#### **LEGEND** 5/8" IRON ROD SET WITH PLASTIC 5/8" I.R.S. CAP STAMPED "R.P.L.S. 5199" CONTROLLING MONUMENT **FLOOD STATEMENT** D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS PARKWAY By graphic plotting only, the property described hereon lies in Zone "X", areas **COORDINATE NOTE** IRON ROD FOUND SITE MAP RECORDS, COLLIN, COUNTY, TEXAS determined to be outside the 0.2% annual chance floodplain, as indicated on M.R.C.C.T. Coordinates shown hereon are State Plane Coordinates, Texas North Central Zone, North American Datum of 1983 (NAD83). documents issued by the Federal Emergency Management Agency, entitled "Flood POINT OF BEGINNING P.O.B. Insurance Rate Map, for Dallas County Texas and Incorporated Areas, Community Panel Number 48085C0265J, Map Revised Date, June 2, 2014. This flood statement R.O.W. RIGHT-OF-WAY SCALE: 1"=60' does not imply that the property and /or structures thereon will be free from **MONUMENTATION NOTE** BASIS OF BEARINGS flooding or flood damage. On rare occasions, greater floods can and will occur NORTHWEST R.O.W. LINE OF All lot corners shown hereon are 5/8" iron rod set with red plastic cap stamped STACY ROAD McKINNEY RANCH PARKWAY and flood heights may be increased by man-made or natural causes. This flood — — — — — — — — EASEMENT LINE "R.P.L.S. 5199" unless otherwise noted. S 26°14'59" W statement shall not create liability on the part of the surveyor. (VOLUME 2007, PAGE 671, N 45°00'00" E 1000.00' BOUNDARY DIMENSIONS M.R.C.C.T.) LOT DIMENSIONS 100.00 100.00' EASEMENT DIMENSIONS LOCATION MAP SCALE: 1"=2000' 44.773 ACRES (REMAINDER OF STORM SEWER, SANITARY SEWER & 72.216 ACRE TRACT) WATER LINE EASEMENT CTMGT BARCELONA, LLC (C.C.F. NO. 20141106001216740, (C.C.F. NO. 20120618000720610 D.R.C.C.T.) D.R.C.C.T. TEMPORARY ROADWAY & -CONSTRUCTION EASEMENT 32' R.O.W. DEDICATION 49,061 SQUARE FEET C.C.F. NO. 20141106001216760 N 17°30'09" W 1.1263 ACRES "RPLS 5430" N 26°14'59" E 1,663.20' = 7,109,154.61' E = 2,519,022.14**DEL REY AVENUE** 5' X 20' N 53°05'13" W -DRAINAGE 32.56 EASEMENT EASEMENT 21.41 -5' PEDESTRIAN TEMPORARY ROADWAY & ACCESS EASEMENT CONSTRUCTION EASEMENT-(BY SEPARATE INSTRUMENT) 44.773 ACRES (REMAINDER OF 72.216 ACRE TRACT) CTMGT BARCELONA, LLC 26' FIRE LANE, MUTUAL ACCESS,— (C.C.F. NO. 20120618000720610 & WATER EASEMENT D.R.C.C.T.) N 26"14'59" E 987.13' MUTUAL ACCESS, & WATER EASEMENT PROPOSED RIGHT-OF-WAY DEDICATION (BY SEPARATE INSTRUMENT) **`**10'x10' 10'x10<u>'</u> MUTUAL ACCESS. & WATER EASEMENT 26' FIRE LANE, — MUTUAL ACCESS, LOT 1, BLOCK A & WATER EASEMENT 814,045 SQUARE FEET 18.6879 ACRES OWNER: WESTERN RIM INVESTORS 2014-7, L.P. (C.C.F. NO. 20141106001216750, 26' FIRE LANE, ─── MUTUAL ACCESS, D.R.C.C.T. | & WATER EASEMENT PART OF 461.2034 ACRE TRACT 10'x10' → I→ 3' PEDESTRIAN TCI McKINNEY RANCH ACCESS EASEMENT 26' FIRE LANE, (VOL. 6074, PG. 6221 MUTUAL ACCESS,-D.R.C.C.T.) & WATER EASEMENT STORM SEWER, SANITARY SEWER & WATER LINE EASEMENT-(C.C.F. NO. 20141106001216740, D.R.C.C.T.) Delta=07°54'30" Radius=1560.00' →|--MUTUAL ACCEŚS, Length=215.32' CB=S 30°08'04" W -WATER EASEMENT -MUTUAL ACCESS, EASEMENT WATER & WATER EASEMENT EASEMENT -CL=215.15' DENTON COUNTY COOPERATIVE, INC. d/b/a COSERV ELECTRIC— 11' STREET 17' PEDESTRIAN\_ EASEMENT INST. NO. 20080114000051770 \_\_EASEMENT EASEMENT EASEMENT-6' PEDESTRIAN ACCESS EASEMENT | TACCESS EASEMENT 5.8374 ACRES 107.64 (C.M.) (REMAINDER OF (C.M.) 6.3434 ACRE TRACT) FM 546 VENTURES, LLC (C.C.F. NO. 20081118001341320 LINE OF DIRECTIONAL CONTROL D.R.C.C.T.) S 70°16'57" W\_ 21.69'E = 2,518,756.4221.67 **McKINNEY RANCH PARKWAY** (120' PUBLIC R.O.W.) (VOL. 2007, PG. 671, M.R.C.C.T.) 5' WATER & PEDESTRIAN ACCESS EASEMENT UTILITY ESMT VOL. 2008, PG. 05-M.R.C.C.1 M.R.C.C.T. -------\_\_\_\_\_\_ UTILITY ESMT 5' WATER & PEDESTRIAN 26' FIRELANE, UTILITY & LOT 1, BLOCK A ACCESS EASEMENT 4 MUTUAL ACCESS ESMT —ELECTRIC ESMT. MILLENNIUM ADDITION VOL. 2008, PG. 05 M.R.C.C.T. TCI McKINNEY RANCH UTILITY ESMT TCI McKINNEY RANCH VOL. 2008, PG. 05 VOL. 2008, PG. 05 → 1 VOL. 2008, PG. 05 PARKWAY ADDITION VOL. 2008, PG. 05 M.R.C.C.T. 5.9724 ACRES (VOL. 6074, PG. 6221 (VOL. 2008, PG. 05, M.R.C.C. McKINNEY MILLENNIUM, LP D.R.C.C.T.) M.R.C.C.T.) C.C.F. 20140327000287090, D.R.C.C.T.) TCI McKINNEY RANCH VOL. 2008, PG. 05 | | | (VOL. 6074, PG. 6221 М.R.C.C.T. | | D.R.C.C.T.) 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. WATER PRELIMINARY-FINAL PLAT EASEMENT -THE MANSIONS OF McKINNEY WATER EASEMENT LOT 1, BLOCK A 19.8142 ACRES out of the (LINE & CURVE TABLES ON SHEET 2) GEORGE F. LUCAS SURVEY, ABSTRACT No. 540 CITY OF McKINNEY, COLLIN COUNTY, TEXAS **ENGINEER:** 903 N. Bowser Road, Suite 240 23.80' RKM & ASSOCIATES, INC. WESTERN RIM INVESTORS Date of Survey: 08/07/2014 Richardson, Texas 75081 1700 Alma Drive 2014-7, L.P. Job Number: 1414842 (972) 424-7002 Voice 2505 North Highway 360 Suite 227 Drawn By: W.J.J./swy (972) 633-1702 Fax **DETAIL** "B" DETAIL "A" Dallas, Texas 75251 Suite 800 Date of Drawing: 03/18/2015 WWW.SurveyConsultantsInc.Com Grand Prairie, TX 75050 Survey Consultants, Inc. TBPLS Firm No. 10139600 (469) 361-1416File: Prelim-Plat.Dwg (NOT TO SCALE) (NOT TO SCALE) (972) 471 - 8700SHEET 1 OF 2 RECEIVED

By Planning Department at 9:46 am, Mar 23, 2015

## **CURVE TABLE**

CURVE IABLE										
UMBER	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD					
1	33°13'51"	30.00	17.40	N 47°08'05" W	17.16					
2	90°00'00"	30.00	47.12	S 71°14'59" W	42 43					
3	90°00'00"	56.00	87.96	S 71°14'59" W	79 20					
4	90°00'00"	56.00	87 96	N 18°45'01" W	79.20					
5	11°52'01"	30 00	6.21	N 20°18'59" E	6.20					
6	11°52'01"	56.00	11 60	N 20°18'59" E	11.58					
7	10°50'42"	54.00	10.22	N 31°40'20" E	10.21					
8	90°00'00"	54 00	84 82	N 82°05'41" E	76.37					
9	79°09'18"	54 00	74 60	S 13°19'40" E	68 81					
10	07°46'45"	100.00	13.58	S 22°21'37" W	13.57					
11	07°46'45"	126 00	17.11'	S 22°21'37" W	17.09					
12	90°00'00"	30.00	47.12	S 18°45'01" E	42 43					
13	64°55'28"	30.00	33.99	N 83°47'15" E	32 20					
14	32°39'35"	30.00	17.10	N 47°25'13" W	16.87					
15	30°04'39"	30.00	15.75	N 78°47'20" W	15.57					
16	30°04'39"	54.00	28.35	N 78°47'20" W	28 02					
17	90°00'00"	30.00	47.12	S 71°14'59" W	42.43					
18	90°00'00"	30.00	47.12	S 18°45'01" E	42.43					
19	30°00'00"	56.00	29.32	S 48°45'01" E	28 99					
20	30°00'00"	30.00	15.71	S 48°45'01" E	15.53					
21	65°02'20"	30.00	34.05	N 83°43'49" E	32 26					
22	60°00'00"	30.00	31.42	S 03°45'01" E	30.00					
23	90°00'00"	30.00	47.12	S 71°14'59" W	42 43					
24	90°00'00"	30.00	47.12	N 18°45'01" W	42.43					
25	90°00'00"	30.00	47.12	N 71°14'59" E	42 43					
26	30°00'02"	30 00	15.71'	S 48°45'02" E	15.53					
27	95°44'21"	10 00	16.71	S 74°07'10" W	14 83					
28	84°15'39"	30.00	44.12	N 15°52'50" W	40 25					
29	84°15'39"	30.00	44.12	N 68°22'48" E	40 25					
30	95°44'21"	10.00	16.71	S 21°37'12" E	14 83					
31	90°00'00"	30.00	47.12	N 18°45'01" W	42.43					
32	10°50'42"	30.00	5.68	N 31°40'20" E	5.67					
33	90°00'00"	30.00	47.12	N 82°05'41" E	42.43					
34	79°09'18"	30.00	41.45	S 13°19'40" E	38.23					
35	07°46'45"	126.00	17.11'	S 22°21'37" W	17.09					
36	07°46'45"	100.00	13.58	S 22°21'37" W	13.57					
37	59°55'21"	30 00	31.38	S 56°12'40" W	29 96					
38	30°04'39"	30.00	15.75	N 78°47'20" W	15.57					
	1	1	1	1						

#### **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

#### **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 inthe 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 an 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 THE	S (	day of		, 2015.
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WESTERN RIM INVESTORS 2014-7, L.P.

Bv: 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

# 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

PROJECT INFORMATION Date of Survey: 08/07/2014 Job Number: 1414842 Drawn By: W.J.J./swy Date of Drawing: 03/18/2015 File: Prelim-Plat.Dwg SHEET 2 OF 2



**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

(972) 471 - 8700

Grand Prairie, TX 75050