

VICINITY MAP
NOT TO SCALE

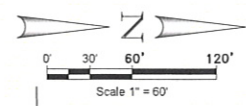
WESTRIDGE TOWNHOMES
CABINET P, PAGE 569

NOTE:
DETENTION IS BEING PROVIDED ON EXISTING
POND IN WESTRIDGE TOWNHOMES CAB P,
PAGE 569, REFERENCE DRAINAGE STUDY BY
WAI DATED 2-04-13

WESTRIDGE TOWNHOMES
CABINET P, PAGE 569

NOTE:
OWNER OF LOT 1, BLOCK A, WATER TOWER
ADDITION RESPONSIBLE FOR
MAINTENANCE OF OFFSITE DRAINAGE
CHANNELS PER AGREEMENT RECORDED IN
CC # 20130821001182950

CITY OF MCKINNEY
VOLUME 3784, PAGE 88
CORRECTION DEED
CC# 92-0074536



LINE TABLE

LINE #	BEARING	DISTANCE
L1	N89°10'43"E	9.52'
L2	S00°47'32"E	83.64'
L3	S89°12'28"W	14.96'
L4	N00°49'02"W	79.06'
L5	S88°54'53"W	21.10'
L6	S89°10'43"W	38.20'
L7	N00°45'06"W	33.65'
L8	N89°10'43"E	45.26'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	28°53'52"	20.00	10.09	9.98	N76°22'21"W
C2	90°00'06"	30.00	47.12	42.43	N45°49'14"W
C3	66°13'50"	30.00	34.68	32.78	S56°03'48"W
C4	23°48'56"	6.21	2.58	2.56	S11°02'25"W
C5	90°00'07"	30.00	47.12	42.43	S45°49'17"E
C6	90°00'00"	54.00	84.82	76.37	S45°49'17"E
C7	90°00'01"	30.00	47.12	42.43	S45°49'17"E
C8	26°47'46"	20.00	9.35	9.27	N75°48'50"E
C9	40°03'13"	30.00	20.97	20.55	S20°50'53"E
C10	15°59'06"	30.00	8.37	8.34	N07°10'16"E
C11	60°16'15"	30.00	31.56	30.12	N31°21'08"W

ABBREVIATION LEGEND

ABBR.	DEFINITION
IRF	IRON ROD FOUND
CIRS	IRON ROD SET w/CAP STAMPED "WAI"
CIRF	IRON ROD FOUND w/CAP
XCS	"X" CUT IN CONCRETE SET
XCF	"X" CUT IN CONCRETE FOUND
PKS	PK NAIL SET
PKF	PK NAIL FOUND

EASEMENTS CREATED BY PLAT

EASEMENT TO BE ABANDONED



G. S. BACCUS SURVEY, ABSTRACT NO. 119
CITY OF MCKINNEY,
COLLIN COUNTY, TEXAS
MINERVA PARTNERS LTD
3811 TURTLE CREEK BOULEVARD, SUITE 1800
DALLAS, TEXAS 75219

AMENDING PLAT
WATER TOWER ADDITION
LOTS 2R-6R AND LOTS 1R1, 2R1, & 3R1, BLOCK A
23.307 ACRES (1,015,265 SQ. FT.)
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

Date: 06.23.14
Scale: 1" = 60'
File: 47611-APLT
Project No.: 47611

SHEET 1 OF 2

AMENDING PLAT
WATER TOWER ADDITION
LOTS 2R-6R AND LOTS 1R1, 2R1, & 3R1, BLOCK A
23.307 ACRES (1,015,265 SQ. FT.) OUT OF THE G. S.
BACCUS SURVEY, ABSTRACT NO. 119 IN THE
CITY OF MCKINNEY, 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 and requirements of the subdivision ordinance.

G:\47611\SURVEY\PHAS\47611-APLT.dwg



AFTER RECORDING, RETURN TO:

Jack Carr, P.E.
CITY OF MCKINNEY
P.O. Box 517
McKinney, Texas 75069

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

DRAINAGE EASEMENT

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COLLIN

That **MARGAUX WATER TOWER PARTNERS, LTD**, a Texas limited partnership ("Grantor"), for and in consideration of the sum of ONE AND NO/100 DOLLAR (\$1.00) and other good and valuable consideration to Grantor in hand paid by the **CITY OF MCKINNEY**, a Texas municipal corporation ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, does hereby give, grant, and convey unto Grantee, a non-exclusive easement and right to construct, reconstruct and perpetually maintain storm drainage facilities (the "Facilities") in, on and under the following described property:

BEING 0.690 acres of land in the G. S. Baccus Survey, Abstract No. 119, more particularly described in Exhibit "A" and depicted in Exhibit "B" attached hereto and made a part hereof (the "Easement Property").

Improvements approved by the Grantee may be placed on the Easement Property which are compatible with the use of the easement and Facilities.


The Grantee herein, its successors and assigns, shall have, and it is hereby granted, the right of ingress and egress over that portion of the servient estate as is reasonably necessary to and for the limited purpose of accessing the Easement Property herein granted.

There are no liens, attachments, or other encumbrances which will affect the title or right of the Grantor to convey this easement to the Grantee for the purposes as described herein. If such condition does exist, a signature with acknowledgment shall be included and made a part of this document conveying the rights and privileges contained herein, and subordinating any such lien or encumbrance to the easement granted herein.

TO HAVE AND TO HOLD the Easement Property unto the Grantee for the purposes herein set forth, Grantor hereby binds itself, its successors and assigns to warrant and forever defend the easement and rights granted herein unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or attempting to claim the same or any part thereof.

WITNESS THE GRANTOR'S HAND to be EFFECTIVE as of the 24 day of January, 2007.

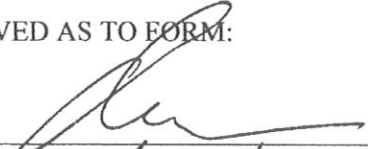
MARGAUX WATER TOWER PARTNERS, LTD
A Texas limited partnership

By:  _____

Printed Name: **Matthew E. Malouf** _____

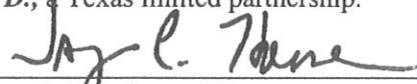
Title: _____ **President** _____

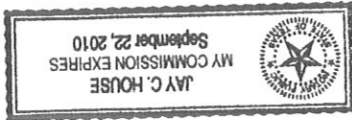
APPROVED AS TO FORM:


Printed Name: Mark S. Hauser
Title: City Attorney
Office of the City Attorney

STATE OF TEXAS
COUNTY OF ~~COLLIN~~ DALLAS

This instrument was acknowledged before me on the 24th day of JANUARY, 2007 by MATTHAW MALSON,
of MARGAUX WATER TOWER PARTNERS, LTD., a Texas limited partnership.


Notary Public, State of Texas



**LEGAL DESCRIPTION
DRAINAGE EASEMENT**

LEGAL DESCRIPTION: DRAINAGE EASEMENT

THAT certain tract of land situated in the G. S. BACCUS SURVEY, ABSTRACT NUMBER 119, in the City of McKinney, Collin County, Texas, being part of PARCEL 11B10, according to the Final Boundary Plat thereof, as filed for record in Cabinet O, Page 546 of the Plat Records of Collin County Texas, same being the land conveyed by Special Warranty Deed to MARGAUX WATER TOWER PARTNERS, LTD., a Texas Limited Partnership, as filed for record in Volume 5462, Page 1313 of the Land Records of Collin County, Texas, being more particularly described by metes and bounds as follows:

COMMENCE at a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) found for corner at the northwesterly most northeast corner of said PARCEL 11B10, said corner also being the westerly most southeast corner of VIRGINIA PARKWAY PHASE 2A, according to the Record Plat thereof, as filed for record in Cabinet P, Page 342 of the Plat Records of Collin County, Texas;

THENCE in a westerly direction, along the north boundary of said MARGAUX WATER TOWER PARTNERS, LTD. tract and the south boundary of said VIRGINIA PARKWAY PHASE 2A, the following two (2) courses:

- 1.) S89°42'58"W, a distance of 150.00 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) found for corner at the beginning of a curve to the right, having a radius of 170.42 feet and a central angle of 3°21'51";
- 2.) along the arc of said curve to the right, a distance of 10.01 feet

to a point for corner and the POINT OF BEGINNING of the hereinafter described tract of land:

From said POINT OF BEGINNING, and continuing along the north boundary of said MARGAUX WATER TOWER PARTNERS, LTD. tract and the south boundary of said VIRGINIA PARKWAY PHASE 2A, the following two (2) courses:

- 1.) continuing along the arc of said curve to the right, subtended by a central angle of 13°41'51", an arc distance of 40.74 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) found for corner at the point of reverse curvature of a curve to the left having a radius of 170.42 feet and a central angle of 13°41'51";
- 2.) along the arc of said curve, a distance of 40.74 feet

to a point for corner;

THENCE S00°17'02"E, a distance of 218.75 feet to a point for corner;


THENCE S46°17'23"E, a distance of 343.80 feet to a point for corner;

THENCE N47°34'23"E, a distance of 19.98 feet to a point for corner;

THENCE N38°17'14"W, a distance of 295.83 feet to a point for corner;

THENCE N00°17'02"W, a distance of 196.62 feet back to the POINT OF BEGINNING and containing 0.690 acres of land, more or less.

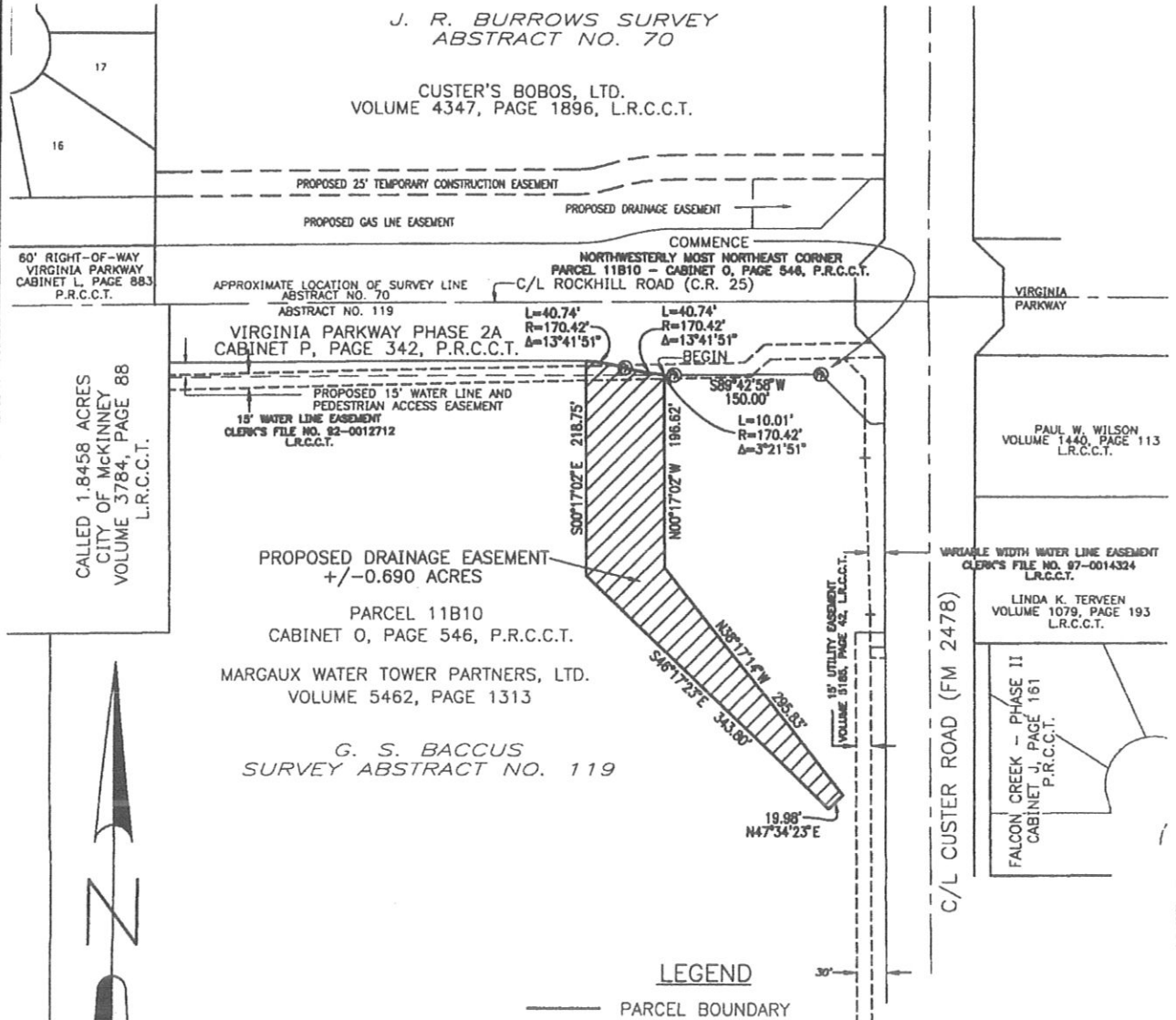
OCT 25 2006

	PETSCH & ASSOCIATES, INC.	SHEET 1 OF 3
	<i>Professional Engineers - Land Surveyors - Development Consultants</i>	Date: OCTOBER 25, 2006
	2581 Metrocentre Boulevard, Suite 6, West Palm Beach, Florida 33407 (561) 640-3800 2600 Eldorado Parkway, Suite 240, McKinney, Texas 75070 (972) 562-9606	Job No.: 00-233 Dwg name: PARCEL11B10-NEW-DE

**SKETCH OF DESCRIPTION
DRAINAGE EASEMENT
THIS IS NOT A SURVEY**

J. R. BURROWS SURVEY
ABSTRACT NO. 70

CUSTER'S BOBOS, LTD.
VOLUME 4347, PAGE 1896, L.R.C.C.T.



60' RIGHT-OF-WAY
VIRGINIA PARKWAY
CABINET L, PAGE 883
P.R.C.C.T.

60' RIGHT-OF-WAY
VIRGINIA PARKWAY
CABINET L, PAGE 883
P.R.C.C.T.

60' RIGHT-OF-WAY
VIRGINIA PARKWAY
CABINET L, PAGE 883
P.R.C.C.T.

60' RIGHT-OF-WAY
VIRGINIA PARKWAY
CABINET L, PAGE 883
P.R.C.C.T.

APPROXIMATE LOCATION OF SURVEY LINE
ABSTRACT NO. 70

VIRGINIA PARKWAY PHASE 2A
CABINET P, PAGE 342, P.R.C.C.T.

PROPOSED 15' WATER LINE AND
PEDESTRIAN ACCESS EASEMENT
CLERK'S FILE NO. 92-0012712
L.R.C.C.T.

PROPOSED DRAINAGE EASEMENT
+/- 0.690 ACRES

PARCEL 11B10
CABINET O, PAGE 546, P.R.C.C.T.

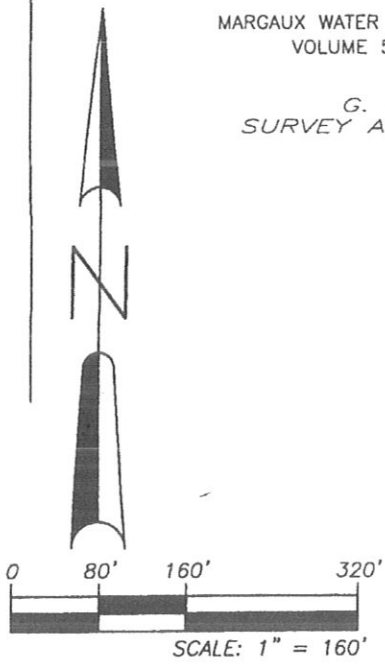
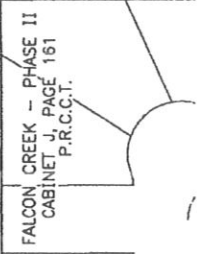
MARGAUX WATER TOWER PARTNERS, LTD.
VOLUME 5462, PAGE 1313

G. S. BACCUS
SURVEY ABSTRACT NO. 119

PAUL W. WILSON
VOLUME 1440, PAGE 113
L.R.C.C.T.

VARIABLE WIDTH WATER LINE EASEMENT
CLERK'S FILE NO. 97-0014324
L.R.C.C.T.

LINDA K. TERVEEN
VOLUME 1079, PAGE 193
L.R.C.C.T.



LEGEND

- PARCEL BOUNDARY
- ⊕ FOUND 1/2" CAPPED IRON REBAR (PETSCHÉ & ASSOC.)
- L.R.C.C.T. LAND RECORDS OF COLLIN COUNTY, TEXAS
- P.R.C.C.T. PLAT RECORDS OF COLLIN COUNTY, TEXAS
- R.O.W. RIGHT-OF-WAY
- ESMT. EASEMENT

10/25/2006

P	PETSCHÉ & ASSOCIATES, INC.	SHEET 2 OF 3
	Professional Engineers - Land Surveyors - Development Consultants	Date: OCTOBER 25, 2006
2581 Metrocentre Boulevard, Suite 6, West Palm Beach, Florida 33407 (561) 640-3800		Dwg no.: 00-233
2600 Eldorado Parkway, Suite 240, McKinney, Texas 75070 (972) 562-9606		Dwg name: PARCEL11B10-NEW-DE

**SKETCH AND DESCRIPTION
DRAINAGE EASEMENT
THIS IS NOT A SURVEY**

LEGEND


- PARCEL BOUNDARY
- Ⓜ FOUND 1/2" CAPPED IRON REBAR
(PETSCHÉ & ASSOC.)
- L.R.C.C.T. LAND RECORDS OF
COLLIN COUNTY, TEXAS
- P.R.C.C.T. PLAT RECORDS OF
COLLIN COUNTY, TEXAS
- R.O.W. RIGHT-OF-WAY
- ESMT. EASEMENT

SURVEYORS NOTES:

1. Sketch and description, this is not a survey.
2. Bearings shown hereon are based on an assumed meridian of S89°42'58"W, along the north line of PARCEL 11B10, according to the Final Boundary Plat thereof, as filed for record in Cabinet O, Page 546 of the Plat Records of Collin County, Texas, and are for the deliniation of angles only.

STATE OF TEXAS
COUNTY OF COLLIN

I hereby certify that the Sketch (Sheet 2) and Description (Sheet 1), were made by me or under my direct supervision on October 25, 2006, and are true and correct to the best of my knowledge and belief.


Paul M. Valentine
State of Texas
Registered Professional
Land Surveyor Number 5359



OCT 25 2006

	PETSCHÉ & ASSOCIATES, INC.	SHEET 3 OF 3
	<i>Professional Engineers - Land Surveyors - Development Consultants</i>	Date: OCTOBER 25, 2006
	2581 Metrocentre Boulevard, Suite 6, West Palm Beach, Florida 33407 (561) 640-3800	Dwg no.: 00-233
	2600 Eldorado Parkway, Suite 240, McKinney, Texas 75070 (972) 562-9606	Dwg name: PARCEL11B10-NEW-DE

Filed and Recorded
Official Public Records
Stacey Kemp
Collin County, TEXAS
02/08/2007 03:16:28 PM
\$40.00 DLAIRD
20070208000187060



A handwritten signature in cursive script that reads "Stacey Kemp".