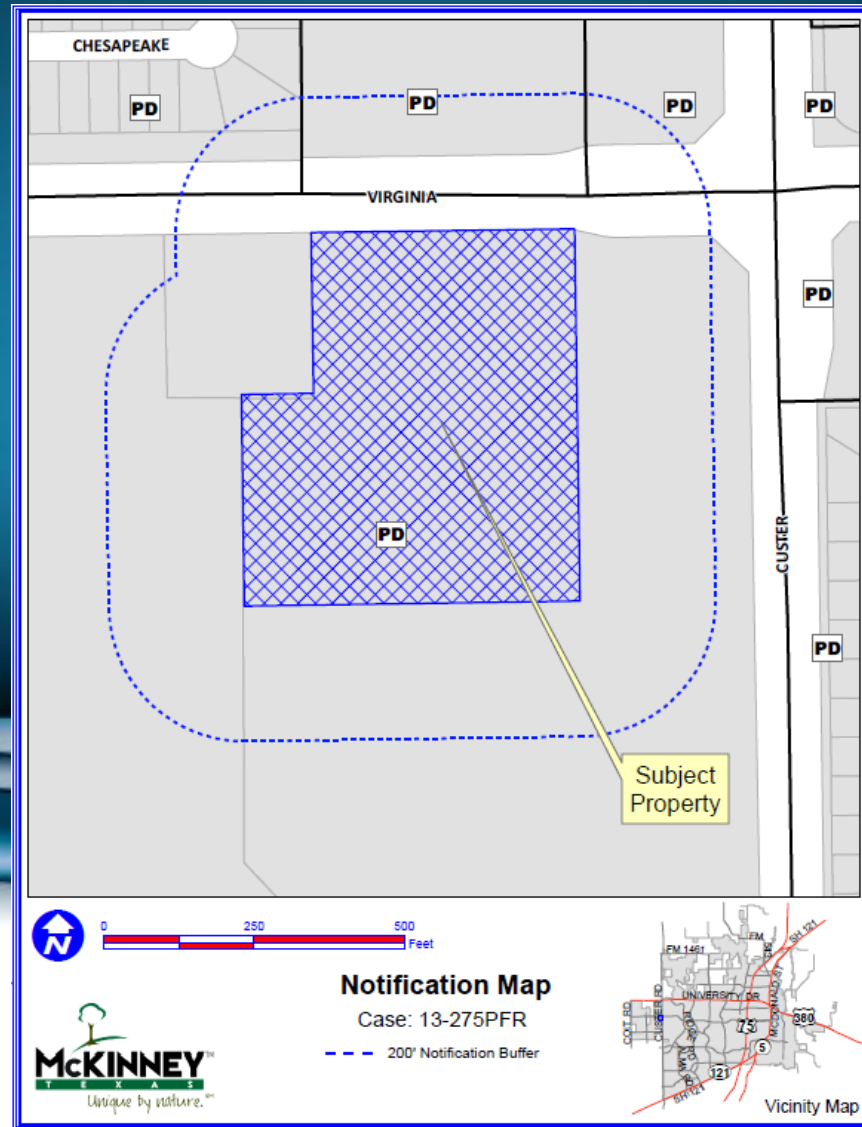


Case No. 13-275PFR

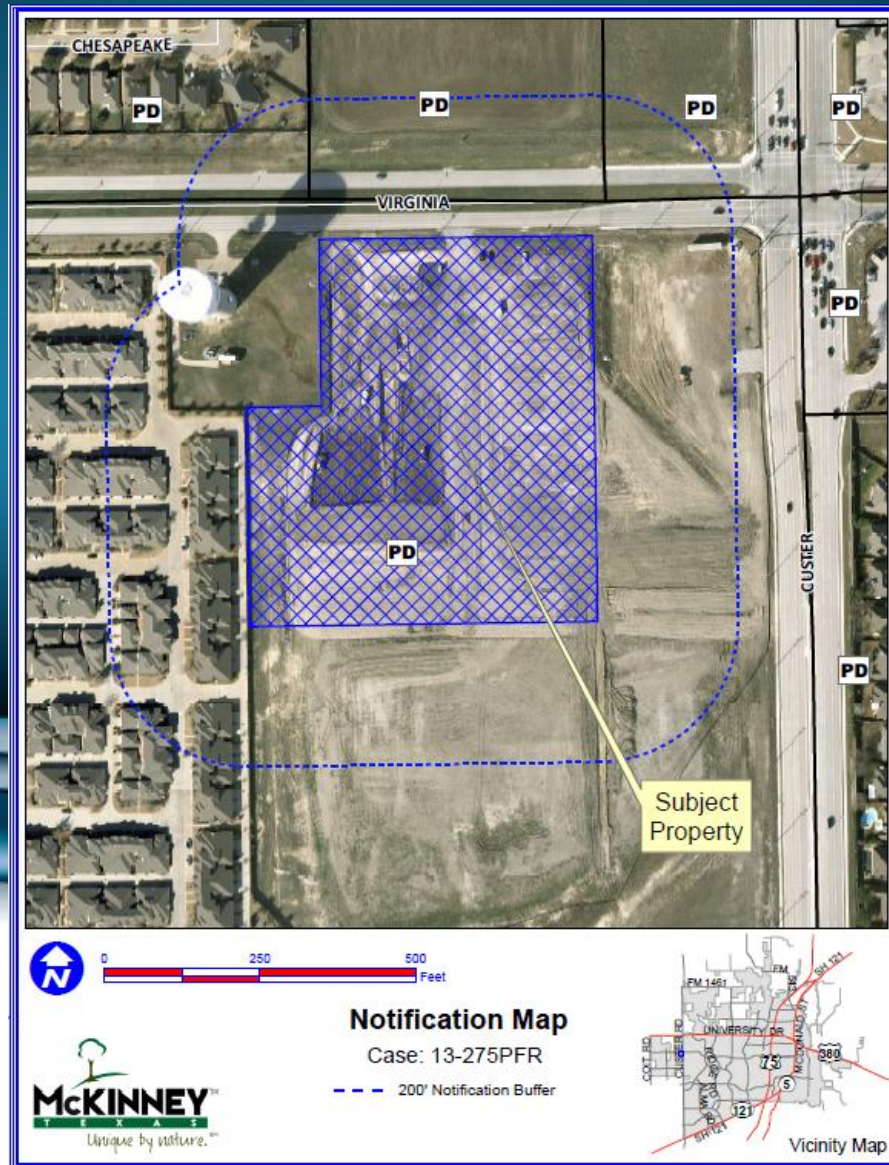
Water Tower Addition



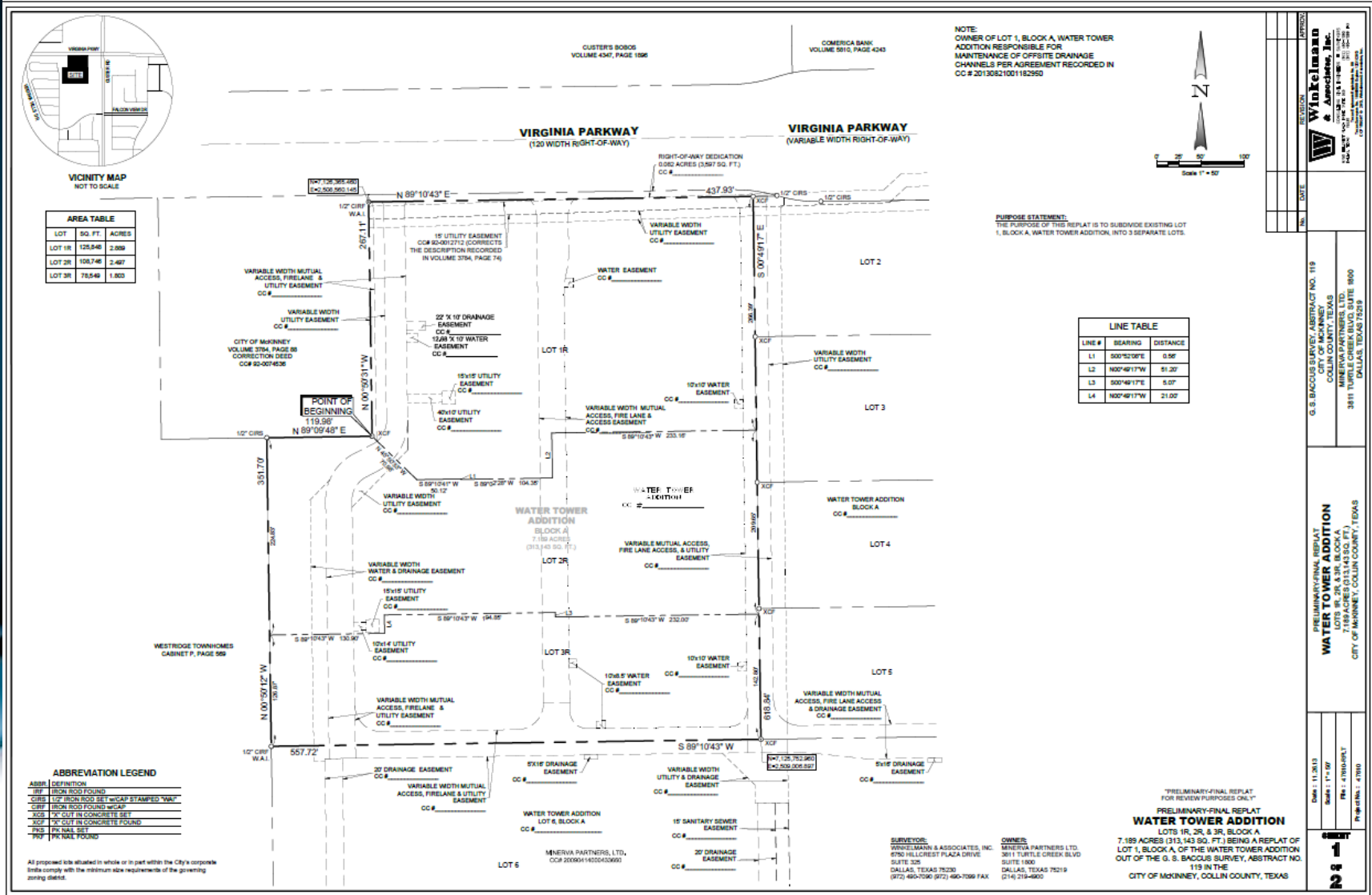
Location Map



Aerial Exhibit



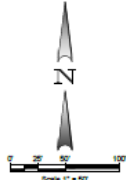
Proposed Preliminary-Final Replat



AREA TABLE

LOT	SQ. FT.	ACRES
LOT 1R	128,546	2.889
LOT 2R	108,748	2.467
LOT 3R	78,548	1.803

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



PURPOSE STATEMENT:
THE PURPOSE OF THIS REPLAT IS TO SUBDIVIDE EXISTING LOT 1, BLOCK A, WATER TOWER ADDITION, INTO 5 SEPARATE LOTS.

LINE TABLE

LINE #	BEARING	DISTANCE
L1	S00°52'00"E	0.56'
L2	N00°49'17"W	51.20'
L3	S00°49'17"E	5.07'
L4	N00°49'17"W	21.02'

Winkelman & Associates, Inc.
Surveyors
11111 West Loop West, Suite 100
Dallas, Texas 75240
Phone: (214) 343-8000
Fax: (214) 343-8001
www.winkelman.com

G. S. BAGGUS SURVEY, ABSTRACT NO. 119
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS
3811 TURTLE CREEK BLVD., SUITE 800
DALLAS, TEXAS 75219

PRELIMINARY-FINAL REPLAT
WATER TOWER ADDITION
LOTS 1R, 2R, 3R, BLOCK A
7.189 ACRES (313,143 SQ. FT.)
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

Date: 11-28-13
Scale: 1" = 50'
File: 410000017
Prepared by: JTHD

ABBREVIATION LEGEND

ASBR	ASBESTOS
IRP	IRON ROD FOUND
CIRS	1/2" IRON ROD SET w/CAP STAMPED "W"
CIRP	1/2" IRON ROD FOUND w/CAP
CCS	"X" CUT IN CONCRETE SET
CCF	"X" CUT IN CONCRETE FOUND
PNS	PIN NAIL SET
PNF	PIN NAIL FOUND

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.

SURVEYOR:
WINKELMAN & ASSOCIATES, INC.
6790 HILLCREST PLAZA DRIVE
SUITE 100
DALLAS, TEXAS 75230
(972) 490-7090 (972) 490-7099 FAX

OWNER:
MNERVA PARTNERS LTD.
3611 TURTLE CREEK BLVD
SUITE 100
DALLAS, TEXAS 75219
(214) 214-6600

PRELIMINARY-FINAL REPLAT
PRELIMINARY-FINAL REPLAT
WATER TOWER ADDITION
LOTS 1R, 2R, 3R, BLOCK A
7.189 ACRES (313,143 SQ. FT.) BEING A REPLAT OF LOT 1, BLOCK A, OF THE WATER TOWER ADDITION OUT OF THE G. S. BAGGUS SURVEY, ABSTRACT NO. 119 IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

MNERVA PARTNERS, LTD.
CCP 2009041400203690