point also being the northwest corner of said Lot 7, Block A and the southwest corner of Lot 5, Block A, Adriatica, an addition to the City of McKinney, Texas according to the plat recorded in Cabinet Q, Page 607 of the said Plat Records;

THENCE, departing the said east line of Stonebridge Drive and along the northerly line of said Lot 7, Block A, the southerly line of said Lot 5, Block A, Block A, the southerly line of Lot 4R, Block A, Adriatica, an addition to the City of McKinney, Texas according to the plat recorded in Volume 2006, Page 543 of the said Plat Records, the southerly line of Lot 3, Block A, Adriatica, an addition to the City of McKinney, Texas according to the plat recorded in Cabinet Q, Page 597 of the said Plat Records and the southerly line of Lot 2R, Block A, Adriatica, an addition to the City of McKinney, Texas according to the plat recorded in Volume 2006, Page 240 of the said Plat Records, the following nine (9) calls:

Due East, a distance of 46.25 feet to a "+" cut in concrete found at the beginning of a tangent curve to the left;

In an easterly direction, along said curve to the left, having a central angle of 20 degrees, 26 minutes, 52 seconds, a radius of 300.00 feet, a chord bearing and distance of North 79 degrees, 46 minutes, 34 seconds East, 106.50 feet, an arc distance of 107.06 feet to a "+" cut in concrete found at the end of said curve; said point being the beginning of a reverse curve to the right;

In an easterly direction, along said curve to the right, having a central angle of 20 degrees, 26 minutes, 52 seconds, a radius of 300.00 feet, a chord bearing and distance of North 79 degrees, 46 minutes, 34 seconds East, 106.50 feet, an arc distance of 107.06 feet to a "+" cut in concrete found at the end of said curve;

Due East, at a distance of 123.37 feet passing a "+" cut in concrete found at the southeast corner of said Lot 5, Block A and the southwest corner of said Lot 4R, Block A, continuing in all a total distance of 280.29 feet to a "+" cut in concrete found at the beginning of a tangent curve to the left;

In a northeasterly direction, along said curve to the left, having a central angle of 26 degrees, 39 minutes, 18 seconds, a radius of 300.00 feet, a chord bearing and distance of North 76 degrees, 40 minutes, 21 seconds East, 138.31 feet, at an arc distance of 53.49 feet passing a "+" cut in concrete found at the southeast corner of said Lot 4R, Block A and the southwest corner of said Lot 3, Block A, continuing in all a total arc distance of 139.57 feet to a "+" cut in concrete found at the end of said curve;

North 63 degrees, 20 minutes, 42 seconds East, a distance of 36.78 feet to a "+" cut in concrete found at the beginning of a tangent curve to the right;

In a northeasterly direction, along said curve to the right, having a central angle of 21 degrees, 29 minutes, 44 seconds, a radius of 300.00 feet, a chord bearing and distance of North 74 degrees, 05 minutes, 34 seconds East, 111.89 feet, at an arc distance of 99.76 feet passing the southeast corner of said Lot 3, Block A and the southwest corner of said Lot 2R, Block A, continuing in all a total arc distance of 112.55 feet to a "+" cut in concrete found at the end of said curve;

North 84 degrees, 50 minutes, 26 seconds East, a distance of 5.15 feet to a "+" cut in concrete found at the beginning of a tangent curve to the right;

In an easterly direction, along said curve to the right, having a central angle of 20 degrees, 41 minutes, 54 seconds, a radius of 250.00 feet, a chord bearing and distance of South 84 degrees, 48 minutes, 38 seconds East, 89.82 feet, an arc distance of 90.31 feet to a "+" cut in concrete found at the end of said curve in the westerly right-of-way line of Adriatic Parkway (a 64-foot wide right-of-way); said point being the most northerly northeast corner of said Lot 7, Block A and the southeast corner of said Lot 2R, Block A; said point also being the beginning of a non-tangent curve to the left;

THENCE, departing the said northerly line of Lot 7, Block A and said southerly line of Lot 2R, Block A and along the said westerly line of Adriatic Parkway and the southerly right-of-way line of said Adriatic Parkway the following two (2) calls:

In a southeasterly direction, along said curve to the left, having a central angle of 90 degrees, 40 minutes, 58 seconds, a radius of 332.00 feet, a chord bearing and distance of South 23 degrees, 04 minutes, 08 seconds East, 472.31 feet, at an arc distance of 376.86 feet passing a 1/2-inch iron rod found at a southeast corner of said Lot 7, Block A and a northeast corner of said Lot 6, Block A, continuing in all a total arc distance of 525.46 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set at the end of said curve;

South 68 degrees, 24 minutes, 37 seconds East, a distance of 51.58 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set for corner; said point also being the north end of a right-of-way corner clip at the intersection of the said southerly line of Adriatic Parkway and the said northerly line of Mediterranean Drive;

THENCE, departing the said southerly line of Adriatic Parkway and along the second referenced right-of-way corner clip, the following two (2) calls:

South 34 degrees, 53 minutes, 40 seconds East, a distance of 32.86 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set at an angle point;

South 04 degrees, 39 minutes, 11 seconds West, a distance of 32.77 feet to a 5/8-inch iron rod with unreadable cap found for corner; said point being the beginning of a non-tangent curve to the right; said point also being the south end of second referenced right-of-way corner clip;

THENCE, along the said northerly line of Mediterranean Drive, the following four (4) calls:

In a southwesterly direction, along said curve to the right, having a central angle of 46 degrees, 24 minutes, 42 seconds, a radius of 311.41 feet, a chord bearing and distance of South 59 degrees, 57 minutes, 59 seconds West, 245.41 feet, an arc distance of 252.25 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap found at the end of said curve;

South 83 degrees, 10 minutes, 20 seconds West, at a distance of 432.04 feet passing a 1/2-inch iron rod found at a southwest corner of said Lot 6, Block A and a southeast corner of said Lot 7, Block A, continuing in all a total distance of 436.77 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap found at the beginning of a tangent curve to the left;

In a westerly direction, along said curve to the left, having a central angle of 10 degrees, 06 minutes, 38 seconds, a radius of 532.00 feet, a chord bearing and distance of South 78 degrees, 07 minutes, 01 seconds West, 93.76 feet, an arc distance of 93.88 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap found at the end of said curve;

South 73 degrees, 03 minutes, 42 seconds West, a distance of 161.33 feet to a 1/2-inch iron rod found for corner; said point also being a southwest corner of said Lot 7 and the southeast corner of said Lot 1R1, Block A;

THENCE, departing the said northerly line of Mediterranean Drive and along the common line between said Lot 7, Block A and said Lot 1R1, Block A, the following three (3) calls:

North 16 degrees, 56 minutes, 18 seconds West, a distance of 23.77 feet to a 1/2-inch iron rod found for corner;

North 62 degrees, 00 minutes, 28 seconds West, a distance of 36.78 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap found for corner;

South 72 degrees, 55 minutes, 23 seconds West, a distance of 57.30 feet to the POINT OF BEGINNING;

CONTAINING, 580,301 square feet or 13.3219 acres of land, more or less.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Roman L. Groysman, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of McKinney, Collin County, Texas.

PRELIMINARY
RELEASED 04/07/14 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

Roman L. Groysman,
Registered Professional Land Surveyor
No. 5864



STATE OF TEXAS ~
COUNTY OF COLLIN ~

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Roman L. Groysman, 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 purposes and consideration therein expressed and in the capacity therein stated.

WITNESS MY HAND at _____, Texas, this _____ day of _____, 2014.

Notary Public in and for the State of Texas.

"Approved and Accepted"

Planning & Zoning Commission Chairman
City of McKinney, Texas

Date

OWNER'S DEDICATION

STATE OF TEXAS ~
COUNTY OF COLLIN ~

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, We, HIMALAYAN VENTURES, LP, IBG ADRIATICA HOLDINGS, INC. & HIMALAYAN ST. PAUL'S SQUARE HOLDINGS, LLC, do hereby adopt this Minor Replat designating the hereinabove described property as ADRIATICA, BLOCK A, LOTS 6R, 7R & 8, an addition to the City of McKinney, Collin County, Texas, and do hereby dedicate to the public use forever, their 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 parts of any building, fences, shrubs, trees or other improvements or growths, which in anyway, endanger interfere with the construction, maintenance or efficiency of it's 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 it's respective systems, without the necessity, at anytime, of procuring the permission of anyone. This plat approved subject to all platting ordinance, rules, regulations and resolutions of the City of McKinney, Texas.

WITNESS MY HAND at _____, Texas, this _____ day of _____, 2014.

HIMALAYAN VENTURES, LP

By: (Authorized Signature)

STATE OF TEXAS ~
COUNTY OF COLLIN ~

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared _____, 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 purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2014.

Notary Public in and for the State of Texas

IBG ADRIATICA HOLDINGS, INC.

By: (Authorized Signature)

STATE OF TEXAS ~
COUNTY OF COLLIN ~

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared _____, 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 purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2014.

Notary Public in and for the State of Texas

HIMALAYAN ST. PAUL'S SQUARE HOLDINGS, LLC

By: (Authorized Signature)

STATE OF TEXAS ~
COUNTY OF COLLIN ~

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared _____, 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 purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2014.

Notary Public in and for the State of Texas

SHEET 2 OF 2
MINOR REPLAT
ADRIATICA ADDITION
LOTS 6R, 7R AND 8, BLOCK A
BEING A RE-PLAT OF LOTS 6&7, BLOCK A, ADRIATICA ADDITION
13.3219 ACRES
AN ADDITION TO THE CITY OF MCKINNEY, TEXAS
AND BEING OUT OF THE
J.R. GRAY SURVEY, ABSTRACT No. 343 AND
HENRY JOHNSON SURVEY, ABSTRACT No. 482
COLLIN COUNTY, TEXAS

THE PURPOSE OF THIS MINOR REPLAT IS TO DIVIDE EXISTING LOT 7 INTO TWO LOTS AND PROVIDE REQUIRED EASEMENTS FOR DEVELOPMENT OF LOT 8

RECEIVED
By Planning Department at 4:05 pm, Apr 07, 2014

Table with 2 columns: Field Name and Value. Fields include OWNERS, PREPARED, SURVEYED, SCALE, PI NUMBER, DRAWN BY, CHECKED BY, and DWG NO.

ASAMUELSON 04/07/2014 3:06PM... ILL USE... CENTER... PARK... IN... V... 15... 07... MINOR... REPLAT... THIS... PROJECT... AND/OR... OVERALL... PROJECT... ARE... THE... LEGAL... PROPERTY... OF... POGUE... ENGINEERING... &... DEVELOPMENT... COMPANY, INC. 2012... ALL... RIGHTS... RESERVED... NO... ENGINEERING... DESIGN... OR... SURVEYING... BEING... PERFORMED... WITHOUT... THE... WRITTEN... AUTHORIZATION... OF... POGUE... ENGINEERING... &... DEVELOPMENT... COMPANY, INC.