

OWNERS CERTIFICATE OF DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, Western Rim Investors 2014-7, L.P. is the owner a 19.8142 acre tract of land into the George Lucas Survey, Abstract No. 540, as recorded under County Clerk's File No. 20141106001216750, Deed Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with cap stamped "RPLS 1890" found for the north end of a right-of-way corner clip at the intersection of the northwest right-of-way line of McKinney Ranch Parkway (120' R.O.W) and the southwest right-of-way line of Silverado Trail (100' R.O.W.) as dedicated by plat recorded in Volume 2007, Page 671, Map Records, Collin County, Texas, being the most northerly northeast corner of said 19.8142 acre tract

THENCE, along the east line of said 19.8142 acre tract and along said right-of-way corner clip, South 09 degrees 19 minutes 36 seconds East, a distance of 21.67 feet to a 5/8" iron rod with cap stamped "RPLS 5199" set for the south end of said corner clip, the beginning of a non-tangent curve to the left;;

THENCE, along the northwest right-of-way line of McKinney Ranch Parkway and the southeast line of said 19.8142 acre tract as follows:
Along said curve to the left through a central angle of 07 degrees 54 minutes 30 seconds, a radius of 1,560.00 feet, an arc length of 215.32 feet, a chord bearing of South 30 degrees 08 minutes 04 seconds West and a chord distance of 215.15 feet to a 5/8" iron rod found;

South 26 degrees 14 minutes 59 seconds West, a distance of 1,340.36 feet to a 5/8" iron rod with cap stamped "RPLS 1890" found for the most easterly south corner of said 19.8142 acre tract, being an east corner of a 72.216 acre tract of land described in deed to CTMGT BARCELONA, LLC as recorded as County Clerk's File No. 200120618000720610, Deed Records, Collin County, Texas;

THENCE, departing the northwest line of McKinney Ranch Parkway, along the common line of said 19.8142 acre tract and said 72.216 acre tract as follows:

South 70 degrees 16 minutes 57 seconds West, a distance of 21.69 feet to a 5/8" iron rod with cap stamped "RPLS 5430" found;

North 62 degrees 39 minutes 20 seconds West, a distance of 498.10 feet to a 5/8" iron rod with cap stamped "RPLS 5199" set;

North 17 degrees 30 minutes 09 seconds West, a distance of 21.24 feet to a 5/8" iron rod with cap stamped "RPLS 5199" set;

North 26 degrees 14 minutes 59 seconds East, a distance of 1,663.20 feet to a 5/8" iron rod with cap stamped "RPLS 5430" found, being the north corner of said 19.8142 acre tract and being in the southwest right-of-way line of said Silverado Trail;

THENCE, along the northeast line of said 19.8142 acre tract and the southwest line of Silverado Trail, South 53 degrees 04 minutes 41 seconds East, a distance of 539.07 feet to the **POINT OF BEGINNING** and containing 863,107 square feet or 19.8142 acres of land more or less.

OWNERS CERTIFICATE OF DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, We, **WESTERN RIM INVESTORS 2014-7, L.P.** do hereby adopt this plat designating the herein above described property as **THE MANSIONS OF MCKINNEY** in addition to the City of McKinney, Collin County, Texas, and do hereby dedicate to the public use forever, the streets, alleys, and public use areas shown hereon. The easements, as shown, are hereby dedicated for the purpose as indicated. The Utility and Drainage Easements being hereby dedicated for the 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 its respective systems on said Easements, and the City of McKinney and all public utilities shall, at all times, have the full right of ingress and egress to or from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems, with the necessity, at any time, of procuring the permission of anyone.

EXECUTED THIS ____ day of _____, 2015.

WESTERN RIM INVESTORS 2014-7, L.P.

By: MATTHEW HILES, Vice President

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared **MATTHEW HILES**, 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 considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2015.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT, I **DOUGLAS S. LOOMIS**, do hereby certify that I prepared this Plat from an actual survey of the land and that the corner monuments shown thereon were properly placed under my supervision in accordance with the Platting Rules and Regulations of the City of McKinney, Collin County, Texas.

RELEASED 3/18/2015 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.
Douglas S. Loomis
Registered Professional Land Surveyor, No. 5199

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for Collin County, Texas, on this day personally appeared **DOUGLAS S. LOOMIS**, 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 considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2015.

Notary Public in and for the State of Texas

CURVE TABLE

NUMBER	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	33°13'51"	30.00'	17.40'	N 47°08'05" W	17.16'
C2	90°00'00"	30.00'	47.12'	S 71°14'59" W	42.43'
C3	90°00'00"	56.00'	87.96'	S 71°14'59" W	79.20'
C4	90°00'00"	56.00'	87.96'	N 18°45'01" W	79.20'
C5	11°52'01"	30.00'	6.21'	N 20°18'59" E	6.20'
C6	11°52'01"	56.00'	11.60'	N 20°18'59" E	11.58'
C7	10°50'42"	54.00'	10.22'	N 31°40'20" E	10.21'
C8	90°00'00"	54.00'	84.82'	N 82°05'41" E	76.37'
C9	79°09'18"	54.00'	74.60'	S 13°19'40" E	68.81'
C10	07°46'45"	100.00'	13.58'	S 22°21'37" W	13.57'
C11	07°46'45"	126.00'	17.11'	S 22°21'37" W	17.09'
C12	90°00'00"	30.00'	47.12'	S 18°45'01" E	42.43'
C13	64°55'28"	30.00'	33.99'	N 83°47'15" E	32.20'
C14	32°39'35"	30.00'	17.10'	N 47°25'13" W	16.87'
C15	30°04'39"	30.00'	15.75'	N 78°47'20" W	15.57'
C16	30°04'39"	54.00'	28.35'	N 78°47'20" W	28.02'
C17	90°00'00"	30.00'	47.12'	S 71°14'59" W	42.43'
C18	90°00'00"	30.00'	47.12'	S 18°45'01" E	42.43'
C19	30°00'00"	56.00'	29.32'	S 48°45'01" E	28.99'
C20	30°00'00"	30.00'	15.71'	S 48°45'01" E	15.53'
C21	65°02'20"	30.00'	34.05'	N 83°43'49" E	32.26'
C22	60°00'00"	30.00'	31.42'	S 03°45'01" E	30.00'
C23	90°00'00"	30.00'	47.12'	S 71°14'59" W	42.43'
C24	90°00'00"	30.00'	47.12'	N 18°45'01" W	42.43'
C25	90°00'00"	30.00'	47.12'	N 71°14'59" E	42.43'
C26	30°00'02"	30.00'	15.71'	S 48°45'02" E	15.53'
C27	95°44'21"	10.00'	16.71'	S 74°07'10" W	14.83'
C28	84°15'39"	30.00'	44.12'	N 15°52'50" W	40.25'
C29	84°15'39"	30.00'	44.12'	N 68°22'48" E	40.25'
C30	95°44'21"	10.00'	16.71'	S 21°37'12" E	14.83'
C31	90°00'00"	30.00'	47.12'	N 18°45'01" W	42.43'
C32	10°50'42"	30.00'	5.68'	N 31°40'20" E	5.67'
C33	90°00'00"	30.00'	47.12'	N 82°05'41" E	42.43'
C34	79°09'18"	30.00'	41.45'	S 13°19'40" E	38.23'
C35	07°46'45"	126.00'	17.11'	S 22°21'37" W	17.09'
C36	07°46'45"	100.00'	13.58'	S 22°21'37" W	13.57'
C37	59°55'21"	30.00'	31.38'	S 56°12'40" W	29.96'
C38	30°04'39"	30.00'	15.75'	N 78°47'20" W	15.57'

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 26°14'59" E	7.63'
L2	N 63°45'01" W	25.86'
L3	N 74°26'11" W	41.28'
L4	N 51°16'56" W	24.69'
L5	N 63°45'01" W	8.34'
L6	S 18°12'10" E	11.01'
L7	N 32°31'37" E	100.60'
L8	N 18°46'47" W	15.55'
L9	N 26°14'59" E	30.81'
L10	N 32°31'37" E	100.60'
L11	N 18°45'01" W	8.14'
L12	N 63°45'01" W	11.24'
L13	N 26°14'59" E	32.18'
L14	N 26°14'59" E	32.34'
L15	N 71°14'59" E	8.49'
L16	N 32°31'38" E	100.60'
L17	S 49°42'00" E	203.65'
L18	S 53°04'41" E	162.69'
L19	S 08°57'33" E	18.33'
L20	N 63°45'01" W	20.00'
L21	S 26°15'00" W	5.00'
L22	N 63°45'01" W	10.00'
L23	N 26°15'00" E	5.00'
L24	N 63°45'01" W	34.04'
L25	N 26°14'59" E	15.00'
L26	S 63°45'01" E	64.04'
L27	S 26°14'59" W	15.00'
L28	S 26°14'59" W	15.00'
L29	N 63°45'01" W	17.00'
L30	S 26°15'00" W	5.00'
L31	N 63°45'01" W	10.00'
L32	N 26°15'00" E	5.00'
L33	N 63°45'01" W	34.23'
L34	N 26°15'00" E	15.00'
L35	S 63°45'01" E	61.23'

NOTES:

PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY

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 THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE.

PRELIMINARY-FINAL PLAT
THE MANSIONS OF MCKINNEY
LOT 1, BLOCK A
19.8142 ACRES

out of the
GEORGE F. LUCAS SURVEY, ABSTRACT No. 540
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

ENGINEER:
RKM & ASSOCIATES, INC.
1700 Alma Drive
Suite 227
Dallas, Texas 75251
(469) 361-1416

OWNER:
WESTERN RIM INVESTORS
2014-7, L.P.
2505 North Highway 360
Suite 800
Grand Prairie, TX 75050
(972) 471-8700

PROJECT INFORMATION
Date of Survey: 08/07/2014
Job Number: 1414942
Drawn By: W.J.J./swy
Date of Drawing: 03/18/2015
File: Prelim-Plat.Dwg
SHEET 2 OF 2



903 N. Bowser Road, Suite 240
Richardson, Texas 75081
(972) 424-7002 Voice
(972) 633-1702 Fax
WWW.SurveyConsultantsInc.com
TBPLS Firm No. 10139600