

SURVEYOR'S CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS:

That I, Douglas W. Underwood, Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments thereon were properly placed, under my personal supervision, in accordance with the subdivision regulations of the City of McKinney, Texas.

Douglas W. Underwood
Registered Professional
Land Surveyor, No. 4709

STATE OF TEXAS
COUNTY OF GRAYSON

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Douglas W. Underwood, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose 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

CHAIRMAN, PLANNING AND ZONING COMMISSION
CITY OF MCKINNEY, TEXAS

DATE

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, Himalayan Ventures LP, are the owners of a tract or tracts of land situated in the City of McKinney, Collin County, Texas out of the Henry Johnson Survey, Abstract No. 482, and being Lot 7R2, Block A, Adriatica Addition, according to the plat recorded in Volume 2018, Page 88, Plat Records, Collin County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" steel rod found in the north line of Mediterranean Drive maintaining the southeast corner of said Lot 7R2; Thence along the north line of said Mediterranean Drive the following calls and distances:
South 82°38'31" West, a distance of 4.73 feet to a 1/2" steel rod set;
With a tangent curve to the left having a radius of 532.00 feet, (chord bears South 77°35'12" West 93.76 feet) an arc length of 93.88 feet to a 1/2" steel rod set;
South 72°31'53" West, a distance of 115.58 feet to a 1/2" steel rod found;
Thence along the north line of Lot 1R2 the following calls and distances:
North 17°26'54" West, a distance of 45.60 feet to a 1/2" steel rod found;
South 73°45'50" West a distance of 69.00 feet to a 1/2" steel rod found;
North 62°38'53" West a distance of 3.91 feet to a 5/8" steel rod found;
South 72°16'58" West a distance of 57.34 feet to a 5/8" steel rod found in the east line of Stonebridge Drive;
Thence North 17°36'27" West, along the east line of said Stonebridge Drive, a distance of 438.93 feet to a 1/2" steel rod found;
Thence continuing along the east line of said Stonebridge Drive with a tangent curve to the right having a radius of 990.00 feet, (chord bears North 11°37'56" West 206.12 feet) an arc length of 206.49 feet to a "+" cut in concrete found;
Thence North 89°28'11" East a distance of 46.25 feet to a "+" cut in concrete found;
Thence with a tangent curve to the left having a radius of 300.00 feet, (chord bears North 79°14'46" East 106.49 feet) an arc length of 107.06 feet to a "+" cut in concrete found;
Thence with a reverse curve to the right having a radius of 300.00 feet, (chord bears North 79°14'46" East 106.49 feet) an arc length of 107.06 feet to a "+" cut in concrete found;
Thence North 89°28'11" East a distance of 30.74 feet to a "+" cut in concrete found;
Thence South 00°31'49" East a distance of 131.05 feet to a 1/2" steel rod found;
Thence North 89°28'11" East a distance of 116.01 feet to a 1/2" steel rod found;
Thence South 00°31'49" East a distance of 356.61 feet to a 1/2" steel rod found;
Thence North 89°28'11" East a distance of 110.92 feet to a 1/2" steel rod found;
Thence South 00°31'49" East a distance of 128.28 feet to the Point-of-Beginning and containing 4.828 acres (210,288 square feet) of land.

OWNER'S CERTIFICATE OF DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT We, Himalayan Ventures LP, being the owners of the hereinabove described property hereby adopt this Minor Replat designating said property as ADRIATICA ADDITION, Lots 7R3 & 9, BLOCK A, Being a replat of Lot 7R2, Block A of Adriatica Addition, according to the plat recorded in Volume 2018, Page 88, Map Records, Collin County, Texas, and does hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way may endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easement strips and any public or private utility shall, at all times, have the right of ingress and egress to, from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the permission of anyone.

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

WITNESS MY HAND this _____ day of _____, 2018.

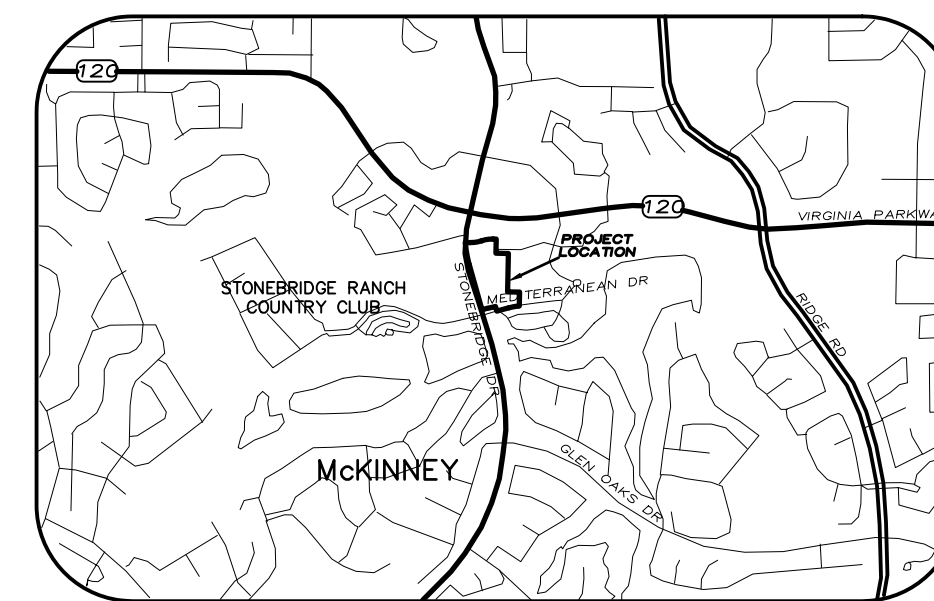
George C. Fuller
Himalayan Ventures, L.P.
Construction Managing Partner
(Owner Lot 7R2, Block A)

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared GEORGE C. FULLER, Himalaya Ventures, L.P., known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose 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



LOCATION MAP
(NOT TO SCALE)

NOTES

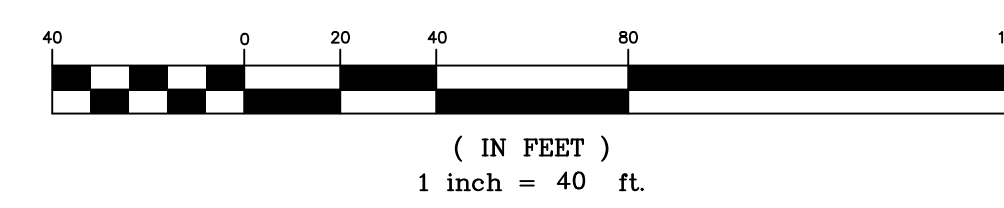
ALL PROPOSED LOTS SITUATED IN WHOLE OR IN PART WITHIN THE CITY'S CORPORATE LIMITS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE GOVERNING ZONING DISTRICT AND THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE.

THE PURPOSE OF THIS MINOR REPLAT IS TO DIVIDE LOT 7R2 INTO LOT 7R3 AND LOT 9.

COORDINATE NOTES

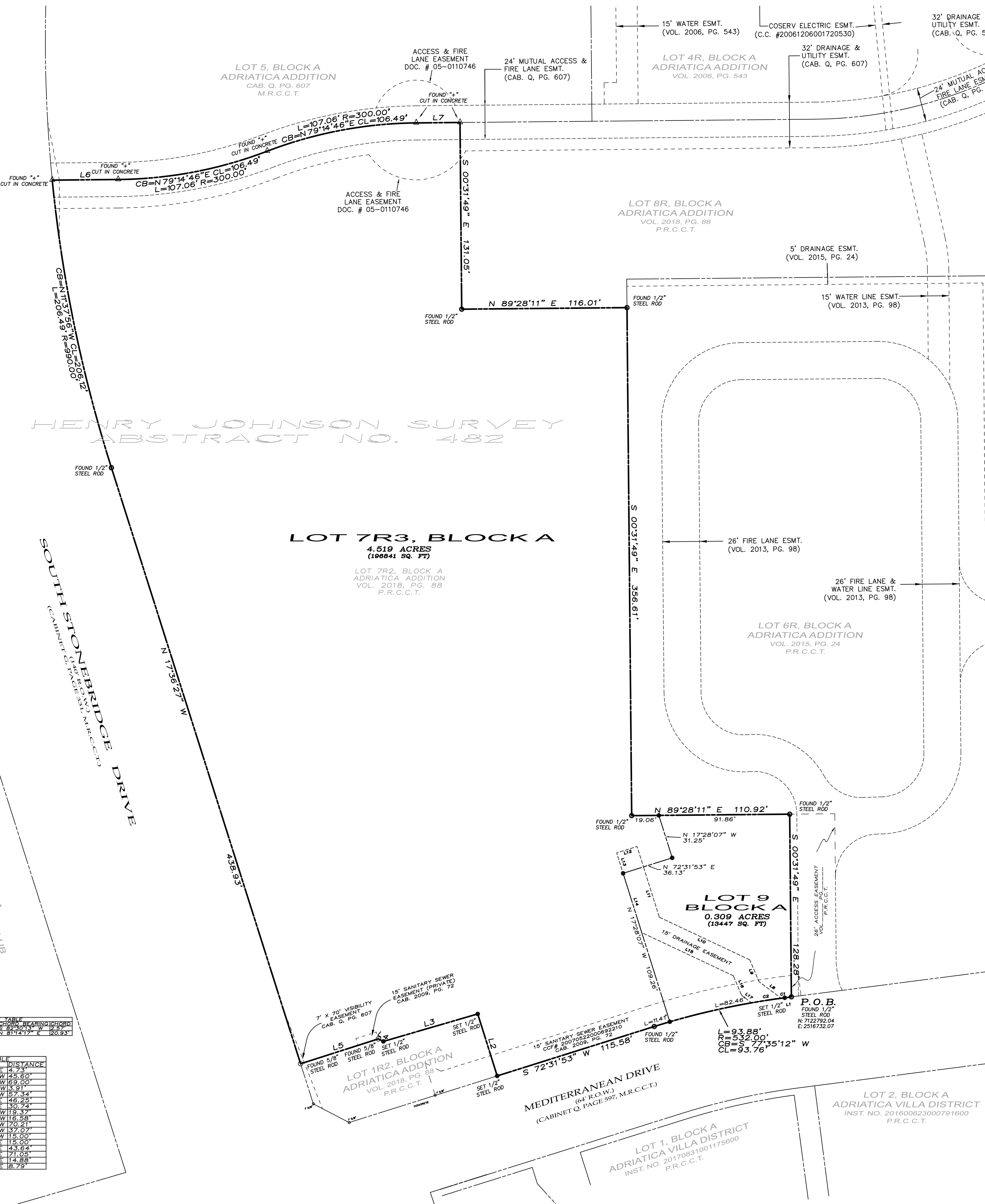
COORDINATES SHOWN HEREON ARE STATE PLANE COORDINATES, TEXAS NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83).

GRAPHIC SCALE



**MINOR REPLAT
ADRIATICA ADDITION
LOTS 7R3 & 9, BLOCK A**

Being a replat of Lot 7R2, Block A of Adriatica Addition, according to plat recorded in Volume 2018, Page 88, Plat Records, Collin County, Texas and BEING 4.828 ACRES (210,288 SQUARE FEET) OF LAND IN THE HENRY JOHNSON SURVEY, ABSTRACT NO. 482 COLLIN COUNTY, TEXAS



HENRY JOHNSON SURVEY
ABSTRACT NO. 482

LOT 7R3, BLOCK A
4.519 ACRES
(109841 SQ. FT.)

LOT 7R2, BLOCK A
ADRIATICA ADDITION
VOL. 2018, PG. 88
P.R.C.C.T.

LOT 6R, BLOCK A
ADRIATICA ADDITION
VOL. 2015, PG. 24
P.R.C.C.T.

LOT 9, BLOCK A
0.809 ACRES
(18447 SQ. FT.)

LOT 1R2, BLOCK A
ADRIATICA ADDITION
VOL. 2018, PG. 88
P.R.C.C.T.

LOT 1, BLOCK A
ADRIATICA VILLA DISTRICT
INST. NO. 20170831001175800
P.R.C.C.T.

LOT 2, BLOCK A
ADRIATICA VILLA DISTRICT
INST. NO. 201800623000791600
P.R.C.C.T.

LINE BEARING TABLE

LINE	BEARING	DISTANCE
L1	N 89°28'11" E	116.01
L2	N 72°31'53" E	115.58
L3	S 72°31'53" W	115.58
L4	N 89°28'11" E	110.92
L5	S 00°31'49" E	128.28
L6	N 79°14'46" E	106.49
L7	S 00°31'49" E	131.05
L8	N 89°28'11" E	116.01
L9	S 00°31'49" E	356.61
L10	N 89°28'11" E	110.92
L11	S 00°31'49" E	128.28
L12	N 72°31'53" E	115.58
L13	S 72°31'53" W	115.58
L14	N 89°28'11" E	110.92
L15	S 00°31'49" E	128.28
L16	N 79°14'46" E	106.49
L17	S 00°31'49" E	131.05

OWNER
HIMALAYAN VENTURES LP
6625 MEDITERRANEAN
MCKINNEY, TEXAS 75070

SURVEYOR
DOUGLAS W. UNDERWOOD
R.F.L.S. NO. 4709
3404 INTERURBAN ROAD
DENISON, TEXAS

