



**OWNER'S CERTIFICATE**

STATE OF TEXAS §  
 COUNTY OF COLLIN §

WHEREAS FCH McKinney Senior Homes, LLC, a Texas limited liability company are the owners of a 13.042 acre tract of land situated in the William Hunt Survey, Abstract No. 450, Collin County, Texas and being part of the tracts recorded in Volume 5130, Page 1950 of the Deed Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod set for the northwest corner of a right-of-Way Dedication for the west line of Bois D Arc to the City of McKinney (variable width) according to the instrument recorded in ccr 20070711000951110, Real Property Records of Collin County, Texas and being the intersection of the south line of White Avenue (100' wide);

THENCE along the west line of said right-of-way dedication, SOUTH 42°35'26" EAST a distance of 21.21 feet to a 3/8 inch iron rod set for corner;

THENCE continuing along the west line of said right-of-Way dedication, SOUTH 02°24'34" WEST a distance of 120.00 feet to a 3/8 inch iron rod set for corner;

THENCE SOUTH 87°35'26" EAST a distance of 30.00 feet to a 3/8 inch iron rod set for in the west line of Bois D Arc (30' ROW as dedicated per Glenwood Estates 2 an addition to the City of McKinney, Texas according to the plat thereof recorded in Cabinet F, Page 390, Plat Records, Collin County, Texas);

THENCE along the west line of said Bois D Arc road, SOUTH 02° 24' 34" WEST a distance of 631.82 feet to a "x" set found for corner;

THENCE SOUTH 05° 07' 16" WEST a distance of 124.30 feet to a 1/2 inch iron rod found for corner;

THENCE SOUTH 00° 21' 55" WEST a distance of 195.19 feet to a 1/2 inch iron rod with cap found for corner;

THENCE NORTH 49° 39' 44" WEST a distance of 539.87 feet to a 1/2 inch iron rod with cap found for corner;

THENCE NORTH 37° 17' 37" WEST a distance of 238.97 feet to a 1/2 inch iron rod with cap found for corner;

THENCE NORTH 16° 31' 05" WEST a distance of 374.38 feet to a 1/2 inch iron rod with cap found for corner;

THENCE NORTH 01° 07' 27" WEST a distance of 226.04 feet to a 1/2 inch iron rod with cap found for corner;

THENCE NORTH 28° 36' 21" EAST a distance of 153.27 feet to a 5/8 inch iron rod set in the south line of said White Avenue;

THENCE along the south line of said White Avenue, SOUTH 61° 23' 39" EAST a distance of 76.93 feet to a 5/8 inch iron rod set for the beginning of a curve to the left having a radius of 1,100.00 and a chord bearing of South 74° 30' 18" East;

THENCE continuing with said south line and said curve to the left through a central angle of 26° 13' 19" for an arc length of 503.43 feet and an arc distance of 503.43 feet to a 1/2 inch iron rod with cap found for corner;

THENCE continuing with said south line, SOUTH 87° 36' 58" EAST a distance of 45.01 feet to the POINT OF BEGINNING;

CONTAINING 13.042 acres or 568,092 square feet of land more or less.

STATE OF TEXAS §  
 COUNTY OF COLLIN §

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT WE, FCH McKinney Senior Homes, LLC, a Texas limited liability company do hereby adopt this record plat designating the hereon described property as FIRESIDE ADDITION an addition to the City of McKinney, Collin County, Texas and do hereby dedicate to the public use forever, their 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 its respective systems on said Easements, and the City of McKinney and all public utilities constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems, without the necessity, at anytime, of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of McKinney, Texas.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of McKinney, Texas.

FCH McKinney Senior Homes, LLC, a Texas limited liability company

By: \_\_\_\_\_

Title: \_\_\_\_\_

COUNTY OF COLLIN §  
 STATE OF TEXAS §

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_ 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

**SURVEYOR CERTIFICATE**

KNOW ALL MEN BY THESE PRESENTS:

THAT I, AUSTIN J. BEDFORD, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of McKinney, Collin County, Texas.

Austin J. Bedford  
 Registered Professional Land Surveyor No. 4132  
 AJ Bedford Group, Inc.  
 301 North Alamo Road  
 Rockwall, Texas 75087

COUNTY OF ROCKWALL §  
 STATE OF TEXAS §

BEFORE ME, the undersigned authority, on this day personally appeared AUSTIN J. BEDFORD, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the \_\_\_\_\_ day of \_\_\_\_\_, 2013.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

**NOTE:**

COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.  
 ALL COMMON AREAS ARE TO BE CONSIDERED SURFACE DRAINAGE EASEMENTS  
 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.

**48 SINGLE FAMILY LOTS  
 4 COMMON AREAS**

**RECORD PLAT  
 FIRESIDE VILLAGE ADDITION  
 LOTS 1 - 24, BLOCK A, LOTS 1 - 14 BLOCK B,  
 LOTS 1 - 10 BLOCK C, COMMON AREAS  
 A-1, B-1, B-2 & C-1  
 BEING 13.042 ACRES OUT OF THE  
 WILLIAM HUNT SURVEY, ABSTRACT NO. 450  
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS**

Owners: FCH McKinney Senior Homes, LLC, a Texas limited liability company  
 5220 Spring Valley Road, Suite 204  
 Dallas, Texas 75254

ENGINEER: CROSS ENGINEERING CONSULTANTS, INC.  
 131 S. TENNESSEE STREET  
 MCKINNEY, TEXAS 75069 (972) 562-4409

Scale: 1" = 60'	Checked By: A.J. Bedford
Date: October 15, 2013	P.C.: D. Cryer
Technician: L. Spradling	File: FIRESIDE PLAT
Drawn By: L. Spradling	Job. No. 439-059

301 N. Alamo Road Rockwall, Texas 75087  
 (972) 722-0225, www.ajbedfordgroup.com

Sheet:  
 Of:



**RECEIVED**  
 By Kathy Wright at 1:38 pm, Nov 13, 2013