



LOCATION MAP
MAPSCO PAGE: 359-S
N.T.S.

LEGAL DESCRIPTION

STATE OF TEXAS }
COUNTY OF COLLIN }

WHEREAS, Kat Realty Ventures, LLC, is the owner of a 1.597 acre tract of land, as recorded in Document Number 20130204000153450, Deed Records, Collin County, Texas (D.R.C.C.T.), and WHEREAS Eurick Real Estate, LLC is the owner of a 1.975 acre tract of land, as recorded in Document Number 20130311000324620, (D.R.C.C.T.), and both tracts being situated in the GEORGE HERNDON SURVEY, ABSTRACT NO. 390, said tracts being more particularly described as follows:

BEGINNING at an 'X' cut in concrete found in the west line of Hudson Crossing (a Variable width right-of-way), said point also being the northeast corner of Lot 5, Block A of Eldorado Office Park Addition, as recorded in Document Number 20090310010000570, (D.R.C.C.T.), said point also being the southeast corner of said Eurick tract;

THENCE North 00 degrees 23 minutes 08 seconds West, departing the north line of said Lot 5, Block A, along the north line of said Lot 5, Block A, same being the south line of said Eurick tract, a distance of 448.20 feet to a 5/8-inch iron rod found for a corner, said corner being the northwest corner of said Lot 5, Block A, said corner also being in the east line of Lot 1R of Eldorado Villas, as recorded in Document Number 2003-0075264 (D.R.C.C.T.);

THENCE North 00 degrees 23 minutes 08 seconds West, departing the north line of said Lot 5, Block A, along the east line of said Lot 1R, same being the west line of said Eurick tract, passing at a distance of 185.64 feet a 1/2-inch iron rod found for the northwest corner of said Eurick tract, same being the southwest corner of said Kat Realty tract, and continuing along the east line of said Lot 1R, same being the west line of said Kat Realty tract, for a total distance of 256.65 feet to a 1/2-inch iron rod found for a corner, said corner being in the south line of Lot 6, Block A of Eldorado Office Park Addition, as recorded in Document Number 20100922010001790, (D.R.C.C.T.);

THENCE South 89 degrees 31 minutes 30 seconds East, departing the east line of said Lot 1R, along the south line of said Lot 6, Block A, same being the north line of said Kat Realty tract, a distance of 204.47 feet to a 5/8-inch iron rod found for a corner;

THENCE North 00 degrees 28 minutes 30 seconds East, along the east line of said Lot 6, Block A, same being the west line of said Kat Realty tract, a distance of 129.28 feet to an 'X' cut found in concrete, said point being the southwest corner of a tract of land conveyed to Retail Buildings, Inc., as recorded in Document Number 20110708000710580, (D.R.C.C.T.);

THENCE South 89 degrees 31 minutes 30 seconds East, along the south line of said Retail Buildings tract, same being the north line of said Kat Realty tract, passing at a distance of 105.00 feet the southeast corner of said Retail Buildings tract, and continuing along the south line of a tract of land conveyed to Carrington Partners, LP, as recorded in document Number 20070611000786630, (D.R.C.C.T.), same being the north line of said Kat Realty tract for a total distance of 280.00 feet to a 5/8-inch iron rod found for a corner, said corner being in the west line of said Hudson Crossing;

THENCE South 00 degrees 28 minutes 30 seconds West, along the west line of said Hudson Crossing, same being the east line of said Kat Realty tract, a distance of 130.33 feet to a 1/2-inch iron rod found for the beginning of a circular curve to the right having a radius of 970.00 feet, a central angle of 14 degrees 51 minutes 52 seconds, and a chord which bears South 07 degrees 54 minutes 26 seconds West, a distance of 250.94 feet;

THENCE Southwesterly, along the west line of said Hudson Crossing, same being said circular curve to the right, an arc distance of 251.65 feet to the POINT OF BEGINNING, containing 155,596 sq. ft. or 3.572 ac. of land, more or less.

GENERAL 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.

PRELIMINARY-FINAL PLAT
HUDSON CROSSING
OFFICE CONDOS
Lots 1 & 2, Block A
3.572 ACRES

OUT OF THE
GEORGE HERNDON SURVEY, ABSTRACT NO. 390
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

OWNER: KAT REALTY VENTURES, LLC CONTACT: JAMES JOHNSTON 21 TRANQUIL POND FRISCO, TEXAS 972-668-7710	OWNER: EURICK REAL ESTATE, LLC CONTACT: JAMES JOHNSTON 21 TRANQUIL POND FRISCO, TEXAS 972-668-7710	SURVEYOR: VOTEX SURVEYING COMPANY 4548 TUSCANY DRIVE PLANO, TEXAS 75093-7042 TEL (972) 964-0858 FAX (972) 964-3604
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JUNE 2013

LEGEND	
o "X" CUT FND	Boundary Line
o IR.F.	"X" Cut Found in Concrete
o 1/2" IR.F.C.	Iron Rod Found
o 5/8" IR.F.C.	1/2" Iron Rod Found with Yellow Cap Stamped, "VOTEX RPLS 4813"
o 5/8" IR.F.C.	5/8" Iron Rod Found with Yellow Cap Stamped, "HTTS 4595"
---	Existing Easement
---	Proposed Easement
---	Center Line of Street
(CM)	Control Monument
ESMT.	Easement
---	Adjacent Property Line

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By Kathy Wright at 8:15 am, Jun 11, 2013