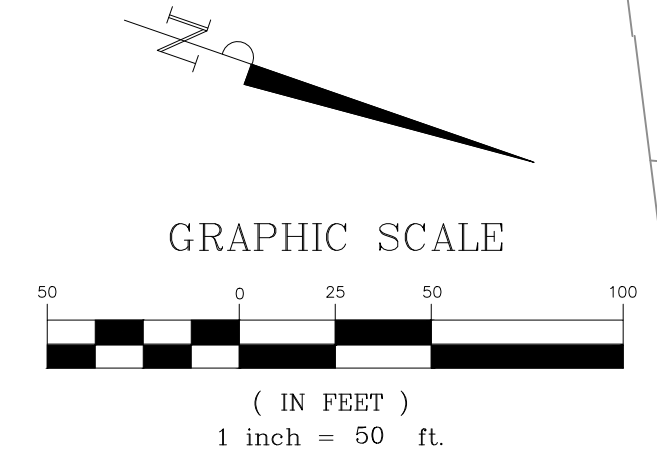
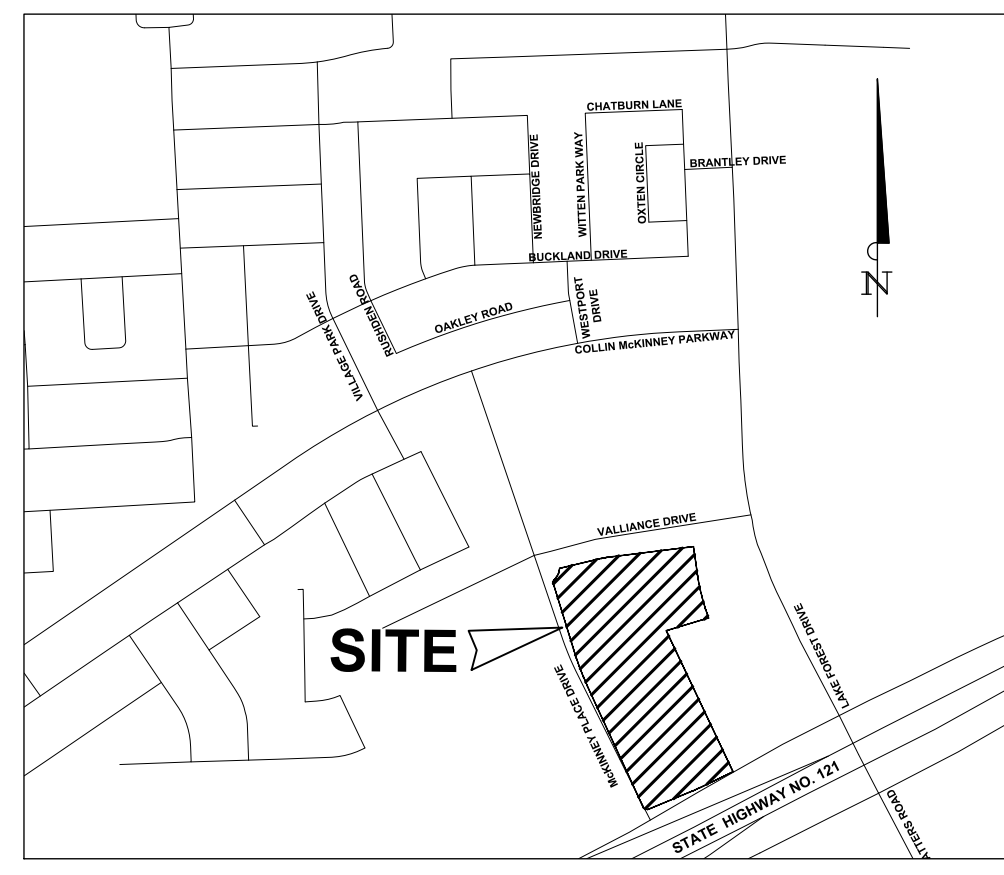


**Legend of Symbols & Abbreviations**  
 1/2" IRF - 1/2" IRON ROD FOUND  
 D.R.C.C.T. = DEED RECORDS COLLIN COUNTY TEXAS  
 P.R.C.C.T. = PLAT RECORDS COLLIN COUNTY TEXAS  
 O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS  
 DNG = DRAINAGE EASEMENT  
 S.S. = SANITARY SEWER EASEMENT  
 WTR. = WATER EASEMENT  
 V.E. = VISIBILITY EASEMENT  
 C.C.F.# = COLLIN COUNTY FILING #



GRAPHIC SCALE  
 ( IN FEET )  
 1 inch = 50 ft.

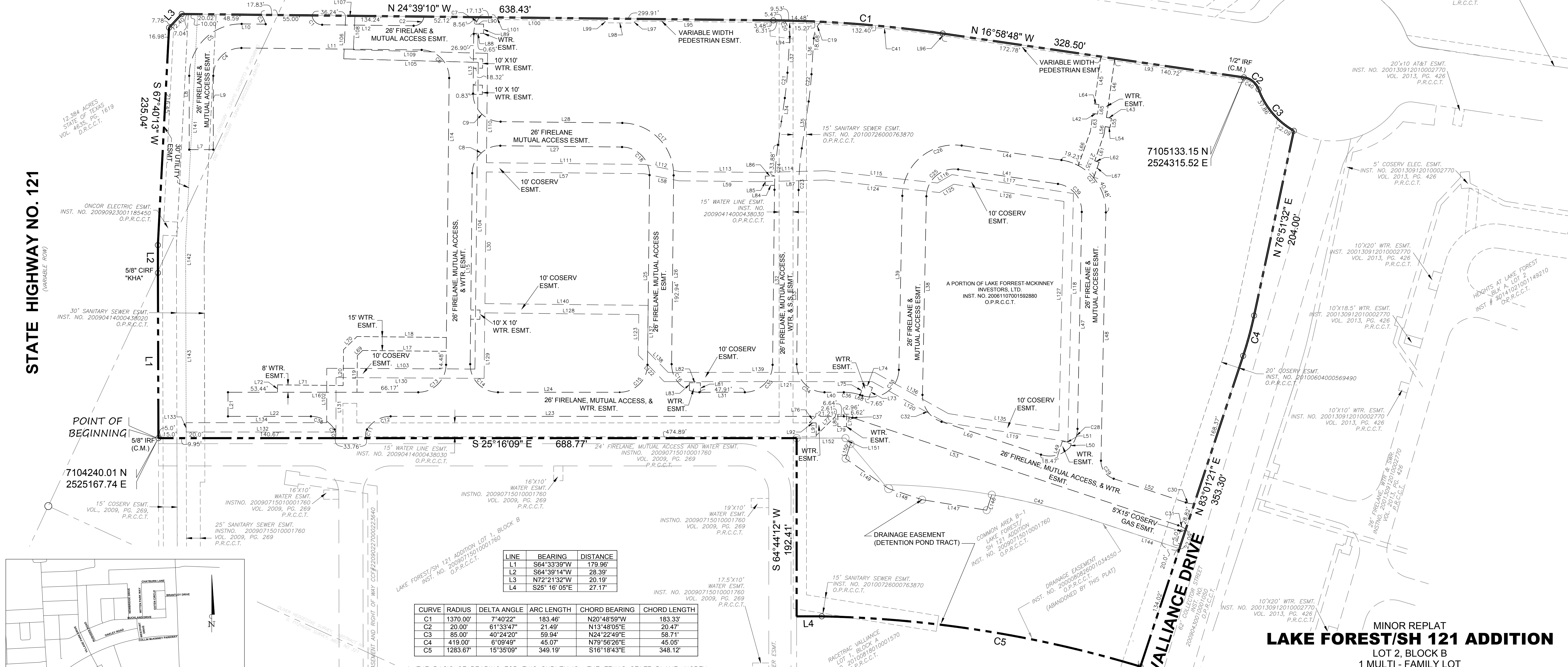
STATE HIGHWAY NO. 121  
 (VARIABLE ROW)



VICINITY MAP  
 (NOT TO SCALE)

**MCKINNEY PLACE DRIVE**  
 60' R.O.W.  
 VOL. 2008, PG. 67, P.R.C.C.T.

7105133.15 N  
 2524315.52 E



LINE	BEARING	DISTANCE
L1	S84°33'39\"/>	

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1370.00'	7°40'22\"/>			

- THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS STATE PLANE, NORTH CENTRAL ZONE 4202, GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON THE GROUND.
- ALL CORNERS ARE A 5/8 INCH IRON ROD WITH CAP STAMPED "R.P.L.S. 5430" UNLESS OTHERWISE NOTED ON SAID SURVEY.
- ACCORDING TO MAP NO. 48085C0270 J, DATED JUNE 2, 2009 OF THE NATIONAL FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROPERTY IS IN ZONE "X" THIS PROPERTY DOES NOT APPEAR TO LIE WITHIN A 100 YEAR FLOOD PLAIN. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- THE OWNERS OF BLOCK B, LOT 2 OF THIS PLAT SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE OF THE STORM WATER DETENTION SYSTEM. THE OWNER SHALL FURTHER HOLD THE CITY OF MCKINNEY HARMLESS FROM ANY DAMAGES TO PERSONS, TO THE OWNER'S LOT OR ANY AFFECTED LOT ARISING FROM SUCH MAINTENANCE RESPONSIBILITY. THE CITY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF THE REFERENCED SYSTEM, ALTHOUGH IT RETAINS THE RIGHT TO ENTER UPON THE EASEMENT FOR PUBLIC PURPOSES.

**PURPOSE STATEMENT**

THE PURPOSE OF THIS REPLAT IS TO COMBINE COMMON AREA B-1 AND THE REMAINDER PORTION OF A TRACT OF LAND DESCRIBED IN A DEED TO LAKE FOREST - MCKINNEY INVESTORS LTD. AS RECORDED IN INSTRUMENT NUMBER 20061107001592880 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS AND CREATE ONE (1) DEVELOPABLE LOT

**Notes**

- 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 and requirements of the Subdivision Ordinance.
- This property is subject to a property association agreement. Dated 7/8/2009 (inst. no. 2009070800855710).

**LAKE FOREST/SH 121 ADDITION**  
 LOT 2, BLOCK B  
 1 MULTI - FAMILY LOTS  
 14.022 ACRES

BEING A REPLAT OF COMMON AREA B-1 OF LAKE FOREST/SH 121 ADDITION AS RECORDED IN INSTRUMENT NO. 20090715010001760 AND A 12.63 ACRE REMAINDER TRACT OF LAND RECORDED IN INSTRUMENT NO. 20061107001592880 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS

SITUATED IN THE  
 OLIVER HEDGCOXE SURVEY, ABSTRACT NO. 0392  
 J. SEABORN & R.T. CLEMENTS SURVEY, ABSTRACT NO. 0879  
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

<b>OWNER:</b> LAKE FOREST-MCKINNEY INVESTORS 101 N ROBINSON AVE. SUITE 900 OKLAHOMA CITY, OKLAHOMA 73102-5511 ATTN: ROY OLIVER	<b>ENGINEER:</b> SANCHEZ AND ASSOCIATES, LLC. 2000 N. McDONALD STREET, STE 100 MCKINNEY, TEXAS 75069 (469) 424-5900 ATTN: CHRISTOPHER H. BLEVINS, PE	<b>APPLICANT:</b> SANCHEZ AND ASSOCIATES, LLC. 2000 N. McDONALD STREET, STE 100 MCKINNEY, TEXAS 75069 (469) 424-5900 ATTN: CHRISTOPHER H. BLEVINS, PE
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OWNERS DEDICATION

STATE OF TEXAS)

COUNTY OF COLLIN)

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, Lake Forest-McKinney Investors Ltd. and Kinstead Dallas Apartments LLC, do hereby adopt this minor replat designating the herein above described property as Common Area B-1 of LAKE FOREST/SH 121 ADDITION as recorded in Instrument No. 20090715010001760 and a 12.63 acre remainder tract of land recorded in Instrument No. 20061107001592880 of the Official Public Records of Collin County, Texas to the City of McKinney, Collin County, Texas and do hereby dedicate to public use forever, their streets, alleys, and public use area shown hereon, the easements, as shown, for mutual use and accommodation of the City of McKinney and all public utilities desiring to use of 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 may interfere with the construction, maintenance, or 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 anytime, or procuring the permission of anyone.

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

WITNESS MY HAND at \_\_\_\_\_, Texas, this \_\_\_\_ day of \_\_\_\_\_, 2018.

Roy Oliver
Lake Forest - McKinney Investors LTD

STATE OF TEXAS)

COUNTY OF COLLIN)

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Roy Oliver, known to me to be the person's name that is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Public in and for the State of Texas

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Table with 6 columns: CURVE #, LENGTH, RADIUS, DELTA, CHORD BEARING, TANGENT. Contains 23 rows of curve data.

Table with 6 columns: CURVE #, LENGTH, RADIUS, DELTA, CHORD BEARING, TANGENT. Contains 23 rows of curve data.

Table with 6 columns: CURVE #, LENGTH, RADIUS, DELTA, CHORD BEARING, TANGENT. Contains 1 row of curve data.

PURPOSE STATEMENT

THE PURPOSE OF THIS REPLAT IS TO COMBINE COMMON AREA B-1 AND THE REMAINDER PORTION OF A TRACT OF LAND DESCRIBED IN A DEED TO LAKE FOREST - MCKINNEY INVESTORS LTD. AS RECORDED IN INSTRUMENT NUMBER 20061107001592880 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS AND CREATE ONE (1) DEVELOPABLE LOT

NOTES

- 1. 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 AND REQUIREMENTS OF THE SUBDIVISION ORDINANCE.
2. THIS PROPERTY IS SUBJECT TO A PROPERTY ASSOCIATION AGREEMENT, DATED 7/8/2009 (INST. NO. 20090708000855710).
3. THE OWNERS OF BLOCK B, LOT 2 OF THIS PLAT SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE OF THE STORM WATER DETENTION SYSTEM. THE OWNER SHALL FURTHER HOLD THE CITY OF MCKINNEY HARMLESS FROM ANY DAMAGES TO PERSONS, TO THE OWNER'S LOT OR ANY AFFECTED LOT ARISING FROM SUCH MAINTENANCE RESPONSIBILITY. THE CITY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF THE REFERENCED SYSTEM, ALTHOUGH IT RETAINS THE RIGHT TO ENTER UPON THE EASEMENT FOR PUBLIC PURPOSES.

OWNER: KINSTEAD DALLAS APARTMENTS 3400 CARLISLE STREET, STE 500 DALLAS, TEXAS 75204 ATTN: JASON HAUN

OWNER: LAKE FOREST-MCKINNEY INVESTORS 101 N ROBINSON AVE. SUITE 900 OKLAHOMA CITY, OKLAHOMA 73102-5511 ATTN: ROY OLIVER

ENGINEER: SANCHEZ AND ASSOCIATES, LLC. 2000 N. McDONALD STREET, STE 100 MCKINNEY, TEXAS 75071 (469) 424-5900 ATTN: CHRISTOPHER H. BLEVINS, PE

APPLICANT: SANCHEZ AND ASSOCIATES, LLC. 2000 N. McDONALD STREET, STE 100 MCKINNEY, TEXAS 75071 (469) 424-5900 ATTN: CHRISTOPHER H. BLEVINS, PE

SURVEYOR'S CERTIFICATE

I, David A. Minton, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying.

Dated this the \_\_\_\_ day of \_\_\_\_\_, 2018.

David A. Minton
Texas Registered Professional Land Surveyor No. 6233

STATE OF TEXAS)

COUNTY OF DALLAS)

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared David A. Minton, known to me to be the person's name that is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Public in and for the State of Texas

Approved and Accepted

Planning & Zoning Chairman
City of McKinney, Texas

Date

OWNERS DEDICATION

STATE OF TEXAS
COUNTY OF COLLIN

Whereas Lake Forest Investors Ltd. is the owner of a tract of land situated in the Oliver Hedgecox Survey, Abstract No. 392, and the Seaborn & RT Clements Survey, Abstract No. 879, and being a portion of a called 21.17 acre tract of land described by deed to Lake Forest-McKinney Investors, Ltd., recorded in Instrument No. 20061107001592880 of the Official Public Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at 5/8 inch iron rod found for the southwest corner of Lot 1, Block B of Lake Forest/SH 121 Addition, an addition to the City of McKinney recorded in Instrument No. 20090716010001760 of the Official Public Records of Collin County, Texas, also lying on the southerly line of said 21.17 acre tract and the northerly line of said State Highway No. 121, a variable width right-of-way;

THENCE along the northerly line of said State Highway No. 121 and the southerly line of said 21.17 acre tract the following courses and distances:

South 64 degrees 33 minutes 39 seconds West, 179.96 feet to a 5/8 inch iron rod with cap stamped "K.H.A." found at an angle point in same;

South 64 degrees 39 minutes 14 seconds West, 28.39 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for an angle point in same;

South 67 degrees 40 minutes 13 seconds West, 235.04 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found at the southerly end of a corner clip at the intersection of the northerly line of said State Highway No. 121, and the easterly line of McKinney Place Drive, a 60.00 feet wide right-of-way recorded in Volume 2008, Page 67 of the Plat Records of Collin County, Texas;

THENCE North 72 degrees 21 minutes 32 seconds West, along the easterly line of said McKinney Place Drive, a distance of 20.19 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found at the northerly end of said corner clip;

THENCE North 24 degrees 39 minutes 10 seconds West, continuing along the easterly line of said McKinney Place Drive and the westerly line of said 21.17 acre tract, a distance of 638.43 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found at the beginning of a curve to the right having a radius of 1370.00 feet, a central angle of 07 degrees 40 minutes 22 seconds, and a chord which bears North 20 degrees 48 minutes 59 seconds West, 183.33 feet;

THENCE along said curve to the right, the easterly line of said McKinney Place Drive and the westerly line of said 21.17 acre tract, an arc distance of 183.46 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

THENCE North 16 degrees 58 minutes 48 seconds West, continuing along the easterly line of said McKinney Place Drive, a distance of 328.50 feet to a 1/2 inch iron rod found at the beginning of a curve to the right having a radius of 20.00 feet, a central angle of 61 degrees 33 minutes 47 seconds, and a chord which bears North 13 degrees 48 minutes 05 seconds East, 20.47 feet;

THENCE along said curve to the right, an arc distance of 21.49 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found at the beginning of a reverse curve to the left having a radius of 85.00 feet, a central angle of 40 degrees 24 minutes 20 seconds, and a chord which bears North 24 degrees 22 minutes 49 seconds East, 58.71 feet;

THENCE along said reverse curve to the left, an arc distance of 59.94 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found lying on the southerly line of Valliance Drive, a 62 feet wide Collector Street recorded in Volume, 2009, Page 169 of the Plat Records of Collin County, Texas;

THENCE North 76 degrees 51 minutes 32 seconds East, along the southerly line of said Valliance Drive, a distance of 204.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found at the beginning of a curve to the right having a radius of 419.00 feet, a central angle of 06 degrees 09 minutes 49 seconds, and a chord which bears North 79 degrees 56 minutes 26 seconds East, 45.05 feet;

THENCE along said curve to the right, and along the southerly line of said Valliance Drive, an arc distance of 45.07 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

THENCE North 83 degrees 01 minutes 21 seconds East, continuing along the southerly line of said Valliance Drive, passing a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for the northwest corner of Common Area B-1 of Lake Forest/SH 121 Addition, an addition to the City of McKinney recorded in Instrument No. 20090716010001760 of the Official Public Records of Collin County, Texas at a distance of 219.28 feet and continuing for a total distance of 353.30 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for the northeast corner of said Common Area B-1 and being the beginning of a non-tangent curve to the left having a radius of 1283.67 feet, a central angle of 15 degrees 35 minutes 09 seconds, and a chord which bears South 16 degrees 18 minutes 43 seconds East, 348.12 feet;

THENCE along said non-tangent curve and the east line of said Common Area B-1 the following courses and distances;

an arc distance of 349.19 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found

South 25 degrees 16 minutes 05 seconds East a distance of 27.17 feet to a 5/8 inch iron rod with cap stamped "Sanchez & Assoc" set for the southeast corner of said Common Area, same being on the north line of Lot 1, Block B of said Lake Forest/SH 121 Addition;

THENCE South 64 degrees 44 minutes 12 seconds West along the south line of said Common Area and the common north line of said Lot 1, a distance of 192.41 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for the northwest corner of said Lot 1, same being the southwest corner of said Common Area;

THENCE South 25 degrees 16 minutes 09 seconds East, a distance of 688.77 feet to the POINT OF BEGINNING containing 610,800 square feet, or 14.022 acres of land.