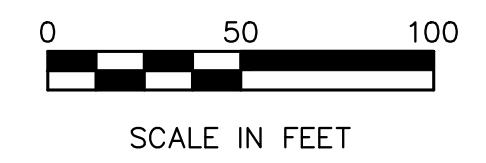
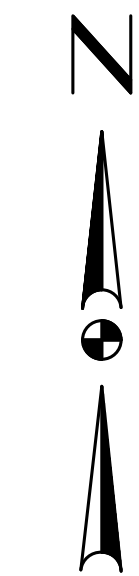


VICINITY MAP



LEGEND

- IRF-IRON ROD FOUND
- CIRS-CAPPED IRON ROD FOUND
- VOL.-VOLUME
- PG.-PAGE
- CAB.-CABINET
- U.E.-UTILITY EASEMENT
- D.E.-DRAINAGE EASEMENT
- S.S.E.-SANITARY SEWER EASEMENT
- SF = SQUARE FEET
- AC = ACRES
- NO. = NUMBER
- P.R.C.C.T. = PLAT RECORDS COLLIN COUNTY, TEXAS
- D.R.C.C.T. = DEED RECORDS COLLIN COUNTY, TEXAS
- O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS

NOTES:

- (1) 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.
- (2) THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS STATE PLANE, NORTH CENTRAL ZONE, GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON THE GROUND AND COMPUTED BY ONLINE POSITIONING USER SERVICE (OPUS) OFFERED BY THE NATIONAL GEODETIC SURVEY.
- (3) ALL BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE PER THE FILED DOCUMENT OR PLAT.
- (4) THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "X" WHICH IS NOT A FLOOD HAZARD AREA ACCORDING TO MAP NO. 480852085, DATED JUNE 2, 2009 OF THE NATIONAL INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- (5) THE PURPOSE OF THIS MINOR REPLAT IS TO SUBDIVIDE THE SUBJECT PROPERTY INTO TWO LOTS.

LOT 2, BLOCK A  
THE RIDGE AT  
MCKINNEY RANCH  
INST. NO.  
20140904010002910  
O.P.R.C.C.T.

LOT 3, BLOCK A  
THE RIDGE AT  
MCKINNEY RANCH  
INST. NO.  
20090521010081310  
O.P.R.C.C.T.

LOT 4, BLOCK A  
THE RIDGE AT  
MCKINNEY RANCH  
INST. NO.  
20090521010081310  
O.P.R.C.C.T.

LOT 5, BLOCK A  
THE RIDGE AT  
MCKINNEY RANCH  
INST. NO.  
20090521010081310  
O.P.R.C.C.T.

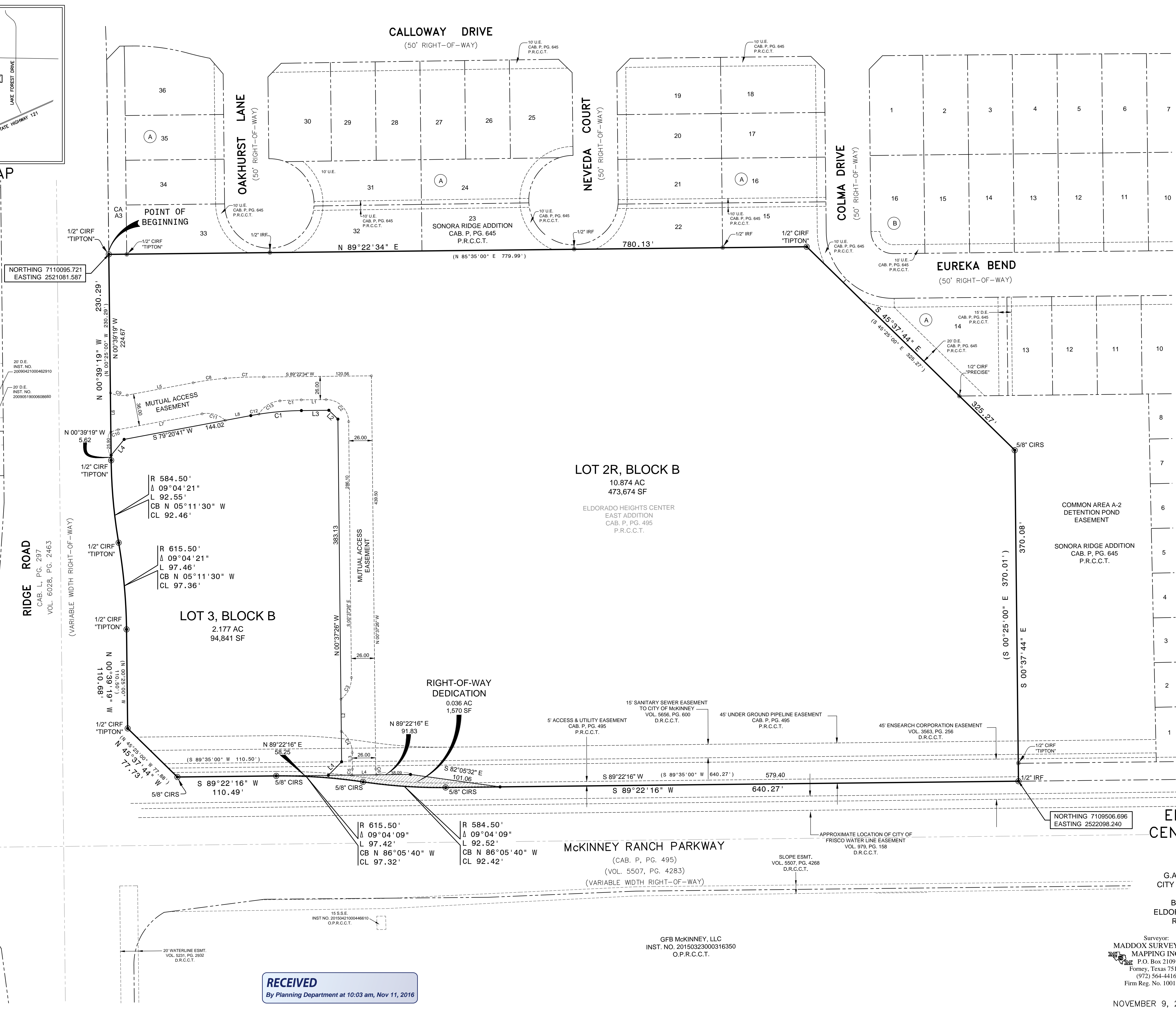
LOT 2R, BLOCK B  
10.874 AC  
473,674 SF

LOT 3, BLOCK B  
2.177 AC  
94,841 SF

LOT 2R, BLOCK B  
10.874 AC  
473,674 SF

LOT 3, BLOCK B  
2.177 AC  
94,841 SF

LOT 2R, BLOCK B  
10.874 AC  
473,674 SF



LOT 2R, BLOCK B  
10.874 AC  
473,674 SF  
ELDORADO HEIGHTS CENTER  
EAST ADDITION  
CAB. P. PG. 495  
P.R.C.C.T.

LOT 3, BLOCK B  
2.177 AC  
94,841 SF

RIGHT-OF-WAY  
DEDICATION  
0.036 AC  
1,570 SF

MCKINNEY RANCH PARKWAY  
(CAB. P. PG. 495)  
(VOL. 5507, PG. 4283)  
(VARIABLE WIDTH RIGHT-OF-WAY)

MINOR REPLAT  
ELDORADO HEIGHTS  
CENTER EAST ADDITION  
LOTS 2R & 3, BLOCK B  
13.087 ACRES  
SITUATED IN THE  
G.A. FOOTE SURVEY, ABSTRACT NO. 310  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

BEING A REPLAT OF LOT 2, BLOCK B,  
ELDORADO HEIGHTS CENTER EAST ADDITION  
RECORDED IN CABINET P, PAGE 495  
O.P.R.C.C.T.

Surveyor: MADDIX SURVEYING & MAPPING INC.  
P.O. Box 2109  
Forney, Texas 75126  
(972) 564-4416  
Firm Reg. No. 10013200

Owner: HADDOCK REALTY INVESTORS III, LP  
512 Main Street, Ste. 1200  
Fort Worth, Texas 76102  
(817) 885-8390

Engineer: SANCHEZ ADVISORY GROUP  
2000 N. McDonald Avenue  
McKinney TX 75071  
(469) 424-5900

RECEIVED  
By Planning Department at 10:03 am, Nov 11, 2016

RIDGE/MCKINNEY RANCH, LLC  
INSTRUMENT NUMBER  
20160630000835940  
O.P.R.C.C.T.

GFB MCKINNEY, LLC  
INST. NO. 20150323000316350  
O.P.R.C.C.T.

**OWNERS CERTIFICATE**

(STATE OF TEXAS)  
(COLLIN COUNTY)

WHEREAS HADDOCK REALTY INVESTORS III, LP, are the owners of a 13.087 acre tract of land situated in the G.A. Foote Survey, Abstract No. 310, City of McKinney, Collin County, Texas, being all of Lot 2, Block B of Eldorado Heights Center East Addition, an addition to the City of McKinney as recorded in Cabinet P, Page 495 of the Plat Records of Collin County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a 1/2 inch iron rod with cap stamped "TIPTON" found for the northwest corner of said Lot 2, same being the most northerly southwest corner of Sonora Ridge Addition, an addition to the City of McKinney as recorded in Cabinet P, Page 645 of said plat records, said point also lying on the east right-of-way of Ridge Road, (a variable width right-of-way), as recorded in Cabinet L, Page 297 of said Plat Records and Volume 6028, Page 2463 of the Deed Records of Collin County, Texas;

THENCE departing said right-of-way and along the common line of said Lot 2 and said Sonora Ridge Addition the following courses and distances;

North 89 degrees 22 minutes 34 seconds East, a distance of 780.13 feet to a 1/2 inch iron rod with cap stamped "TIPTON" found for corner;

South 45 degrees 37 minutes 44 seconds East, a distance of 325.27 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

South 00 degrees 37 minutes 44 seconds East, a distance of 370.08 feet to a 1/2 inch iron rod found for the southeast corner of said Lot 2 and the most southerly southwest corner of said Sonora Ridge Addition said point also lying on the north right-of-way of McKinney Ranch Parkway (a variable width right-of-way) as recorded in Cabinet P, Page 495 of said Plat Records and Volume 5507, Page 4283 of said Deed Records;

THENCE along the north right-of-way line of said McKinney Ranch Parkway and the south line of said Lot 2 the following courses and distances;

South 89 degrees 22 minutes 16 seconds West, a distance of 640.27 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a curve to the right;

With said curve to the right having a radius of 584.50 feet, a central angle of 09 degrees 04 minutes 09 seconds, an arc length of 92.52 feet, a chord bearing of North 86 degrees 05 minutes 40 seconds West, a distance of 92.42 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a reverse curve to the left;

With said reverse curve to the left having a radius of 615.50 feet, a central angle of 09 degrees 04 minutes 07 seconds, an arc length of 97.42 feet, a chord bearing of North 86 degrees 05 minutes 39 seconds West, a distance of 97.32 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

South 89 degrees 22 minutes 16 seconds West, a distance of 110.49 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for the southerly corner of a corner-clip at the intersection of said McKinney Ranch Parkway and said Ridge Road;

THENCE North 45 degrees 37 minutes 44 seconds West along said corner-clip and said right-of-ways, a distance of 77.73 feet to a 1/2 inch iron rod with cap stamped "TIPTON" found for the north corner of said Corner-clip;

THENCE along the east right-of-way line of said Ridge Road and the west line of said Lot 2 the following courses and distances;

North 00 degrees 39 minutes 19 seconds West, a distance of 110.68 feet to a 1/2 inch iron rod with cap stamped "TIPTON" found for corner at the beginning of a curve to the left;

With said curve to the left having a radius of 615.50 feet, a central angle of 09 degrees 04 minutes 21 seconds, an arc length of 97.46 feet, a chord bearing of North 05 degrees 11 minutes 30 seconds West, a distance of 97.36 feet to a 1/2 inch iron rod with cap stamped "TIPTON" found for corner at the beginning of a reverse curve to the right;

With said reverse curve to the right having a radius of 584.50 feet, a central angle of 09 degrees 04 minutes 21 seconds, an arc length of 92.55 feet, a chord bearing of North 05 degrees 11 minutes 30 seconds West, a distance of 92.46 feet to a 1/2 inch iron rod with cap stamped "TIPTON" found for corner;

North 00 degrees 39 minutes 19 seconds West, a distance of 230.29 feet to the POINT OF BEGINNING containing 570,085 square Feet, or 13.087 acres of land.

**SURVEYOR'S CERTIFICATE**

I, Brian J. Maddox, 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 \_\_\_\_\_, 2016.

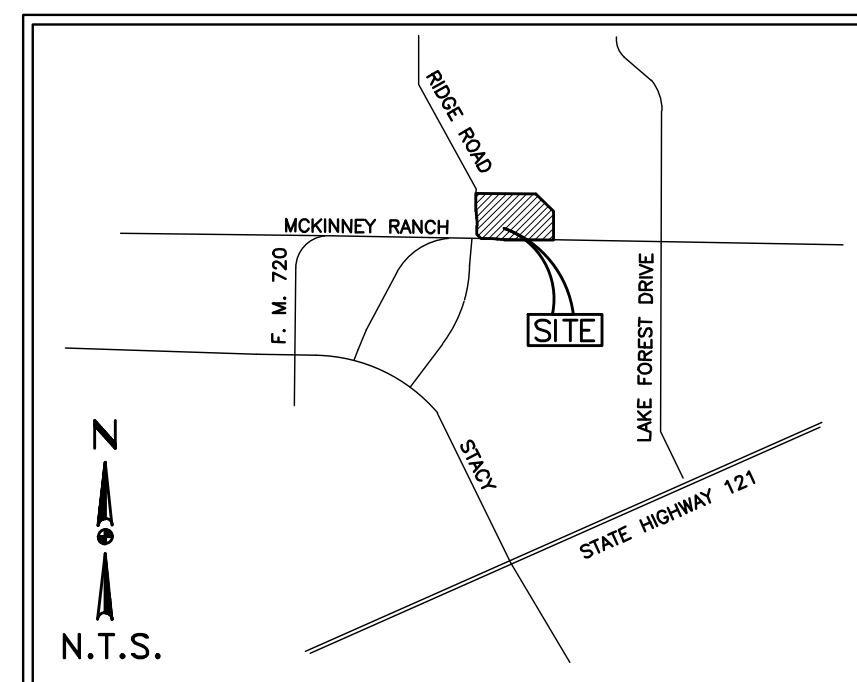
\_\_\_\_\_  
Brian J. Maddox  
Texas Registered Professional  
Land Surveyor No. 5430

(STATE OF TEXAS)  
(COUNTY OF KAUFMAN)

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Brian J. Maddox, 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 \_\_\_\_\_, 2016.

\_\_\_\_\_  
Notary Public in and for the State of Texas



**VICINITY MAP**

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.

**OWNERS DEDICATION**

(STATE OF TEXAS)  
(COUNTY OF COLLIN)

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, WE, HADDOCK REALTY INVESTORS III, LP, do hereby adopt this minor replat designating the herein above described property as **ELDORADO HEIGHTS CENTER EAST ADDITION LOTS 2R & 3, BLOCK B**, being a replat of Lot 2, Block B, Eldorado Heights Center East Addition recorded in Cabinet P, Page 495 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 \_\_\_\_\_, 2016.

HADDOCK REALTY INVESTORS III, LP

NAME: GERALD W. HADDOCK

TITLE: PRESIDENT

(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 GERALD W. HADDOCK for HADDOCK REALTY INVESTORS III, 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 \_\_\_\_\_, 2016.

\_\_\_\_\_  
Notary Public in and for the State of Texas

LOT LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 44°22'25" E	21.21
L2	N 45°37'26" W	14.14
L3	S 89°22'34" W	30.69
L4	S 39°20'41" W	22.98

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 89°22'34" E	27.69
L2	S 00°37'26" E	36.00
L3	S 00°37'26" E	18.33
L4	N 89°22'16" E	27.50
L5	S 79°20'41" W	75.01
L6	S 00°39'19" E	43.90
L7	N 79°20'41" E	95.44
L8	N 79°20'41" E	29.08

LOT CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	325.00	10°01'53"	56.90	S 84°21'37" W	56.83

EASEMENT CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	337.00	4°03'45"	23.89	N 87°20'41" E	23.89
C2	25.00	90°00'00"	39.27	S 45°37'26" E	35.36
C3	30.00	53°07'48"	27.82	S 25°56'28" W	26.83
C4	30.00	53°07'48"	27.82	S 27°11'21" E	26.83
C5	30.00	12°53'20"	6.75	S 05°49'14" W	6.73
C6	30.00	12°45'28"	6.68	N 07°00'10" W	6.67
C7	418.47	5°50'48"	42.70	S 88°00'47" W	42.68
C8	363.00	5°44'42"	36.40	S 82°13'02" W	36.38
C9	30.00	36°47'03"	19.26	N 82°15'48" W	18.93
C10	30.00	16°40'16"	8.73	N 71°00'33" E	8.70
C11	30.00	53°07'48"	27.82	S 74°05'25" E	26.83
C12	325.00	1°36'53"	9.16	N 80°09'07" E	9.16
C13	30.00	55°20'18"	28.98	N 57°38'40" E	27.86

MINOR REPLAT  
**ELDORADO HEIGHTS  
CENTER EAST ADDITION**  
LOTS 2R & 3, BLOCK B  
13.087 ACRES  
SITUATED IN THE  
G.A. FOOTE SURVEY, ABSTRACT NO. 310  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

BEING A REPLAT OF LOT 2, BLOCK B,  
ELDORADO HEIGHTS CENTER EAST ADDITION  
RECORDED IN CABINET P, PAGE 495  
O.P.R.C.C.T.

Surveyor: **MADDOX SURVEYING & MAPPING INC.**  
P.O. Box 2109  
Forney, Texas 75126  
(972) 564-4416  
Firm Reg. No. 10013200

Owner: **HADDOCK REALTY INVESTORS III, LP**  
512 Main Street, Ste. 1200  
Fort Worth, Texas 76102  
(817) 885-8390

Engineer: **SANCHEZ ADVISORY GROUP**  
2000 N. McDonald Avenue  
McKinney TX 75071  
(469) 424-5900