

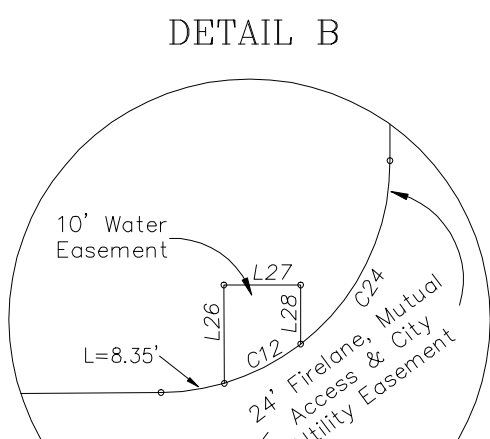
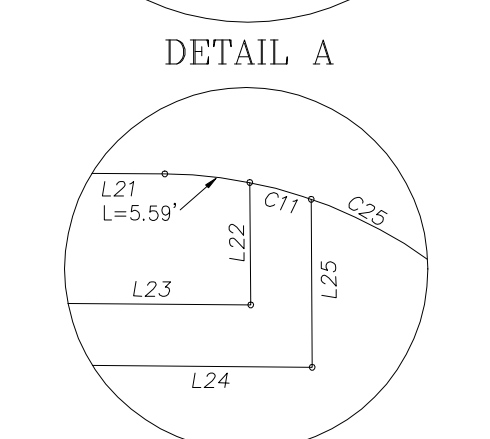
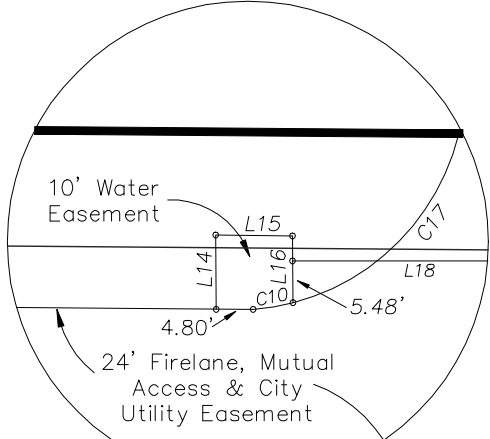
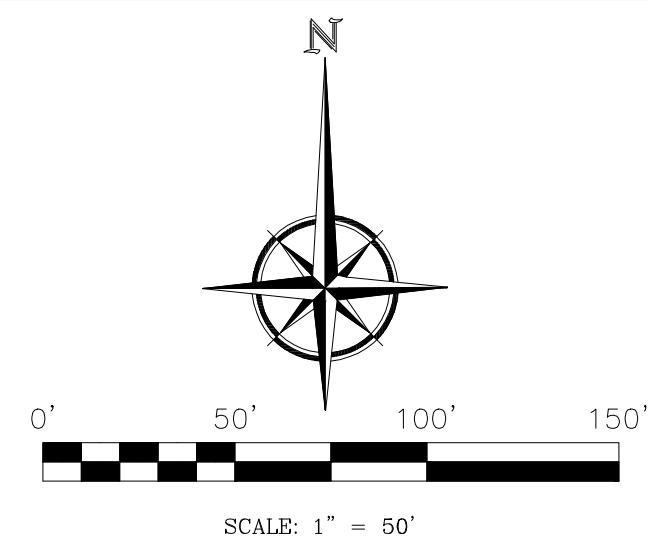
GENERAL NOTES:

- The area (acres) shown hereon is based on the mathematical closure of the courses and distances reflected on this Survey. It does not include the tolerances that may be present due to positional accuracy of the boundary monuments in place.
- Reference Bearing: The bearings shown hereon are referenced to S 89°37'24" E along the South line of Lot 4R2, Block A of VIGOR-ELDORADO WEST ADDITION, according to the plat thereof recorded in Volume 2007, Page 673, of the Map & Plat Records of Collin County, Texas.
- All lots situated in whole or in part within the city's corporate limits comply with the minimum size requirements as required by the governing zoning district.

DETENTION POND MAINTENANCE NOTE:

The owner and all subsequent owners of Block A, Lots 8R, 9R and 10R of this plat shall be solely responsible for the perpetual 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.

PRELIMINARY-FINAL REPLAT  
FOR REVIEW PURPOSES ONLY



LINE	BEARING	DISTANCE
L1	DUE EAST	10.06'
L2	DUE SOUTH	8.57'
L3	N 89°37'24" E	245.34'
L4	S 84°43'26" E	89.04'
L5	S 89°31'30" E	92.23'
L6	N 74°08'28" E	26.38'
L7	N 89°31'27" W	2.97'
L8	S 74°08'28" W	26.38'
L9	N 89°31'30" W	92.23'
L10	N 84°43'26" W	59.10'
L11	DUE NORTH	13.32'
L12	DUE EAST	10.00'
L13	DUE SOUTH	13.26'
L14	N 00°22'36" W	9.63'
L15	N 89°37'46" E	10.00'
L16	S 00°22'36" E	8.73'
L17	S 80°31'12" W	46.59'
L18	DUE WEST	37.44'
L19	N 45°00'00" E	9.29'
L20	DUE EAST	37.34'
L21	S 89°31'30" E	96.02'
L22	S 00°22'36" W	7.98'
L23	N 89°31'30" W	101.57'
L24	S 89°31'30" E	105.57'
L25	N 00°22'36" E	10.93'
L26	N 00°22'36" W	12.76'
L27	DUE EAST	10.00'
L28	S 00°22'36" E	7.67'
L29	S 89°31'30" E	26.22'
L30	S 00°28'30" E	30.19'
L31	N 89°37'24" E	0.40'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	04°26'57"	150.00'	11.65'	S 87°18'01" E	11.64'
C2	16°20'02"	150.00'	42.76'	N 82°18'29" E	42.62'
C3	17°53'39"	76.82'	23.99'	N 83°11'49" E	23.89'
C4	16°20'02"	51.00'	14.54'	S 82°18'29" W	14.49'
C5	16°20'02"	174.00'	49.60'	S 82°18'29" W	49.44'
C6	04°28'28"	174.00'	13.59'	N 87°17'16" W	13.58'
C7	60°35'01"	30.00'	31.72'	S 64°59'03" W	30.26'
C8	54°50'46"	30.00'	28.72'	S 62°37'13" E	27.63'
C9	54°45'09"	30.00'	26.67'	S 62°14'50" W	27.59'
C10	10°04'13"	30.00'	5.27'	S 80°21'59" W	5.27'
C11	07°56'03"	30.00'	4.15'	N 74°52'21" W	4.15'
C12	21°30'09"	30.00'	11.26'	S 62°55'56" E	11.19'
C13	02°59'12"	365.72'	16.94'	S 08°42'51" E	16.94'
C14	09°04'07"	536.50'	84.92'	S 04°54'40" E	84.83'
C15	00°24'03"	640.00'	4.48'	S 09°14'41" E	4.48'
C16	01°51'41"	560.00'	18.19'	S 08°30'53" E	18.19'
C17	11°39'50"	30.00'	37.52'	N 49°34'10" E	35.12'
C18	32°13'32"	30.11'	16.94'	S 16°24'33" W	16.71'
C19	21°27'42"	30.00'	11.24'	S 10°15'21" E	11.17'
C20	20°36'36"	54.00'	19.42'	S 10°40'54" E	19.32'
C21	69°47'27"	30.00'	36.54'	S 35°16'20" E	34.32'
C22	20°12'33"	30.00'	10.58'	S 80°16'20" E	10.53'
C23	25°47'20"	30.62'	13.78'	N 73°37'31" E	13.67'
C24	90°00'00"	30.00'	47.12'	N 44°37'24" E	42.43'
C25	89°08'54"	30.00'	46.68'	N 44°37'03" W	42.11'
C26	29°07'27"	30.00'	15.25'	S 75°48'53" E	15.09'

CITY UTILITY NOTE:

The 24' Firelane, Mutual Access & City Utility Easement is exclusive to the installation of City of McKinney service utilities such as water, sanitary sewer and storm sewer.

PURPOSE STATEMENT:

The purpose of this plat is to subdivide the property into 3 lots.

OWNERS' CERTIFICATE

STATE OF TEXAS )  
(  
COUNTY OF COLLIN )

WHEREAS, ASG EL DORADO PAVILION, LTD., and CARMICHAEL REAL ESTATE HOLDINGS, LLC are the owners of a tract of land situated in the G. Herndon Survey, Abstract No. 390, in the City of McKinney, Collin County, Texas and being the remainder of Lot 4R2, Block A of VIGOR-ELDORADO WEST ADDITION, an addition to said City of McKinney, Collin County, Texas, according to the Record Plat thereof, recorded in Volume 2007, Page 673, of the Map & Plat Records of Collin County, Texas (M.P.R.C.C.T.), and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with a plastic cap stamped "RPLS 5199" at the northeasterly corner of said Lot 4R2, said corner also being the southeasterly corner of Lot 1, Block A of OAKMONT ADDITION, as recorded in Volume 0, Page 428, M.P.R.C.C.T., said corner also being in the westerly monumented line of Ridge Road, said corner also being in a curve to the left, having a radius of 640.00', a central angle of 01°08'58", and a chord which bears, South 08°52'14" East, a chord distance of 12.84';

Thence along said curve to the left, in a southeasterly direction, an arc length of 12.84' to a 5/8" iron rod with a plastic cap stamped "RPLS 5199" found at the beginning of a curve to the right, having a radius of 560.00', a central angle of 09°04'07", and a chord which bears, South 04°54'39" East, a chord distance of 88.54';

Thence along said curve to the right, an arc length of 88.64' to a 5/8" iron rod found for corner:

THENCE South 00°22'36" East, along said westerly monumented line of Ridge Road, a distance of 371.54' to a 5/8" iron rod with plastic cap stamped "RPLS 5199" found at the southeasterly corner of said Lot 4R2, same being the northeasterly corner of the BOARDWALK ADDITION, as recorded in Volume M, Page 315, M.P.R.C.C.T.;

THENCE South 89°37'24" West, along the common line between said BOARDWALK ADDITION and said Lot 4R2, a distance of 476.59' to a 1/2" iron rod with a plastic cap stamped "RPLS 4701" (hereinafter referred to as "with cap") set for the southwesterly corner of the herein described property, same being the southeasterly corner of Lot 4R3, Block A of VIGOR-ELDORADO WEST ADDITION, as recorded in Volume 2012, Page 24, M.P.R.C.C.T.;

THENCE North 00°22'36" West, along the easterly line of said Lot 4R3, Block A, a distance of 479.46' to a 1/2" iron rod with cap set at the northwesterly corner of the herein described property, same being the most easterly northeast corner of said Lot 4R3, said corner also being in the southerly line of Lot 3R, Block A, of VIGOR-ELDORADO WEST ADDITION, as recorded in Volume P, Page 902, M.P.R.C.C.T.;

THENCE South 89°31'30" East, partly along the southerly line of said Lot 3R, and also partly along the southerly line of Lots 1 and 2, Block A of said OAKMONT ADDITION, a distance of 467.75' to the POINT OF BEGINNING and containing 226,512 square feet or 5.200 acres of land, more or less.

DEDICATION

STATE OF TEXAS )  
(  
COUNTY OF COLLIN )

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, ASG ELDORADO PAVILION, LTD. and CARMICHAEL REAL ESTATE HOLDINGS, LLC, do hereby adopt this plat designating the hereon described property as LOTS 8R, 9R & 10R, BLOCK A OF VIGOR-ELDORADO WEST ADDITION, a Re-Plat of Lot 4R2, Block A of VIGOR-ELDORADO WEST ADDITION, an addition to the City of McKinney, Collin County, Texas, and do hereby dedicate to the public use forever, the streets and easements shown hereon for the purpose as indicated. The Firelane, Mutual Access and Utility Easement being hereby dedicated for the mutual use and accommodation of the City of McKinney and all public utilities desiring to use or using same. The Firelane, Mutual Access and City Utility Easements created hereby shall also impose on the hereon described property, for the benefit of each owner hereof, their successors and assigns, and all employees, agents, tenants, licensees, invitees, and guests of every such owner and their tenant(s), a non-exclusive, continuous, and perpetual easement for roadways, walkways, vehicular and pedestrian ingress and egress (but not for parking) over, across, and upon the Firelane, Mutual Access and City Utility Easements. 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 any way, method or interfere with the construction, maintenance or efficiency of its respective systems on said easements, and the City of McKinney and all public utilities shall, at all times, have the full right of ingress and egress to or from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of its respective systems, without the necessity at any time, of 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 IN COLLIN COUNTY, TEXAS, this the \_\_\_\_\_ day of \_\_\_\_\_, 2012.

James Hankins, S.V.P.  
ASG Eldorado Pavilion, Ltd.

Dana B. Carmichael, Managing Member  
Carmichael Real Estate Holdings, LLC

STATE OF TEXAS )  
(  
COUNTY OF COLLIN )

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared JAMES HANKINS, S.V.P., known to me to be the persons whose names is subscribed to the foregoing instrument and acknowledged to me that they executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2012.

Notary Public, State of Texas

STATE OF TEXAS )  
(  
COUNTY OF COLLIN )

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared DANA B. CARMICHAEL, known to me to be the persons whose names is subscribed to the foregoing instrument and acknowledged to me that they executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2012.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

That I, Lawrence H. Ringley, do hereby certify that I have prepared this plat and the field notes shown hereon from an on ground survey of that land, and this plat is a true, correct and accurate representation of the physical evidence found at the time of the survey; that the corner monuments shown hereon were found and/or placed under my personal supervision. This plat was prepared in accordance with the platting rules and regulations of the City of McKinney, Texas.

DATED this the \_\_\_\_\_ day of \_\_\_\_\_, 2012.

Lawrence H. Ringley  
State of Texas, No. 4701

STATE OF TEXAS )  
(  
COUNTY OF COLLIN )

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Lawrence H. Ringley, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND IN COLLIN COUNTY, TEXAS, this the \_\_\_\_\_ day of \_\_\_\_\_, 2012.

Notary Public, State of Texas

**RECEIVED**  
By Kathy Wright at 4:47 pm, Nov 26, 2012

PRELIMINARY-FINAL REPLAT

VIGOR-ELDORADO WEST ADDITION  
LOTS 8R, 9R & 10R, BLOCK A  
5.200 Acres

being a Replat of  
Lot 4R2, Block A of  
VIGOR-ELDORADO  
WEST ADDITION

G. Herndon Survey ~ Abstract No. 390  
City of McKinney, Collin County, Texas

OWNERS REPRESENTATIVE/SURVEYOR



Drawn by	Date	Scale	Job	Title	Sheet
Mark Hood	11/21/12	1"=50'	12080	12080-PP.DWG	1 of 1