

OWNERS DEDICATION

STATE OF TEXAS)
COUNTY OF COLLIN)

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, WE, HADDOCK REALTY INVESTORS III, LP, do hereby adopt this plat designating the herein above described property as RIDGE VIEW TOWNHOMES, being a replat of the ELDORADO HEIGHTS CENTER EAST ADDITION LOTS 2R & 3, BLOCK B 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 _____, 2016.

HADDOCK REALTY INVESTORS III, LP

NAME: GERALD W. HADDOCK

TITLE: PRESIDENT

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 GERALD HADDOCK for HADDOCK REALTY INVESTORS III, 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 _____, 2016.

Notary Public in and for the State of Texas

Notes

1. 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.
2. A homeowner's association shall be established for maintenance and ownership of all common areas. the establishment of the home owner's association shall be reviewed for approval by the City of McKinney.
3. Preliminary-Final Replat for review purposes only.

LINE	LENGTH	BEARING
L1	125.47	N79°20'41"E
L2	673.53	N89°22'34"E
L3	140.26	N00°37'26"W
L4	702.24	N89°22'34"E
L5	1.27	S45°37'44"E
L6	79.10	S00°37'26"E
L7	433.12	S00°37'26"E
L8	334.18	S00°37'26"E
L9	92.97	N86°52'34"E
L10	448.10	S00°37'26"E
L11	387.16	N89°22'34"E
L12	435.66	N89°22'34"E
L13	240.08	S00°37'26"E
L14	240.08	S00°37'44"E
L15	79.11	N89°22'16"E
L16	1.25	S45°37'44"E
L17	222.27	S00°37'44"E
L18	99.59	N86°52'34"E

CURVE TABLE						
CURVE	Delta	RADIUS	LENGTH	TANGENT	CH BEARING	CH LENGHT
C1	10°01'53"	350.00'	61.28'	30.72'	S84°21'37"W	61.20'
C2	90°00'18"	48.50'	76.19'	48.50'	N44°22'25"E	68.59'
C3	45°00'00"	58.50'	45.95'	24.23'	N68°07'44"W	44.77'
C4	45°00'00"	58.50'	45.95'	24.23'	N23°07'44"W	44.77'
C5	44°59'42"	58.50'	45.94'	24.23'	N68°07'35"W	44.77'
C6	45°00'18"	58.50'	45.95'	24.23'	N23°07'35"W	44.78'
C7	92°30'00"	48.50'	78.30'	50.66'	S46°52'26"E	70.07'

OWNERS CERTIFICATE

(STATE OF TEXAS)
(COLLIN COUNTY)

WHEREAS HADDOCK REALTY INVESTORS III, LP, are the owners of a 13.087 acre tract of land situated in the G.A. Foote Survey, Abstract No. 310, City of McKinney, Collin County, Texas, being a replat of Lot 2, Block B of Eldorado Heights Center East Addition, an addition to the City of McKinney as recorded in Cabinet P, Page 495 of the Plat Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "TIPTON" found for the northwest corner of said Lot 2, same being the most northerly southwest corner of Sonora Ridge Addition, an addition to the City of McKinney as recorded in Cabinet P, Page 645 of said plat records, said point also lying on the east right-of-way of Ridge Road, (a variable width right-of-way), as recorded in Cabinet L, Page 297 of said Plat Records and Volume 6028, Page 2463 of the Deed Records of Collin County, Texas;

THENCE departing said right-of-way and along the common line of said Lot 2 and said Sonora Ridge Addition the following courses and distances;

North 89 degrees 22 minutes 34 seconds East, a distance of 780.13 feet to a 1/2 inch iron rod with cap stamped "TIPTON" found for corner;

South 45 degrees 37 minutes 44 seconds East, a distance of 325.27 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

South 00 degrees 37 minutes 44 seconds East, a distance of 370.08 feet to a 1/2 inch iron rod found for the southeast corner of said Lot 2 and the most southerly southwest corner of said Sonora Ridge Addition said point also lying on the north right-of-way of McKinney Ranch Parkway (a variable width right-of-way) as recorded in Cabinet P, Page 495 of said Plat Records and Volume 5507, Page 4283 of said Deed Records;

THENCE along the north right-of-way line of said McKinney Ranch Parkway and the south line of said Lot 2 the following courses and distances;

South 89 degrees 22 minutes 16 seconds West, a distance of 640.27 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 right;

With said curve to the right having a radius of 584.50 feet, a central angle of 09 degrees 04 minutes 09 seconds, an arc length of 92.52 feet, a chord bearing of North 86 degrees 05 minutes 40 seconds West, a distance of 92.42 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a reverse curve to the left;

With said reverse curve to the left having a radius of 615.50 feet, a central angle of 09 degrees 04 minutes 07 seconds, an arc length of 97.42 feet, a chord bearing of North 86 degrees 05 minutes 39 seconds West, a distance of 97.32 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

South 89 degrees 22 minutes 16 seconds West, a distance of 110.49 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for the southerly corner of a corner-clip at the intersection of said McKinney Ranch Parkway and said Ridge Road;

THENCE North 45 degrees 37 minutes 44 seconds West along said corner-clip and said right-of-ways, a distance of 77.73 feet to a 1/2 inch iron rod with cap stamped "TIPTON" found for the north corner of said Corner-clip;

THENCE along the east right-of-way line of said Ridge Road and the west line of said Lot 2 the following courses and distances;

North 00 degrees 39 minutes 19 seconds West, a distance of 110.68 feet to a 1/2 inch iron rod with cap stamped "TIPTON" found for corner at the beginning of a curve to the left;

With said curve to the left having a radius of 615.50 feet, a central angle of 09 degrees 04 minutes 21 seconds, an arc length of 97.46 feet, a chord bearing of North 05 degrees 11 minutes 30 seconds West, a distance of 97.36 feet to a 1/2 inch iron rod with cap stamped "TIPTON" found for corner at the beginning of a reverse curve to the right;

With said reverse curve to the right having a radius of 584.50 feet, a central angle of 09 degrees 04 minutes 21 seconds, an arc length of 92.55 feet, a chord bearing of North 05 degrees 11 minutes 30 seconds West, a distance of 92.46 feet to a 1/2 inch iron rod with cap stamped "TIPTON" found for corner;

North 00 degrees 39 minutes 19 seconds West, a distance of 230.29 feet to the POINT OF BEGINNING containing 570,085 square Feet, or 13.087 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 _____, 2016.

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

STATE OF TEXAS)
COUNTY OF KAUFMAN)

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 _____, 2016.

Notary Public in and for the State of Texas

**PRELIMINARY-FINAL REPLAT
(FOR REVIEW ONLY)
RIDGE VIEW TOWNHOMES**
91 RESIDENTIAL LOTS
18 COMMON AREAS
1 COMMERCIAL LOT
13.087 ACRES
BEING A REPLAT OF LOT 2, BLOCK B,
ELDORADO HEIGHTS CENTER EAST ADDITION
RECORDED IN CABINET P, PAGE 495
O.P.R.C.C.T.
OUT OF THE
G.A. FOOTE SURVEY, ABSTRACT NO. 310
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
PREPARED 11/11/2016

OWNER:
HADDOCK REALTY INVESTORS III L.P.
500 MAIN STREET, STE 1015
FORT WORTH, TEXAS 76102
(817) 885-8390
ATTN: Gerald Haddock

ENGINEER:
SANCHEZ AND ASSOCIATES, LLC.
2000 N MCDONALD STREET
MCKINNEY, TEXAS 75071
(469) 424-5900
ATTN: LEVI WILD, PE

APPLICANT:
SANCHEZ AND ASSOCIATES, LLC.
2000 N MCDONALD STREET
MCKINNEY, TEXAS 75071
(469) 424-5900
ATTN: LEVI WILD, PE

RECEIVED
By Planning Department at 3:30 pm, Nov 11, 2016

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