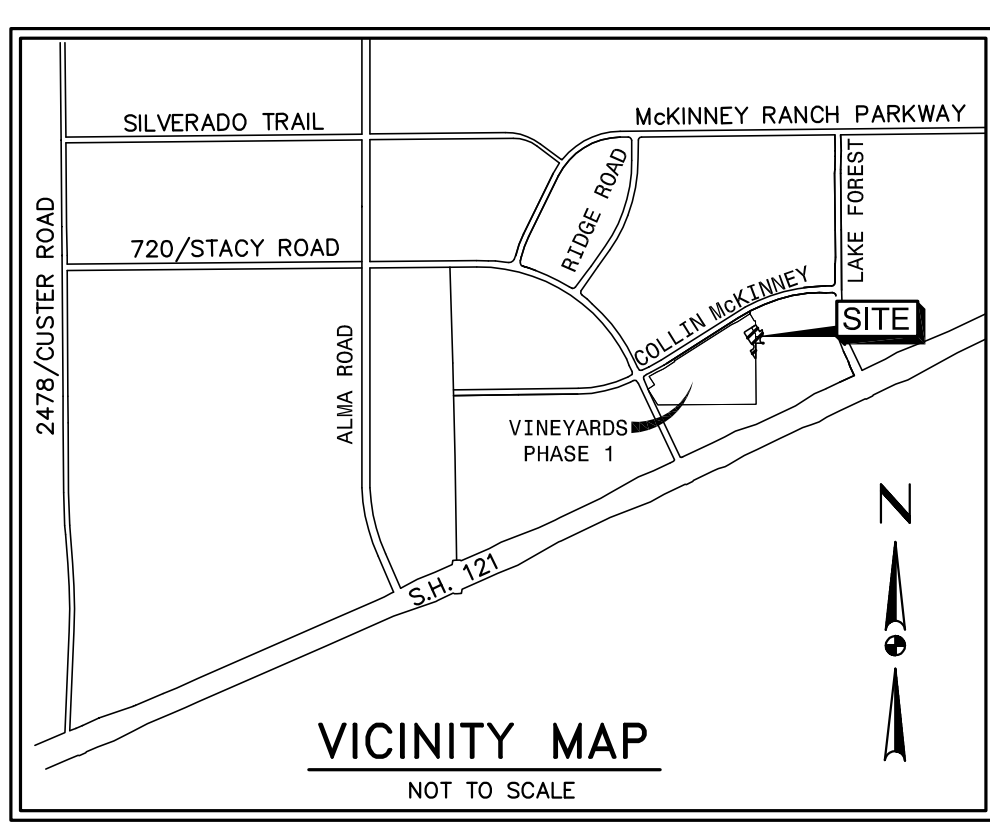
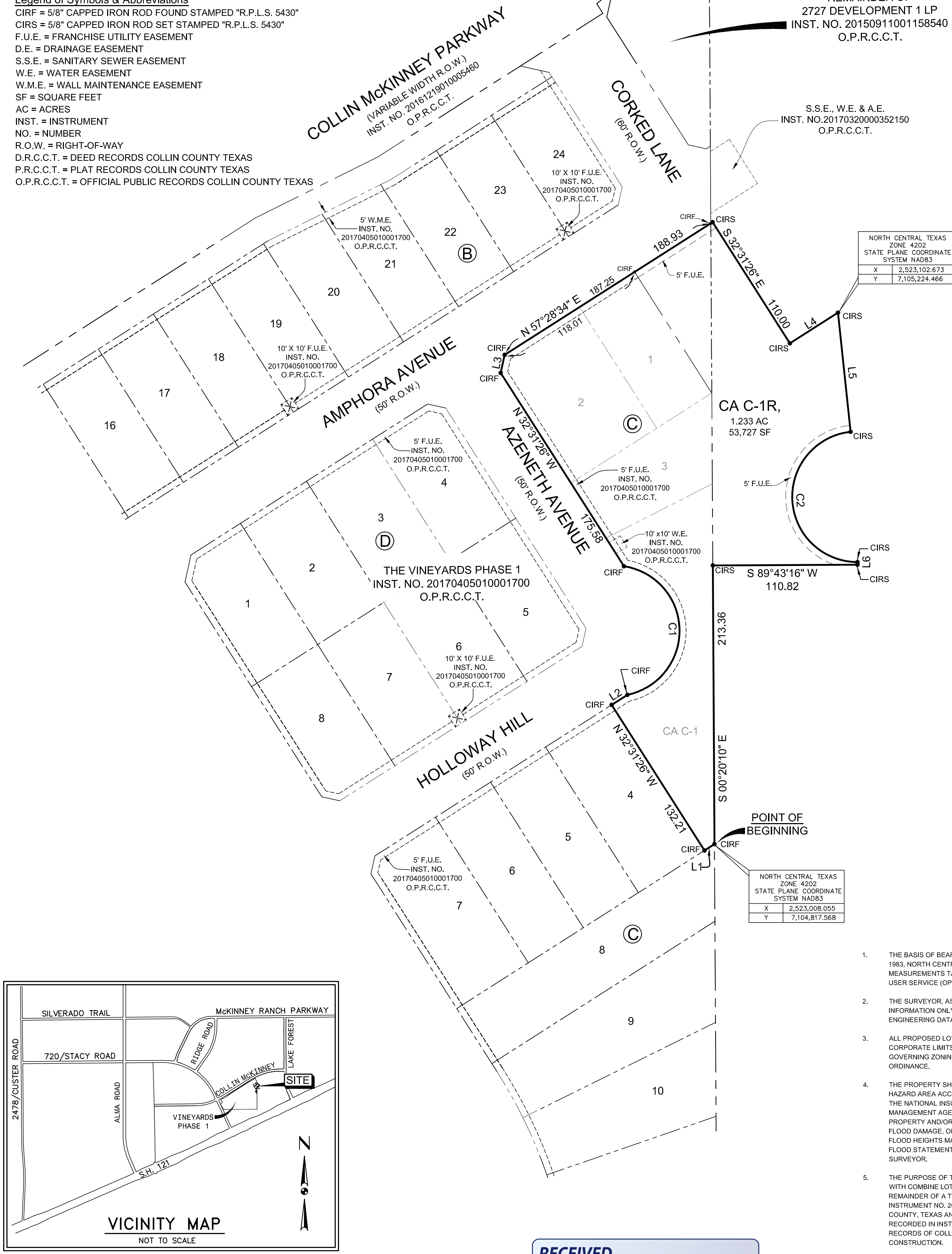


Legend of Symbols & Abbreviations
 CIRF = 5/8" CAPPED IRON ROD FOUND STAMPED "R.P.L.S. 5430"
 CIRS = 5/8" CAPPED IRON ROD SET STAMPED "R.P.L.S. 5430"
 F.U.E. = FRANCHISE UTILITY EASEMENT
 D.E. = DRAINAGE EASEMENT
 S.S.E. = SANITARY SEWER EASEMENT
 W.E. = WATER EASEMENT
 W.M.E. = WALL MAINTENANCE EASEMENT
 SF = SQUARE FEET
 AC = ACRES
 INST. = INSTRUMENT
 NO. = NUMBER
 R.O.W. = RIGHT-OF-WAY
 D.R.C.C.T. = DEED RECORDS COLLIN COUNTY TEXAS
 P.R.C.C.T. = PLAT RECORDS COLLIN COUNTY TEXAS
 O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS COLLIN COUNTY TEXAS



NORTH CENTRAL TEXAS ZONE 4202 STATE PLANE COORDINATE SYSTEM NAD83	
X	Y
2,523,102.673	7,105,224.466

NORTH CENTRAL TEXAS ZONE 4202 STATE PLANE COORDINATE SYSTEM NAD83	
X	Y
2,523,008.055	7,104,817.568

- GENERAL NOTES**
- THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202). GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON THE GROUND AND COMPUTED BY ONLINE POSITIONING USER SERVICE (OPUS) OFFERED BY THE NATIONAL GEODETIC SURVEY.
 - THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.
 - 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 REQUIREMENTS OF THE SUBDIVISION ORDINANCE.
 - THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "X" WHICH IS NOT A FLOOD HAZARD AREA ACCORDING TO MAP NO. 480850270 J, DATED JUNE 2, 2009 OF THE NATIONAL INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURE THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MANMADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
 - THE PURPOSE OF THIS PRELIMINARY-FINAL REPLAT IS TO ADD EASEMENTS ALONG WITH COMBINE LOTS 1-3 AND COMMON AREA C-1, BLOCK C ALONG WITH A PORTION OF THE REMAINDER OF A TRACT OF LAND TO 2727 DEVELOPMENT 1, LP, AS RECORDED IN INSTRUMENT NO. 20150911001158540 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS AND A PORTION OF A TRACT OF LAND TO 2727 DEVELOPMENT 2, LP, RECORDED IN INSTRUMENT NO. 20160205000141690 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS INTO ONE DEVELOPABLE LOT FOR CONSTRUCTION.

OWNERS CERTIFICATE

STATE OF TEXAS }
 COUNTY OF COLLIN }

WHEREAS 2727 Development 1, LP and 2727 Development 2, LP are the owner's of a tract of land situated in the Oliver Hedgecoxe Survey, Abstract Number 392, said tract also being all of Lots 1-3 and Common Area C-1, Block C of The Vineyards Phase 1, an addition to The City of McKinney as recorded in Instrument Number 20170405010001700 of the Official Public Records of Collin County, Texas and being a portion of the remainder of a tract of land to 2727 Development 1, LP as recorded in Instrument Number 20150911001158540 of the Official Public Records of Collin County, Texas and a portion of a tract of land to 2727 Development 2, LP as recorded in Instrument Number 20160205000141690 of the Official Public Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for the southeast corner of said Common Area C-1 and the northeast corner of Lot 8, Block C of said Vineyards addition, said point also lying on the west line of said 2727 Development 2, LP tract;

THENCE South 57 degrees 28 minutes 34 seconds West along the common line of said Common Area C-1 and Lot 8, a distance of 9.08 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" recovered for the southwest corner of said Lot CA C-1 and the east corner of Lot 4, Block C of said Vineyards addition;

THENCE North 32 degrees 31 minutes 26 seconds West along the common line of said Common Area C-1 and said Lot 4, a distance of 132.21 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" recovered for a west corner of said Common Area C-1 and the north corner of said Lot 4, said point also lying on the southerly line of Holloway Hill, (a 50' R.O.W.);

THENCE North 57 degrees 28 minutes 34 seconds East along the southerly line of said Holloway Hill, a distance of 14.32 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" recovered for a corner of said Common Area C-1 and at the beginning of a curve to the left;

THENCE with said curve to the left and along the southerly line of said Holloway Hill, Changing to the easterly line of Azeneth Avenue, (a 50' R.O.W.) and having a radius of 50.00 feet, a central angle of 159 degrees 55 minutes 19 seconds, an arc length of 139.55 feet, a chord bearing of North 01 degrees 32 minutes 50 seconds West, a distance of 98.47 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" recovered for a corner of said Common Area C-1;

THENCE North 32 degrees 31 minutes 26 seconds West along the easterly line of said Azeneth Avenue, same being the westerly line of previously mentioned Lots 2 and 3, a distance of 175.58 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" recovered for the west corner of said Lot 2 at the south end of a corner clip;

THENCE North 12 degrees 28 minutes 34 seconds East along said corner clip, a distance of 14.14 feet to a 5/8 inch iron rod with cap stamped R.P.L.S. 5430" recovered for a corner of said Lot 2 and lying on the southerly line of Amphora Avenue, (a 50' R.O.W.);

THENCE North 57 degrees 28 minutes 34 seconds East along the southerly line of said Amphora Avenue, passing a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" recovered for the north corner of Previously mentioned Lot 1, same being an inner ell addition corner of said Vineyards addition at a distance of 118.01 feet and passing a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" recovered for the southeast corner of said Amphora Avenue, same being an addition corner of said Vineyards addition and lying on the west line of aforementioned 2727 Development 2, LP tract at a distance of 187.25 feet and continuing a total distance of 188.93 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner in the interior of said 2727 Development 2, LP tract;

THENCE South 32 degrees 31 minutes 26 seconds East through the interior of said 2727 Development 2, LP tract, a distance of 110.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE North 57 degrees 28 minutes 34 seconds East continuing through said interior, a distance of 43.70 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 06 degrees 02 minutes 48 seconds East continuing through said interior, a distance of 91.76 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a curve to the left;

THENCE with said curve to the left and continuing through said interior, having a radius of 50.00 feet, a central angle of 173 degrees 57 minutes 23 seconds, an arc length of 151.81 feet, a chord bearing of South 03 degrees 01 minutes 30 seconds East, a distance of 99.86 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 00 degrees 21 minutes 47 seconds East continuing through said interior, a distance of 2.03 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 89 degrees 43 minutes 16 seconds West continuing through said interior, a distance of 110.82 feet to a 5/8 inch iron rod with cap stamped R.P.L.S. 5430" set for corner lying on the west line of aforementioned 2727 Development 2, LP tract same being the east line of the aforementioned Common Area C-1;

THENCE South 00 degrees 20 minutes 10 seconds East along the common line of said Common Area C-1 and said 2727 Development 2, LP tract, a distance of 213.36 feet to the POINT OF BEGINNING containing 53,727 square Feet, or 1,233 acres of land.

SURVEYOR'S CERTIFICATE

I, **Brian J. Maddox**, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying.

Dated this the ____ day of _____, 2017.

Brian J. Maddox
 Texas Registered Professional
 Land Surveyor No. 5430

STATE OF TEXAS }
 COUNTY OF COLLIN }

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared **Brian J. Maddox**, known to me to be the person's name that 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 this ____ day of _____, 2017.

Notary Public in and for the State of Texas

LINE	BEARING	DISTANCE
L1	S 57°28'34" W	9.08
L2	N 57°28'34" E	14.32
L3	N 12°28'34" E	14.14
L4	N 57°28'34" E	43.70
L5	S 06°02'48" E	91.76
L6	S 00°21'47" E	2.03

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	50.00	159°55'19"	139.55	N 01°32'50" W	98.47
C2	50.00	173°57'23"	151.81	S 03°01'30" E	99.86

OWNERS DEDICATION

STATE OF TEXAS }
 COUNTY OF COLLIN }

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, WE, 2727 DEVELOPMENT 1, LP and 2727 DEVELOPMENT 2, LP do hereby adopt this record plat designating the herein above described property as THE VINEYARDS PHASE 1 COMMON AREA C-1R, BLOCK C, BEING A REPLAT OF LOTS 1-3 AND COMMON AREA C-1, BLOCK C, OF THE VINEYARDS PHASE 1 RECORDED IN INSTRUMENT NUMBER 20170405010001700 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS to the City of McKinney, Collin County, Texas and do hereby dedicate to public use forever, their streets, alleys, and public use area shown hereon, the easements, as shown, for mutual use and accommodation of the City of McKinney and all public utilities desiring to use of 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 anyway may interfere with the construction, maintenance, or efficiency of it's 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 it's respective systems, without the necessity, at anytime, or procuring the permission of anyone.

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

WITNESS MY HAND at _____, Texas, this ____ day of _____, 2017.

2727 DEVELOPMENT 1, LP,
 A TEXAS LIMITED LIABILITY COMPANY
 ITS GENERAL PARTNER

By: _____

Name: BOB C. LADD

Title: MANAGER

2727 DEVELOPMENT 2, LP,
 A TEXAS LIMITED LIABILITY COMPANY
 ITS GENERAL PARTNER

By: _____

Name: BOB C. LADD

Title: MANAGER

STATE OF TEXAS }
 COUNTY OF COLLIN }

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared **BOB C. LADD** for 2727 DEVELOPMENT 1, LP, known to me to be the person's name that 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 this ____ day of _____, 2017.

Notary Public in and for the State of Texas

STATE OF TEXAS }
 COUNTY OF COLLIN }

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared **BOB C. LADD** for 2727 DEVELOPMENT 2, LP, known to me to be the person's name that 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 this ____ day of _____, 2017.

Notary Public in and for the State of Texas

PRELIMINARY-FINAL REPLAT FOR REVIEW PURPOSES ONLY

PRELIMINARY-FINAL REPLAT

THE VINEYARDS PHASE 1 COMMON AREA C-1R, BLOCK C

1.233 ACRES

BEING A REPLAT OF LOTS 1-3 AND COMMON AREA C-1, BLOCK C OF THE VINEYARDS PHASE 1 RECORDED IN INSTRUMENT NUMBER 20170405010001700 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS

SITUATED IN THE OLIVER HEDGECOXE SURVEY, ABSTRACT NO. 392 IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

Surveyor: MADDOX SURVEYING & MAPPING INC. P.O. Box 2109 Forney, Texas 75126 (972) 564-4416 Firm Reg. No. 100013200	Owner: 2727 DEVELOPMENT 2, LP 2727 Routh Street Dallas, Texas 75201	Owner: 2727 DEVELOPMENT 1, LP 2727 Routh Street Dallas, Texas 75201	Engineer: SANCHEZ ADVISORY GROUP 402 N. Tennessee Street McKinney TX 75069 (469) 424-5900
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75-17-2017 MSM Project No. 17-1761 SHEET 1 OF 1

