

OWNERS DEDICATION

STATE OF TEXAS }
 COUNTY OF COLLIN }

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, WE, 2727 DEVELOPMENT 1 LP and 2727 DEVELOPMENT 2, LP do hereby adopt this minor replat designating the herein above described property as THE VINEYARDS PHASE 2, Lots 1-2 and CA G-3, Block G, being a replat of CA G-1 of Vineyards Phase 2 as recorded in Instrument Number NO. 20171103010005070 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 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, 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.

2727 DEVELOPMENT 1, LP,
 A TEXAS LIMITED LIABILITY COMPANY
 ITS GENERAL PARTNER

2727 DEVELOPMENT 2, LP,
 A TEXAS LIMITED LIABILITY COMPANY
 ITS GENERAL PARTNER

By: _____

By: _____

Name: BOB C. LADD

Name: BOB C. LADD

Title: MANAGER

Title: MANAGER

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 BOB C. LADD for 2727 DEVELOPMENT 1, LP, and 2727 DEVELOPMENT 2, LP, 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

OWNERS CERTIFICATE

STATE OF TEXAS }
 COUNTY OF COLLIN }

WHEREAS 2727 Development 1, L.P. and 2727 Development 2, LP are the owners of a tract of land situated in the Oliver Hedgecoxe Survey, Abstract Number 392, said tract being comprised of a remainder of a tract of land to described in a deed to 2727 Development 1, LP as recorded in Instrument Number 20150911001158540 of the Official Public Records of Collin County, Texas, and all of Lot CA G-1, Block G of The Vineyards Phase 2, an addition to the City of McKinney, as recorded in Instrument Number 20171103010005070 of the Official Public Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner at the most northerly, northwest corner of said Vineyards Phase 2, same being on the south line of Collin McKinney Parkway, (a variable width right-of-way);

THENCE South 00 degrees 20 minutes 10 seconds East, along the west line of said Vineyards Phase 2 and the common east line of said 2727 Development remainder tract, a distance of 23.63 feet to a 5/8 inch iron rod with cap stamped "Sanchez & Assoc" set for the northwest corner of said Lot CA G-1;

THENCE North 57 degrees 28 minutes 34 seconds East, along the north line of said Lot CA G-1, a distance of 20.12 feet to a 5/8 inch iron rod with cap stamped "KHA" found for the northeast corner of said Lot CA G-2, same being the northwest corner of Lot 3, Block G of said Vineyards Phase 2;

THENCE South 32 degrees 31 minutes 26 seconds East, along the east line of said Lot CA G-1 and the common west line of said Lot 3, a distance of 121.00 feet to a 7/7 inch iron rod found for the southeast corner of said Lot CA G-1, same being the southwest corner of said Lot 3, same also being on the north Right-Of-Way line of Amphora Avenue (a 50 foot Right-Of-Way);

THENCE South 57 degrees 28 minutes 34 seconds West, passing a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for the southwest corner of said Lot CA G-1 at a distance of 96.28 feet and continuing for a total distance of 100.00 feet to a 5/8 inch iron rod with cap stamped "Sanchez & Assoc" set for the southeast corner of said 2727 Development 1 remainder tract and being the beginning of a 10 foot by 10 foot corner clip at the intersection of the north Right-Of-Way line of said Amphora Avenue and the east Right-Of-Way line of Corked Lane (a 60 foot Right-Of-Way);

THENCE North 77 degrees 31 minutes 26 seconds West, along said corner clip, a distance of 14.14 feet to a 5/8 inch iron rod found for the southwest corner of said 2727 Development 1 remainder tract, same being on the east Right-Of-Way line of said Corked Lane;

THENCE North 32 degrees 31 minutes 26 seconds West, along the west line of said 2727 Development 1 remainder tract and the common east Right-Of-Way line of said Corked Lane, a distance of 116.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for the most westerly, northwest corner of said 2727 Development 1 remainder tract, same being the beginning of a corner clip at the intersection of the east Right-Of-Way line of said Corked Lane and the south Right-Of-Way line of said Collin McKinney Parkway;

THENCE North 12 degrees 28 minutes 34 seconds East, along said corner clip, a distance of 20.65 feet to a 5/8 inch iron rod with cap stamped "Sanchez & Assoc" set for the northeast corner of The Vineyards Phase 1, an addition to the City of McKinney as recorded in Instrument Number 20170405010001700 of the Official Public Records of Collin County, Texas, also lying on the south line of Collin McKinney Parkway, (a variable width right-of-way)

THENCE North 50 degrees 48 minutes 06 seconds East along the south line of said Collin McKinney Parkway, a distance of 3.42 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for the northeast corner of The Vineyards Phase 1, an addition to the City of McKinney as recorded in Instrument Number 20170405010001700 of the Official Public Records of Collin County, Texas, also lying on the south line of Collin McKinney Parkway, (a variable width right-of-way)

THENCE North 57 degrees 28 minutes 34 seconds East, continuing along the south line of said Collin McKinney Parkway, a to the POINT OF BEGINNING containing 0.346 acres of land.

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.

PRELIMINARY (FOR REVIEW ONLY)

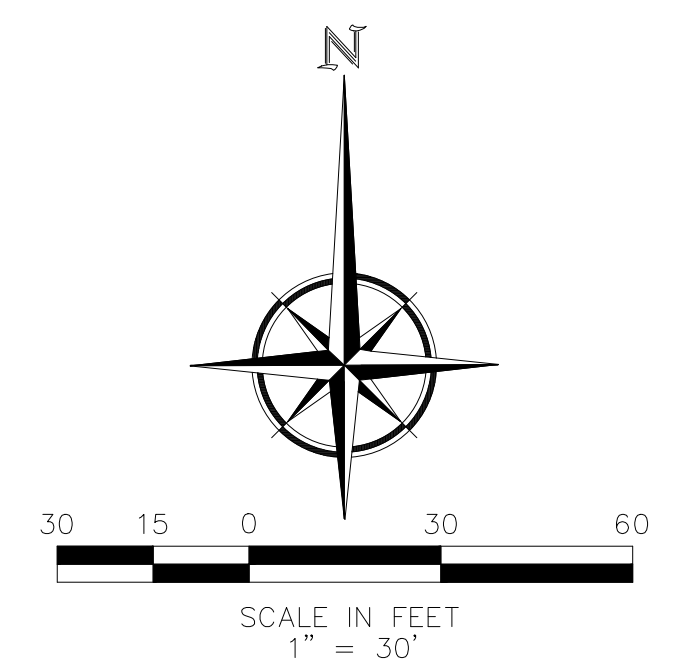
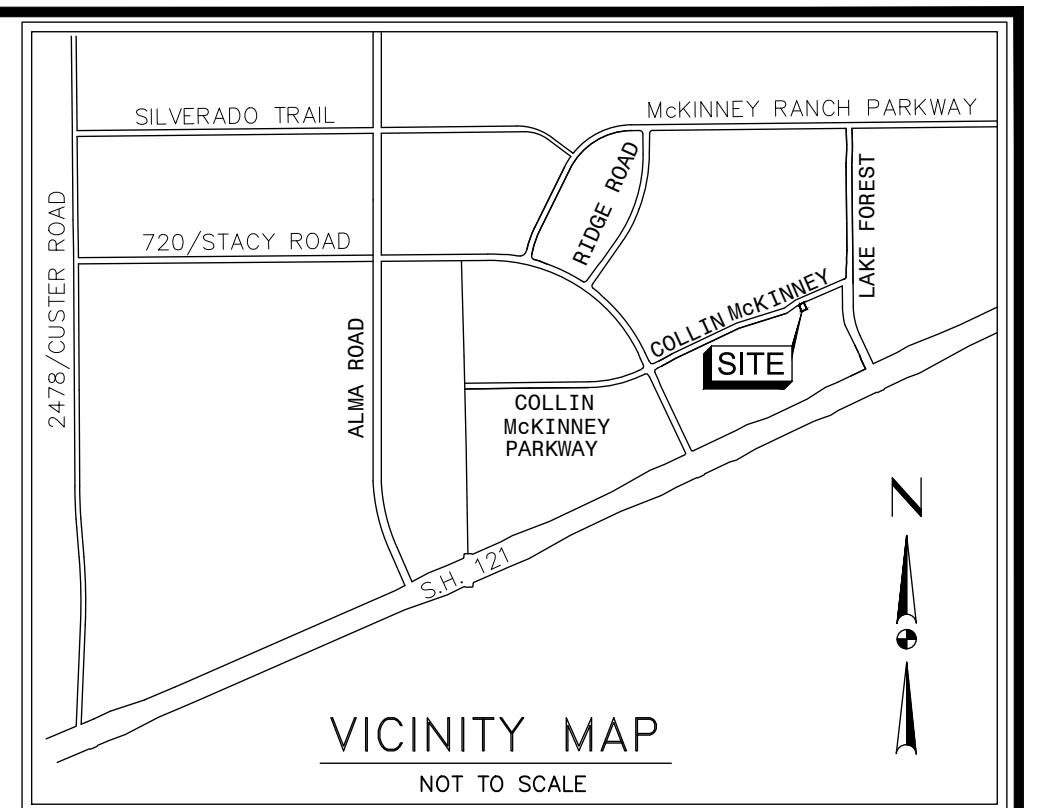
David A. Minton
 Texas Registered Professional
 Land Surveyor No. 6233

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 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



Line #	Direction	Length
L1	N50° 48' 06"E	3.42
L2	N57° 28' 34"E	84.47
L3	S0° 20' 10"E	23.63
L4	N57° 28' 34"E	20.12
L5	N77° 31' 26"W	14.14
L6	N12° 28' 34"E	20.65

GENERAL NOTES

1. THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE (4202), GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON THE GROUND.
2. THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.
3. 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.
4. THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "X" WHICH IS NOT A FLOOD HAZARD AREA ACCORDING TO MAP NO. 48085C0270 J, DATED JUNE 2, 2009 OF THE NATIONAL INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURE THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
5. ALL COMMON AREAS ARE HEREBY DEDICATED TO, AND WILL BE OWNED AND MAINTAINED BY THE VINEYARDS HOMEOWNERS ASSOCIATION.
6. THE VINEYARDS HOMEOWNERS ASSOCIATION 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.
7. LOT CORNERS ARE SET WITH A 5/8 INCH IRON ROD WITH A PLASTIC CAP STAMPED "SANCHEZ & ASSOC."

PURPOSE STATEMENT

THE PURPOSE OF THIS REPLAT IS TO COMBINE CA G-1 AND THE REMAINDER PORTION OF A TRACT OF LAND DESCRIBED IN A DEED TO 2727 DEVELOPMENT 1 LP AS RECORDED IN INSTRUMENT NUMBER 20150911001158540 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS AND CREATE TWO (2) DEVELOPABLE RESIDENTIAL LOTS

Legend of Symbols & Abbreviations

- (C.M.) = CONTROLLING MONUMENT
- IRF = IRON ROD FOUND
- CIRF = CAPPED IRON ROD FOUND
- CIRS = CAPPED IRON ROD SET
- F.U.E. = FRANCHISE UTILITY EASEMENT
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- S.S.E. = SANITARY SEWER EASEMENT
- W.E. = WATER EASEMENT
- W.M.E. = WALL MAINTENANCE EASEMENT
- P.E. = PEDESTRIAN EASEMENT
- M.A.E. = MUTUAL ACCESS EASEMENT
- A.E. = ACCESS EASEMENT
- F.L.E. = FIRE LANE EASEMENT
- V.E. = VISIBILITY EASEMENT
- SF = SQUARE FEET
- AC = ACRES
- VOL. = VOLUME
- PG. = PAGE
- INST. = INSTRUMENT
- NO. = NUMBER
- R.O.W. = RIGHT-OF-WAY
- 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 COLLIN COUNTY TEXAS

Approved and Accepted

Chairman
 Planning & Zoning Commission
 City of McKinney, Texas

Date _____



MINOR REPLAT
THE VINEYARDS, PHASE 2
 LOTS 1-2 AND CA G-3, Block G
0.346 ACRES
 BEING A REPLAT OF CA G-1 OF VINEYARDS PHASE 2 AS RECORDED IN INSTRUMENT NO. 20171103010005070 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
 SITUATED IN THE OLIVER HEDGECOXE SURVEY, ABSTRACT NO. 392 IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

Surveyor: SANCHEZ & ASSOCIATES, LLC
 2000 N. McDonald Street, Suite 100
 McKinney, Texas 75071
 (469) 424-5900

Owner: 2727 DEVELOPMENT 1, LP
 2727 South Street
 Dallas, Texas 75201

Owner: 2727 DEVELOPMENT 2, LP
 2727 South Street
 Dallas, Texas 75201