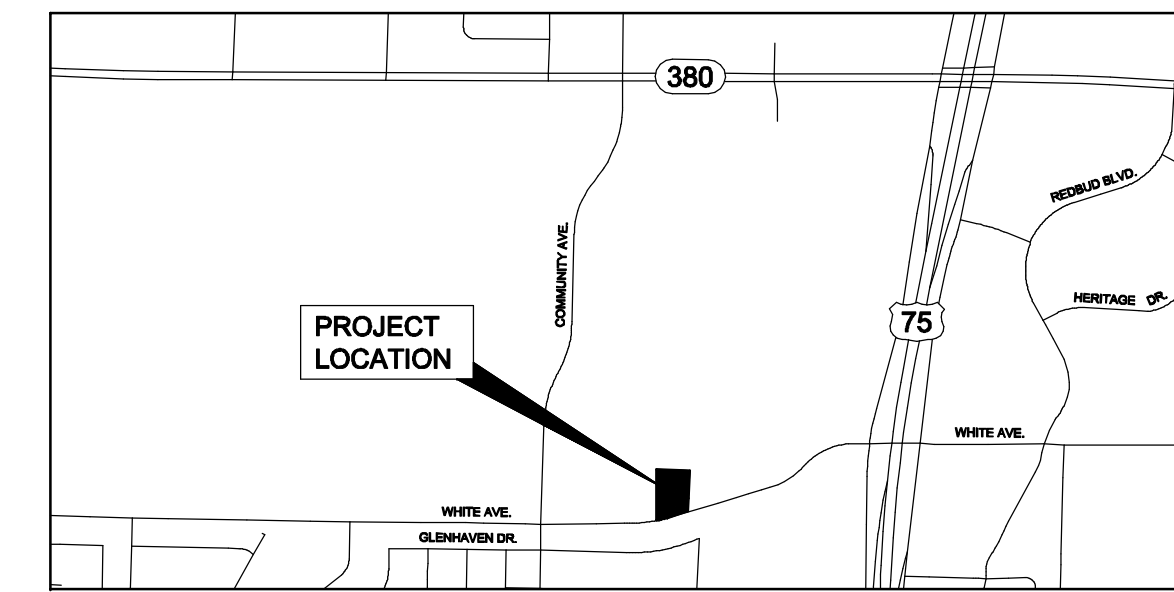


MATCH LINE SHEET 2 OF 3

MATCH LINE SHEET 1 OF 3

MATCH LINE SHEET 2 OF 3

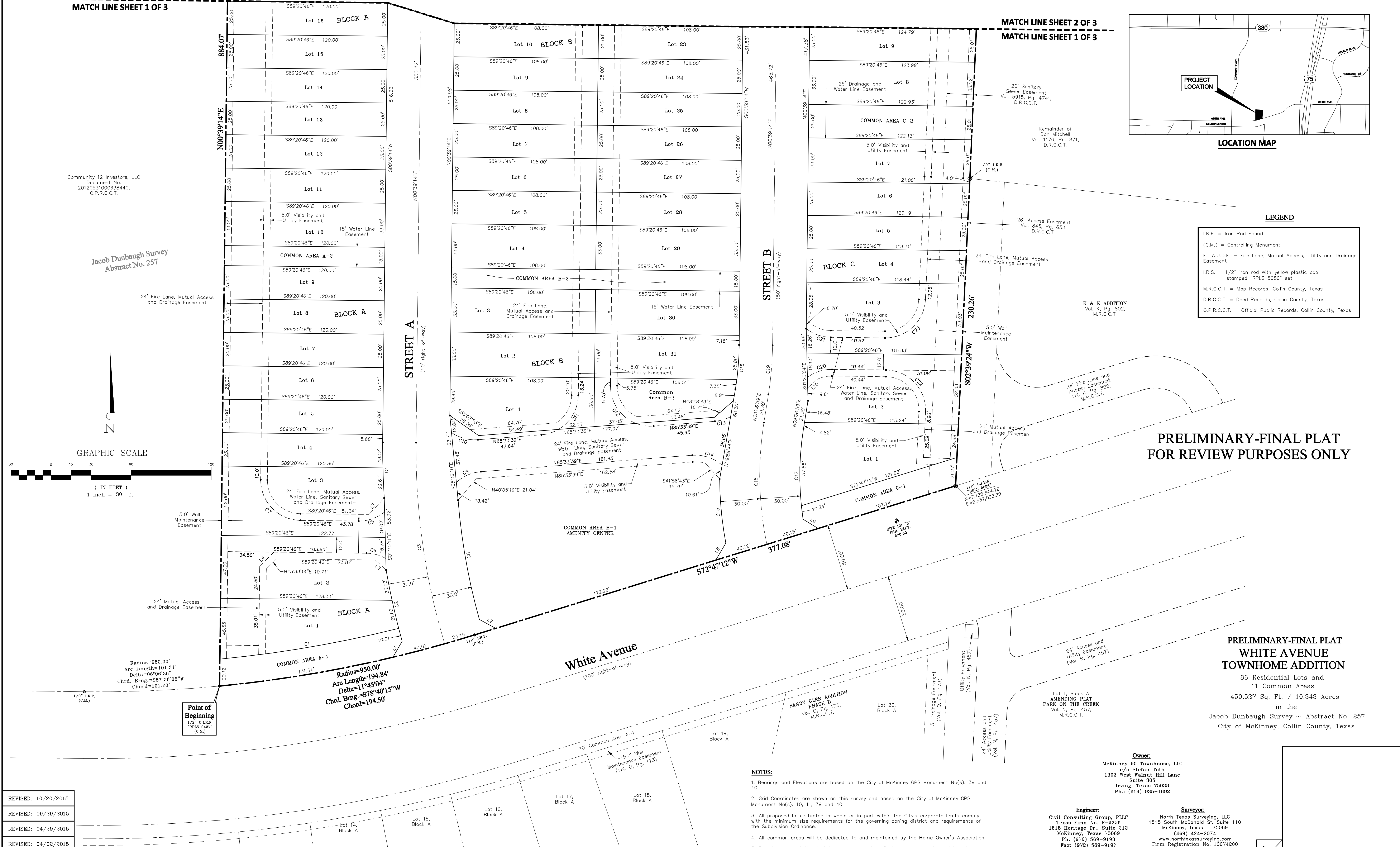
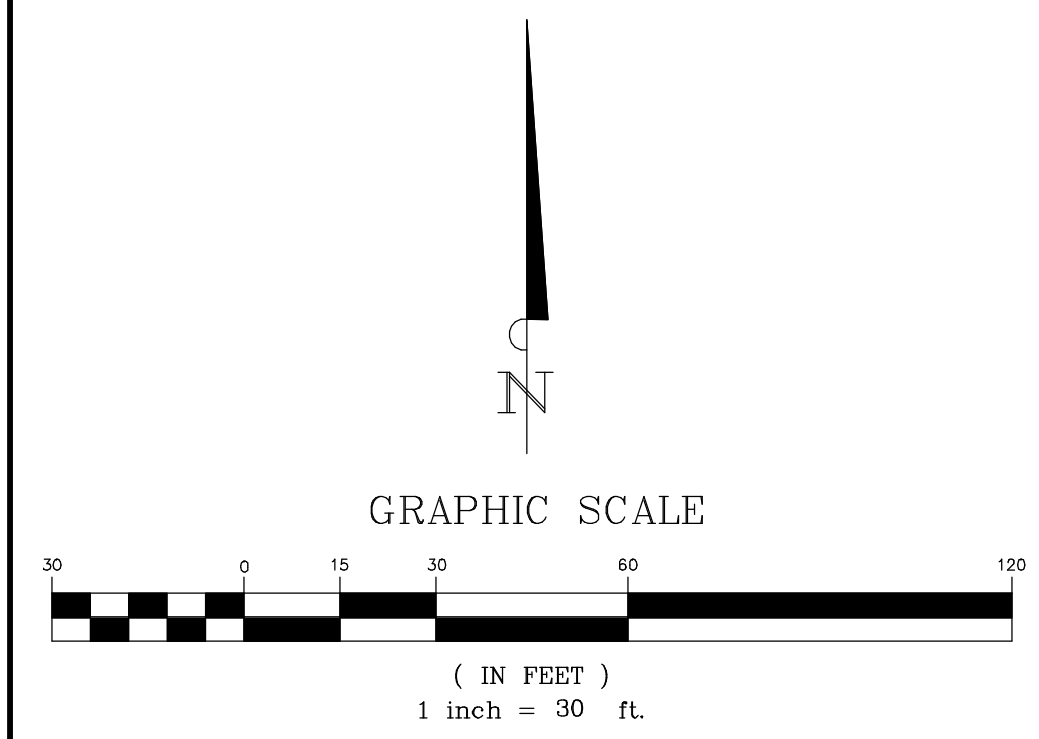
MATCH LINE SHEET 1 OF 3



LOCATION MAP

Community 12 Investors, LLC
Document No.
20120531000638440,
O.P.R.C.C.T.

Jacob Dunbaugh Survey
Abstract No. 257



LEGEND

- I.R.F. = Iron Rod Found
- (C.M.) = Controlling Monument
- F.L.A.U.D.E. = Fire Lane, Mutual Access, Utility and Drainage Easement
- I.R.S. = 1/2" iron rod with yellow plastic cap stamped "RPLS 5686" set
- M.R.C.C.T. = Map Records, Collin County, Texas
- D.R.C.C.T. = Deed Records, Collin County, Texas
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PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY

PRELIMINARY-FINAL PLAT WHITE AVENUE TOWNHOME ADDITION

86 Residential Lots and 11 Common Areas
450,527 Sq. Ft. / 10.343 Acres
in the
Jacob Dunbaugh Survey ~ Abstract No. 257
City of McKinney, Collin County, Texas

Owner:
McKinney 90 Townhome, LLC
c/o Stefan Toth
1303 West Walnut Hill Lane
Suite 305
Irving, Texas 75038
Ph.: (214) 935-1692

Engineer:
Civil Consulting Group, PLLC
Texas Firm No. F-9356
1515 Heritage Dr., Suite 212
McKinney, Texas 75069
Ph. (972) 569-9193
Fax: (972) 569-9197

Surveyor:
North Texas Surveying, LLC
1515 South McDonald St. Suite 110
McKinney, Texas 75069
(469) 424-2074
www.northtexasurveying.com
Firm Registration No. 10074200
Contact: Chad Holcomb

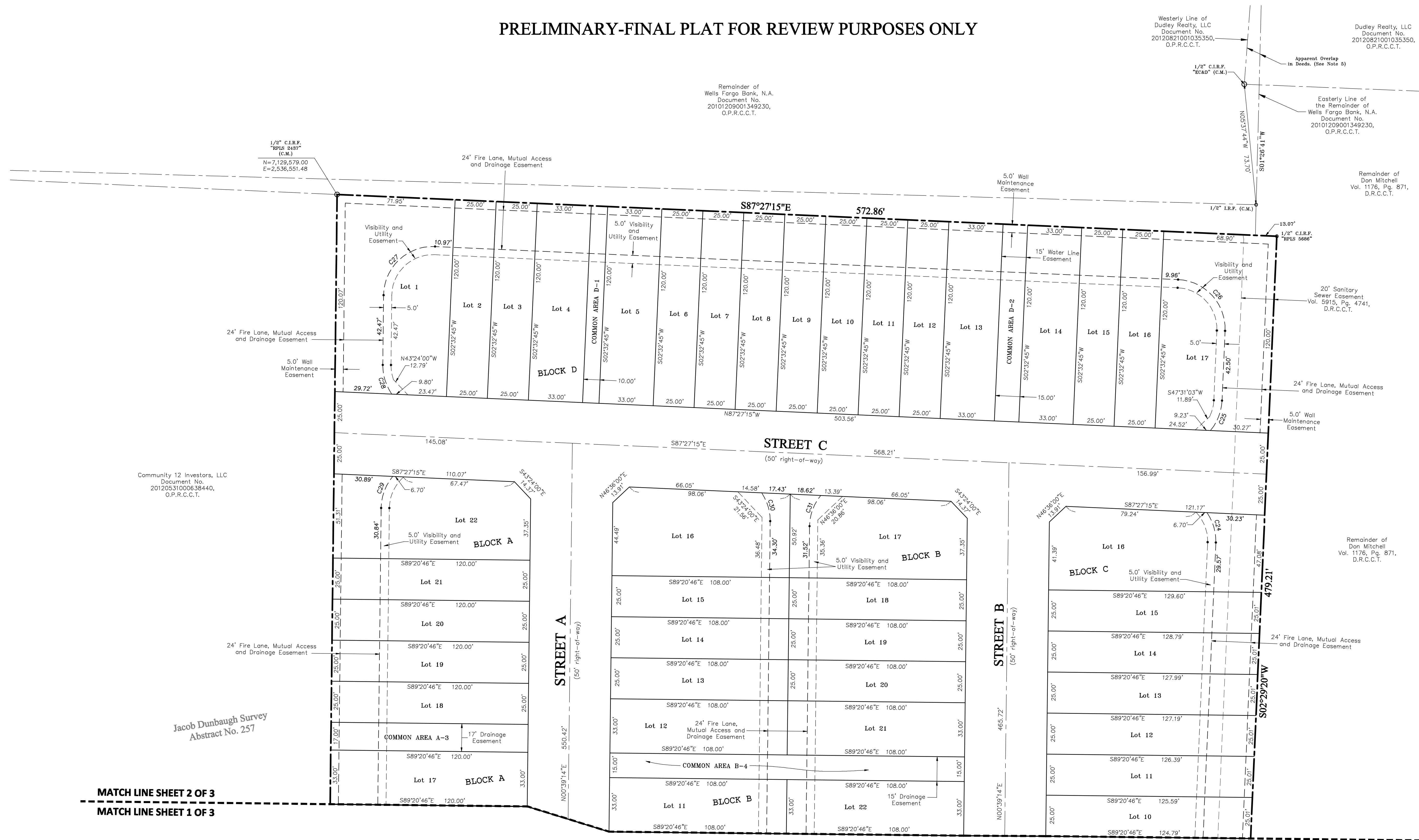
NOTES:

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- All proposed lots situated in whole or in part within the City's corporate limits comply with the minimum size requirements for the governing zoning district and requirements of the Subdivision Ordinance.
- All common areas will be dedicated to and maintained by the Home Owner's Association.
- Found monumentation in this area appears to reflect an overlap in the existing deeds.

REVISED: 10/20/2015
REVISED: 09/29/2015
REVISED: 04/29/2015
REVISED: 04/02/2015
FIELD SURVEY DATE: 09/18/2013
SCALE: 1" = 30'
DRAWN BY: C.S.H.
CHK'D BY: M.B.A.
JOB NO.: 2013-0131

RECEIVED
By PLANNING at 1:56 pm, Oct 26, 2015

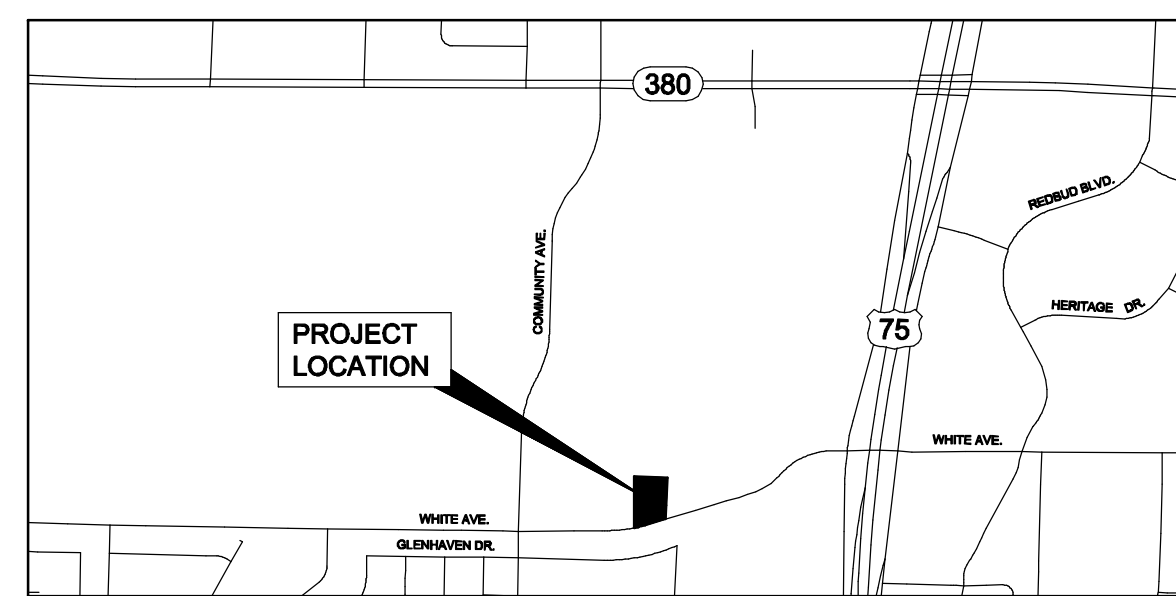
PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY



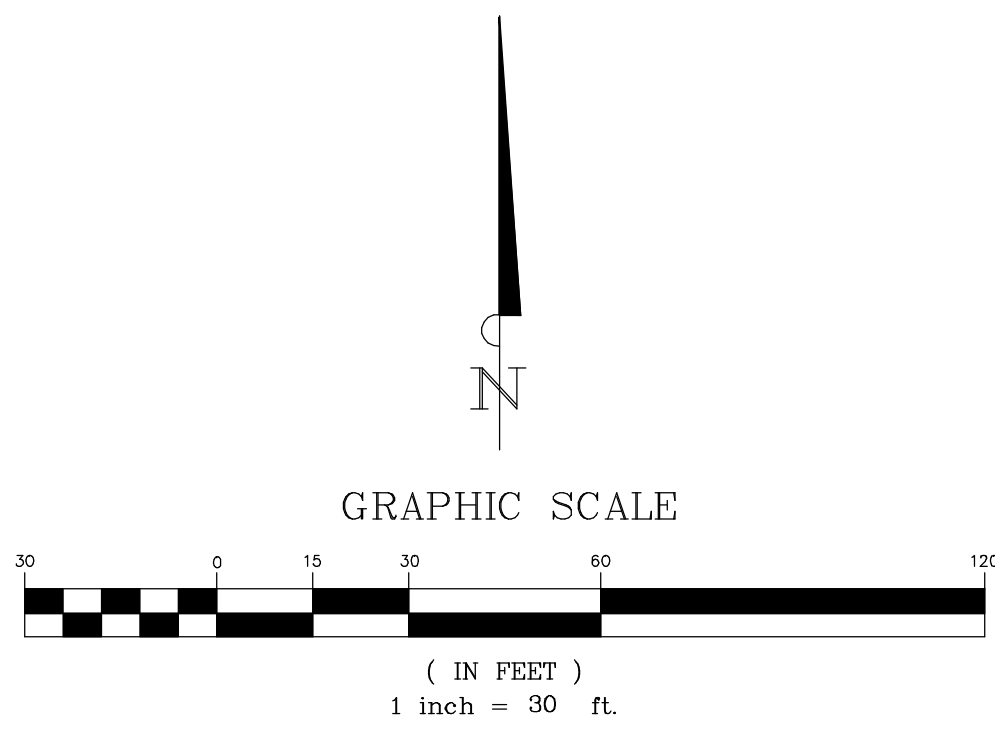
Community 12 Investors, LLC
Document No. 20120531000638440,
O.P.R.C.C.T.

Jacob Dunbaugh Survey
Abstract No. 257

MATCH LINE SHEET 2 OF 3
MATCH LINE SHEET 1 OF 3



LOCATION MAP



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By PLANNING at 1:57 pm, Oct 26, 2015

- REVISED: 10/20/2015
- REVISED: 09/29/2015
- REVISED: 04/29/2015
- REVISED: 04/02/2015

FIELD SURVEY DATE: 09/18/2013 SCALE: 1" = 30' DRAWN BY: C.S.H. CHK'D. BY: M.B.A. JOB NO.: 2013-0131

Westerly Line of Dudley Realty, LLC Document No. 20120821001035350, O.P.R.C.C.T.
Dudley Realty, LLC Document No. 20120821001035350, O.P.R.C.C.T.
Easterly Line of the Remainder of Wells Fargo Bank, N.A. Document No. 20101209001349230, O.P.R.C.C.T.
Remainder of Don Mitchell Vol. 1176, Pg. 871, D.R.C.C.T.

Remainder of Don Mitchell Vol. 1176, Pg. 871, D.R.C.C.T.

PRELIMINARY-FINAL PLAT
WHITE AVENUE
TOWNHOME ADDITION

86 Residential Lots and
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450,527 Sq. Ft. / 10.343 Acres
in the
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Engineer:
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Firm Registration No. 10074200
Contact: Chad Holcomb

PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY

OWNER'S DEDICATION:

STATE OF TEXAS §
COUNTY OF COLLIN §

Being a tract of land situated in the Jacob Dunbaugh Survey, Abstract No. 257, in the City of McKinney, Collin County, Texas, and being all of that called 10.342 acre tract of land described by deed to McKinney 90 Townhouse, LLC, as recorded under Instrument No. 20140606000572760, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), said tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with a plastic cap stamped "RPLS 2437", said corner being the southwesterly corner of said 10.342 acre tract, same being the southeasterly corner of that called 12.00 acre tract of land described by deed to Community 12 Investors, LLC, as recorded under Instrument No. 20120531000638440, O.P.R.C.C.T., said corner also being in the northwesterly monumented line of White Avenue;

THENCE North 00°39'14" East, along the common line between said 10.342 and 12.00 acre tracts, a distance of 884.07' to a 1/2" iron rod with a plastic cap stamped "RPLS 2437" found for the northwesterly corner of said 10.342 acre tract, same being the northeasterly corner of said 12.00 acre tract;

THENCE South 87°27'15" East, along the northerly line of said 10.342 acre tract, a distance of 572.86' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" set (herein after referred to as a capped iron rod set), said corner being the northeasterly corner of said 10.342 acre tract;

THENCE along the easterly line of said 10.342 acre tract, the following courses and distances:

South 02°29'20" West, a distance of 479.21' to a 1/2" iron rod found for an angle point, said corner being the northwesterly corner of the **K & K ADDITION**, an addition to the City of McKinney, as recorded in Volume K, Page 802, of the Map Records, Collin County, Texas (M.R.C.C.T.);
South 02°39'24" West, a distance of 230.26' to a capped iron rod set at the southeasterly corner of said 10.342 acre tract, same being the southwesterly corner of said **K & K ADDITION**, said corner also being in the aforementioned northwesterly monumented line of White Avenue;

THENCE along said northwesterly monumented line of White Avenue, the following courses and distances:

South 72°47'12" West, a distance of 377.08' to a 1/2" iron rod found at the beginning of a curve to the right, having a radius of 950.00', a central angle of 11°45'04", and a chord which bears, South 78°40'15" West, a chord distance of 194.50';
Thence along said curve to the right, in a southwesterly direction, an arc length of 194.84' to the **POINT OF BEGINNING** and containing 10.343 acres of land, more or less.

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, MCKINNEY 90 TOWNHOUSE, LLC, is the sole owner of the above described property and does hereby adopt this plat designating the hereinabove described property as **WHITE AVENUE TOWNHOME ADDITION**, an addition to the City of McKinney, Collin County, Texas, and does hereby dedicate to the public use forever, the streets, alleys and public use areas shown hereon; the easements, as shown, for mutual use and accommodation of the City of McKinney and all public utilities desiring to use or 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 any way, endanger or interfere with the construction, maintenance or efficiency of it's respective systems on said easements; and the City of McKinney and all public utilities shall have the right to construct, reconstruct, inspect, patrol, maintain and add to or remove all or parts of it's respective systems without the necessity of, at anytime, procuring the permission of anyone. This plat is approved subject to all plotting ordinances, rules, regulations and resolutions of the City of McKinney.

WITNESS MY HAND at McKinney, Texas, this _____ day of _____, 2015.

McKinney 90 Townhouse, LLC
Stefan Toth

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 Stefan Toth known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same is his act and deed in the capacity therein stated and for the purposes therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE on this, the _____ day of _____, 2015.

NOTARY PUBLIC in and for the State of Texas.

BLOCK	LOT	AREA	ACREAGE
A	1	4,611	0.105
A	2	5,852	0.134
A	3	6,325	0.145
A	4	3,002	0.068
A	5	3,000	0.068
A	6	3,000	0.068
A	7	3,000	0.068
A	8	3,000	0.068
A	9	3,000	0.068
A	10	3,960	0.090
A	11	3,000	0.068
A	12	3,000	0.068
A	13	3,000	0.068
A	14	3,000	0.068
A	15	3,000	0.068
A	16	3,000	0.068
A	17	3,960	0.090
A	18	3,000	0.068
A	19	3,000	0.068
A	20	3,000	0.068
A	19	3,000	0.068
A	20	5,870	0.134

BLOCK	LOT	AREA	ACREAGE
B	1	4,289	0.098
B	2	3,564	0.081
B	3	3,564	0.081
B	4	3,564	0.081
B	5	2,700	0.061
B	6	2,700	0.061
B	7	2,700	0.061
B	8	2,700	0.061
B	9	2,700	0.061
B	10	2,700	0.061
B	11	3,564	0.081
B	12	3,564	0.081
B	13	2,700	0.061
B	14	2,700	0.061
B	15	2,700	0.061
B	16	5,642	0.129
B	17	5,256	0.120
B	18	2,700	0.061
B	19	2,700	0.061
B	20	2,700	0.061
B	21	3,564	0.081
B	22	3,564	0.081
B	23	2,700	0.061
B	24	2,700	0.061
B	25	2,700	0.061
B	26	2,700	0.061
B	27	2,700	0.061
B	28	2,700	0.061
B	29	3,564	0.081
B	30	3,564	0.081
B	31	3,551	0.081

BLOCK	LOT	AREA	ACREAGE
A	A-1	2,724	0.062
A	A-2	1,800	0.041
A	A-3	2,040	0.046
B	B-1	25,034	0.575
B	B-2	3,269	0.075
B	B-3	3,240	0.074
B	B-4	3,240	0.074
C	C-1	2,350	0.053
C	C-2	2,452	0.056
D	D-1	1,200	0.027
D	D-2	1,800	0.041

BLOCK	LOT	AREA	ACREAGE
C	1	5,104	0.117
C	2	5,956	0.136
C	3	6,222	0.143
C	4	2,972	0.069
C	5	2,994	0.069
C	6	3,016	0.069
C	7	4,013	0.092
C	8	4,074	0.093
C	9	3,110	0.071
C	10	3,130	0.071
C	11	3,150	0.072
C	12	3,170	0.072
C	13	3,190	0.073
C	14	3,210	0.073
C	15	3,230	0.074
C	16	6,368	0.146

BLOCK	LOT	AREA	ACREAGE
D	1	8,396	0.192
D	2	3,000	0.068
D	3	3,000	0.068
D	4	3,960	0.090
D	5	3,960	0.090
D	6	3,000	0.068
D	7	3,000	0.068
D	8	3,000	0.068
D	9	3,000	0.068
D	10	3,000	0.068
D	11	3,000	0.068
D	12	3,000	0.068
D	13	3,960	0.090
D	14	3,960	0.090
D	15	3,000	0.068
D	16	3,000	0.068
D	17	8,275	0.189

Curve No.	Radius	Arc Length	Delta	Chrd. Brg.	Chrd. Dist.
C1	930.00'	135.94'	08°22'30"	N80°13'38"E	135.82'
C2	530.00'	54.65'	05°54'30"	S12°41'17"E	54.63'
C3	500.00'	152.60'	17°29'12"	S08°05'21"E	152.01'
C4	525.00'	41.73'	04°33'13"	S01°37'22"E	41.71'
C5	30.00'	20.92'	39°57'47"	N70°40'21"E	20.50'
C6	30.00'	15.20'	29°01'51"	N74°49'50"W	15.04'
C7	30.00'	47.12'	90°00'00"	S44°20'46"E	42.43'
C8	470.00'	90.78'	11°03'58"	S10°05'28"E	90.63'
C9	30.50'	20.41'	38°20'03"	S66°23'38"W	20.03'
C10	30.50'	20.86'	39°11'45"	S74°50'28"E	20.46'
C11	30.00'	44.46'	84°54'25"	N43°06'27"E	40.50'
C12	30.00'	49.79'	95°05'35"	S46°53'33"E	44.27'
C13	30.50'	12.30'	23°06'28"	N74°00'26"E	12.22'
C14	30.50'	24.12'	45°18'51"	N71°46'55"W	23.50'
C15	280.00'	48.29'	09°52'51"	S05°29'09"E	48.23'
C16	250.00'	91.71'	21°01'06"	S01°23'35"E	91.20'
C17	220.00'	67.91'	17°41'14"	S00°16'22"W	67.64'
C18	225.00'	33.23'	08°27'44"	N04°53'07"E	33.20'
C19	250.00'	36.92'	08°27'44"	N04°53'07"E	36.89'
C20	30.50'	19.66'	38°58'02"	S72°11'14"W	19.32'
C21	30.50'	19.88'	37°20'28"	S70°40'32"E	19.53'
C22	30.00'	48.17'	92°00'10"	N43°20'41"W	43.16'
C23	30.00'	46.08'	87°59'50"	N46°39'19"E	41.68'
C24	30.50'	19.85'	37°17'03"	N16°09'11"W	19.50'
C25	30.50'	19.91'	37°23'36"	N21°11'08"E	19.55'
C26	30.00'	47.09'	89°56'35"	N42°28'57"W	42.41'
C27	30.00'	48.11'	91°53'31"	S48°36'00"W	43.12'
C28	30.50'	18.95'	35°36'19"	S17°08'55"E	18.65'
C29	30.50'	20.88'	39°13'59"	S20°16'14"W	20.48'
C30	30.00'	18.31'	34°58'41"	N16°50'06"W	18.03'
C31	30.00'	20.30'	38°45'43"	S20°02'06"W	19.91'

No.	Bearing	Distance
L1	S30°03'42"W	13.83'
L2	S61°43'24"E	14.02'
L3	N47°15'03"W	11.11'
L4	S45°39'14"W	14.85'
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L7	N42°58'04"E	16.81'
L8	N30°40'07"E	14.84'
L9	S58°32'35"E	13.21'
L10	N48°12'52"E	10.04'

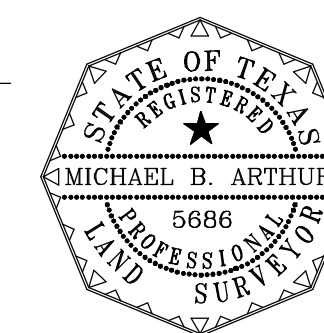
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SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, MICHAEL B. ARTHUR, do hereby certify that I prepared this plat from an actual on-the-ground survey of the above described property, and that the corner monuments shown hereon were found or were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of McKinney, Collin County, Texas.



Michael B. Arthur
Registered Professional Land Surveyor
Texas Registration No. 5686

Date: _____

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 MICHAEL B. ARTHUR, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE on this, the _____ day of _____, 2015.

NOTARY PUBLIC in and for the State of Texas

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WHITE AVENUE
TOWNHOME ADDITION

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