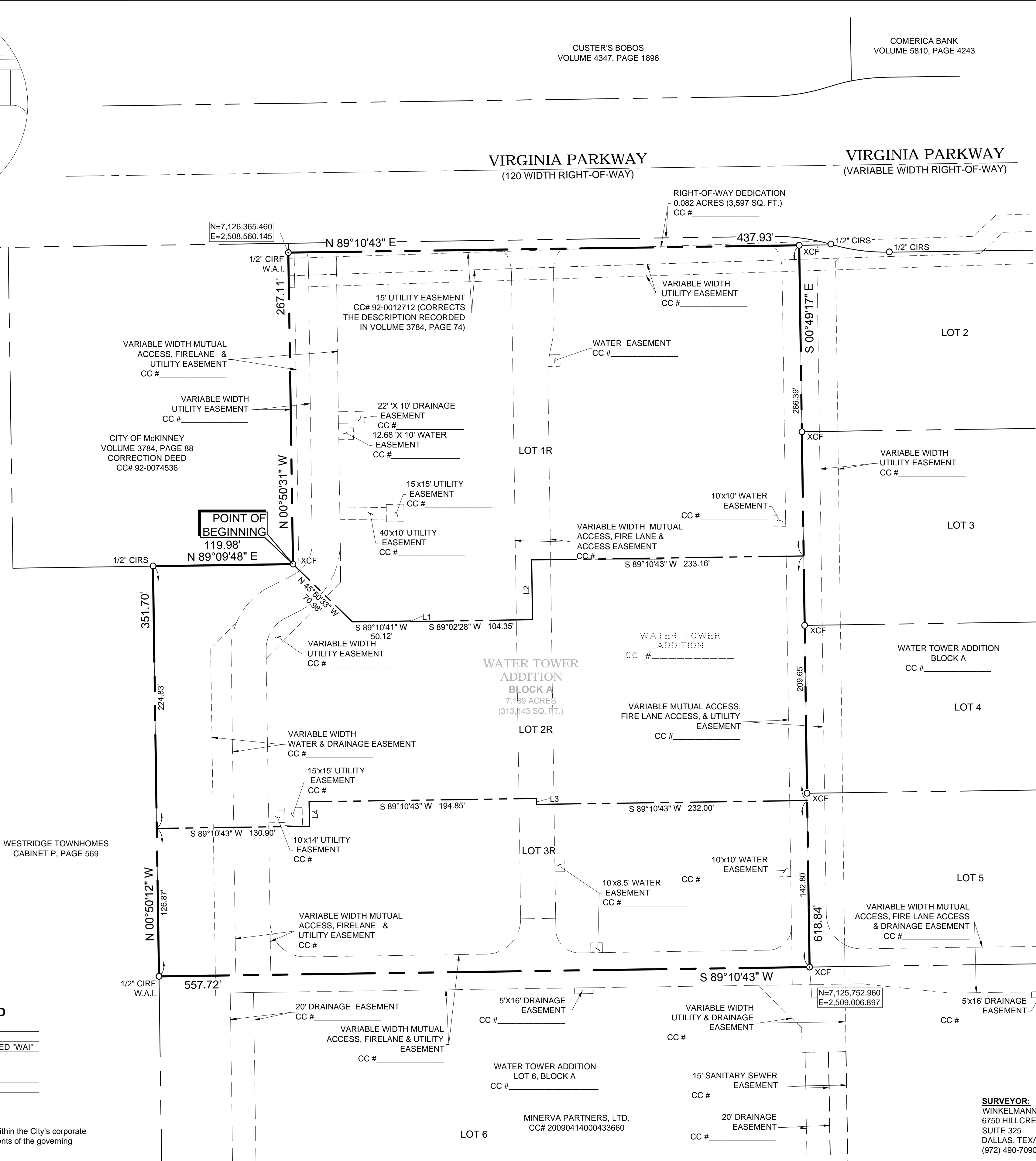
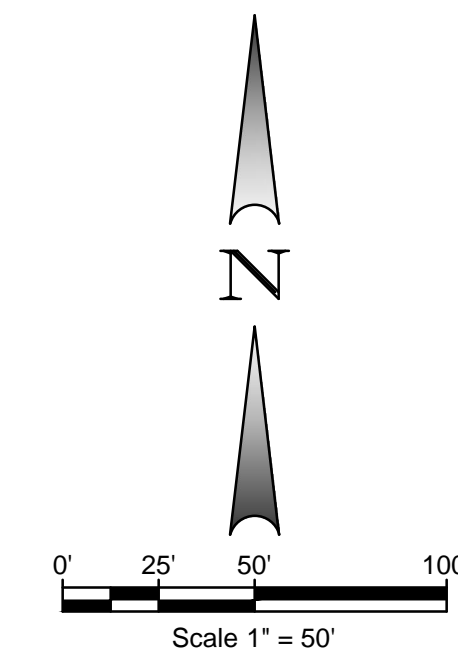


VICINITY MAP
NOT TO SCALE

LOT	SQ. FT.	ACRES
LOT 1R	125,848	2.889
LOT 2R	108,746	2.497
LOT 3R	78,549	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 3 SEPARATE LOTS.

LINE #	BEARING	DISTANCE
L1	S00°52'08"E	0.56'
L2	N00°49'17"W	51.20'
L3	S00°49'17"E	5.07'
L4	N00°49'17"W	21.00'

REVISION	DATE	APPROV

Winkelmann & Associates, Inc.
 PROFESSIONAL ENGINEERS
 6750 HILLCREST PLAZA, SUITE 325
 DALLAS, TEXAS 75230
 (972) 490-7090
 (972) 490-7099 FAX
 Texas Surveyor No. 10006000 Expires 12/31/2013
 COT 0176977 P. 0176, 10/1/2008

No.	

G. S. BACCUS SURVEY, ABSTRACT NO. 119
 CITY OF MCKINNEY
 COLLIN COUNTY, TEXAS
 MINERVA PARTNERS, LTD.
 3811 TURTLE CREEK BLVD, SUITE 1800
 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	11.26.13
Scale	1" = 50'
File	47610-RPLT
Project No.	47610

SHEET
1
2

ABBREVIATION LEGEND

ABBR.	DEFINITION
IRF	IRON ROD FOUND
CIRS	1/2" 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

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:
 WINKELMANN & ASSOCIATES, INC.
 6750 HILLCREST PLAZA DRIVE
 SUITE 325
 DALLAS, TEXAS 75230
 (972) 490-7090 (972) 490-7099 FAX

OWNER:
 MINERVA PARTNERS LTD.
 3811 TURTLE CREEK BLVD
 SUITE 1800
 DALLAS, TEXAS 75219
 (214) 219-4900

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

RECEIVED
 By Kathy Wright at 10:53 am, Jan 03, 2014

G:\47610\SURVEY\Plats\47610-RPLT.dwg

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, We, Minerva Partners, Ltd., are the sole owners of a tract of land situated in the G. S. BACCUS SURVEY, ABSTRACT NO. 119, in the City of McKinney, Collin County, Texas, and being all of Lot 1, Block A, Water Tower Addition, an addition to the City of McKinney, Collin County, Texas, according to the Plat thereof recorded in County Clerk's Instrument No. _____, Official Public Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an "X" cut in concrete found for the Southeast corner of a tract of land described in deed to the City of McKinney as recorded in Volume 3784, Page 88 (Correction Deed filed in County Clerk's Instrument No. 92-0074536), Deed Records, Collin County, Texas, said point also being an interior ell corner of said Lot 1;

THENCE North 00 deg 50 min 31 sec West, along the East line of said City of McKinney tract and the Westerly line of said Lot 1, a distance of 267.11 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." found for corner on the Southerly right-of-way line of Virginia Parkway, a variable width right-of-way as dedication by Plat of said Water Tower Addition, said point being the Northwest corner of said Lot 1;

THENCE North 89 deg 10 min 43 sec East, along the Southerly right-of-way line of said Virginia Parkway and the North line of said Lot 1, a distance of 437.93 feet to an "X" cut in concrete found for the Northeast corner of said Lot 1, said point also being the most Northerly Northwest corner of Lot 2, Block A, of said Water Tower Addition;

THENCE South 00 deg 49 min 17 sec East, departing the Southerly right-of-way line of said Virginia Parkway and the Westerly lines of said Lot 2 and Lots 3, 4, and 5, Block A, of said Water Tower Addition, a distance of 618.84 feet to an "X" cut in concrete found for corner on the North line of Lot 6, Block A, of said Water Tower Addition, said point being the Southeast corner of said Lot 1 an the Southwest corner of said Lot 5;

THENCE South 89 deg 10 min 43 sec West, along the North line of said Lot 6 and the South line of said Lot 1, a distance of 557.72 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." found for the Southwest corner of said Lot 1 and the Northwest corner of said Lot 6, said point being on the Easterly line of Westridge Townhomes, an addition to the City of McKinney, Collin County, Texas, according to the Plat thereof recorded in Cabinet P, Page 569, Plat Records, Collin County, Texas;

THENCE North 00 deg 50 min 12 sec West, along the West line of said Lot 1 and the Easterly line of said Westridge Townhomes, a distance of 351.70 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." found for corner on the South line of said City of McKinney tract;

THENCE North 89 deg 09 min 48 sec East, along the South line of said City of McKinney tract, a distance of 119.98 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 313,143 square feet or 7.189 acres of land, more or less.

DEDICATION STATEMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS

THAT, we, Minerva Partners, Ltd., a Texas Limited Partnership, acting herein by and through it's duly authorized officers, do hereby adopt this Record Plat designating the heretofore described property as **WATER TOWER ADDITION** Lots 1R, 2R, & 3R Block A, an addition to the City of McKinney, Texas and do hereby dedicate in fee simple to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The Easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed in any Easements. Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of McKinney's use thereof. The City of McKinney and public utility entities shall have the right to remove and keep removed improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements. The City of McKinney and public utility entities shall at all times have full right of purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone. This Record Plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of McKinney, Texas.

WITNESS, my hand, this the _____ day of _____, 201 4.

OWNER: Minerva Partners, Ltd. a Texas Limited Partnership

BY: Malouf Interests, Inc., its General Partner

By: _____
Matthew Malouf, President

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Matthew Malouf, 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 herein stated.

GIVEN under my hand and seal of office, this the ____ day of _____ 201 4.

Notary Public in and for Collin County, Texas
My Commission expires: _____

SURVEYOR'S CERTIFICATE

That I, Leonard J. Lueker, do hereby certify that I have prepared this plat and the field notes shown hereon from an on the ground survey of the land, and this plat is a true, correct and accurate representation of the physical evidence found at the time of 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.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Leonard J. Lueker
Registered Professional Land Surveyor
Texas Registration No. 5714
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 325
Dallas, Texas 75230
490-7090

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Leonard J. Lueker, 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 herein stated.

GIVEN under my hand and seal of office, this the ____ day of _____ 201 4.

Notary Public in and for Dallas County, Texas
My Commission expires: _____

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:
WINKELMANN & ASSOCIATES, INC.
6750 HILLCREST PLAZA DRIVE
SUITE 325
DALLAS, TEXAS 75230
(972) 490-7090 (972) 490-7099 FAX

OWNER:
MINERVA PARTNERS LTD.
3811 TURTLE CREEK BLVD
SUITE 1800
DALLAS, TEXAS 75219
(214) 219-4900

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

SHEET
2
of
2

Date : 11.26.13

Scale : N/A

File : 47610-RPLT

Project No. : 47610

G. S. BACCUS SURVEY, ABSTRACT NO. 119
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS

MINERVA PARTNERS, LTD.
3811 TURTLE CREEK BLVD, SUITE 1800
DALLAS, TEXAS 75219



No.	DATE	REVISION	APPROV.