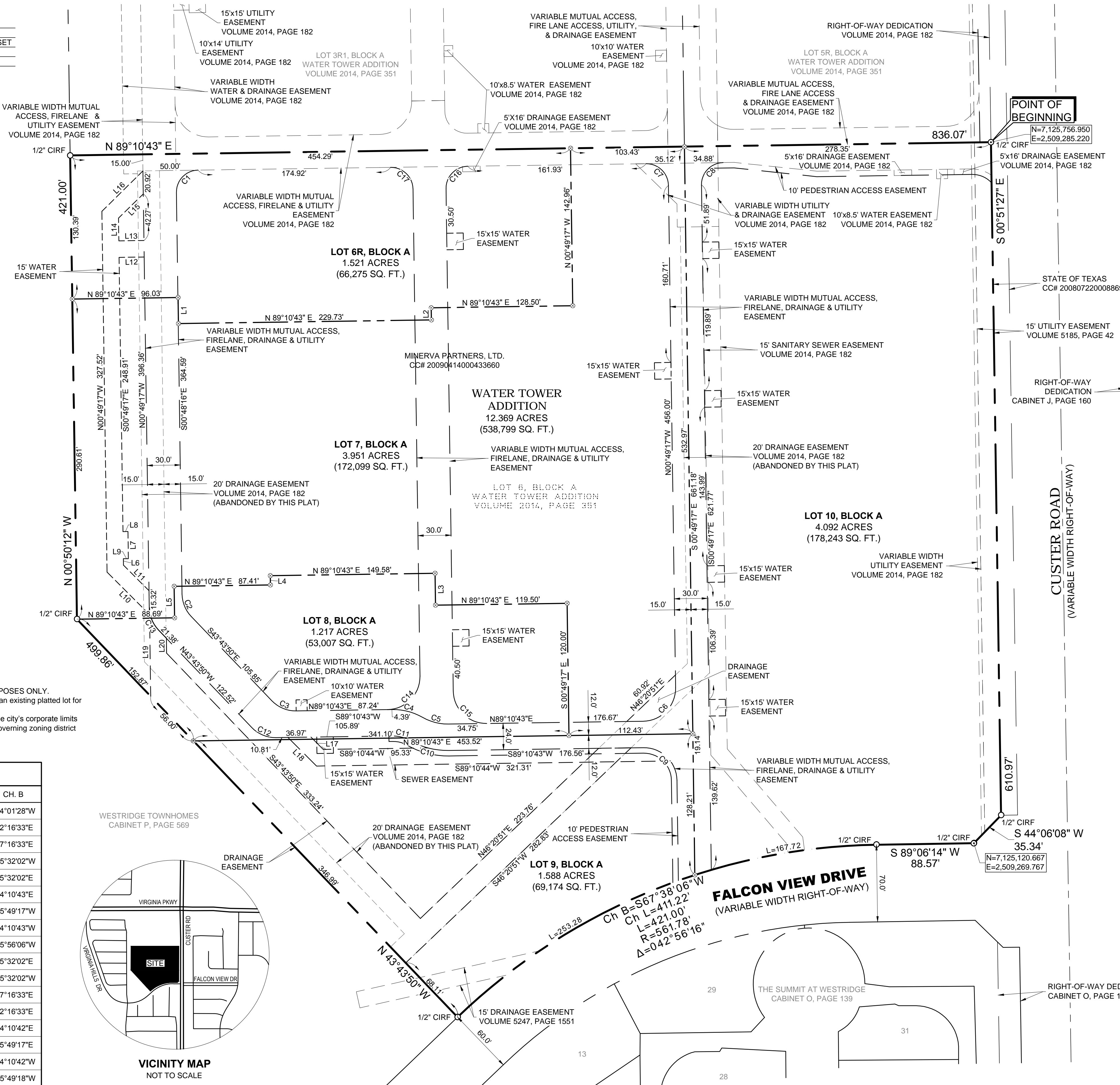


**ABBREVIATION LEGEND**

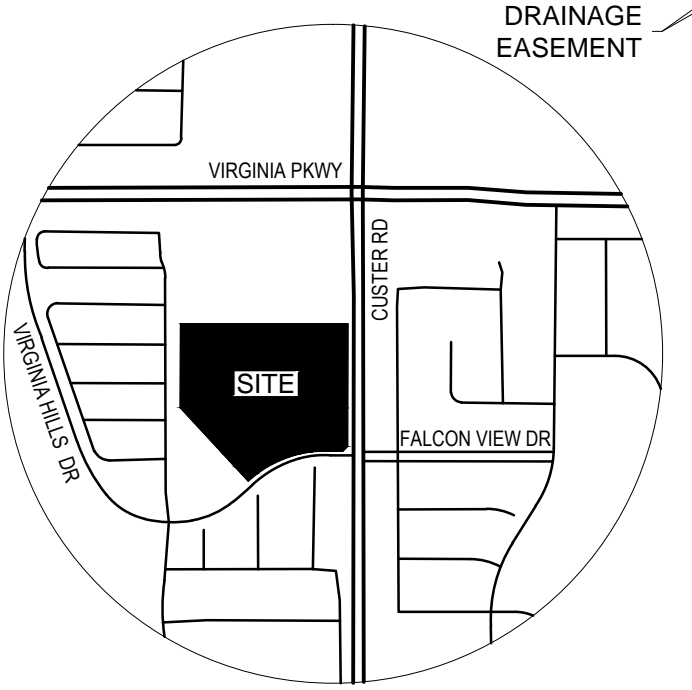
ABBR.	DEFINITION
IRF	IRON ROD FOUND
CIRF	IRON ROD FOUND w/CAP STAMPED "W.A.I." SET
XCF	"X" CUT IN CONCRETE FOUND
CC#	COUNTY CLERK'S INSTRUMENT No.
CM	CONTROLLING MONUMENT



- NOTES:**
1. PRELIMINARY FINAL REPLAT FOR REVIEW PURPOSES ONLY.
  2. The purpose of this replat is to create five (5) lots from an existing platted lot for development.
  3. 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 subdivisions ordinance.

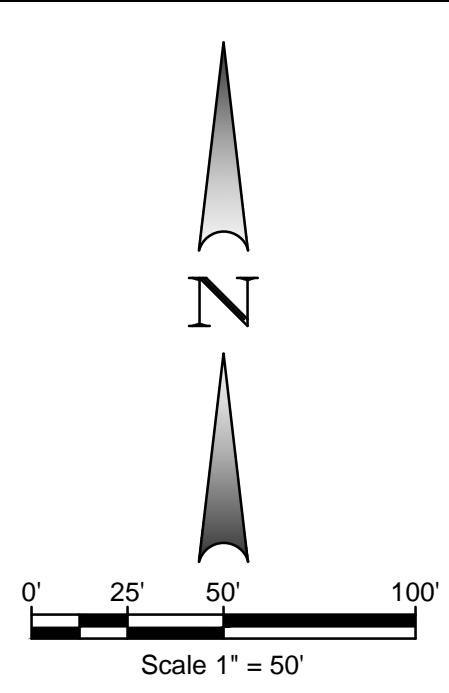
**CURVE TABLE**

NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	89°41'30"	20.00'	31.31'	28.21'	S44°01'28"W
C2	42°54'33"	30.00'	22.47'	21.95'	S22°16'33"E
C3	47°05'27"	30.00'	24.66'	23.97'	S67°16'33"E
C4	30°34'29"	54.00'	28.82'	28.48'	N75°32'02"W
C5	30°34'29"	46.00'	24.55'	24.26'	S75°32'02"E
C6	90°00'00"	30.00'	47.12'	42.43'	N44°10'43"E
C7	90°00'00"	20.00'	31.42'	28.28'	N45°49'17"W
C8	90°00'00"	20.00'	31.42'	28.28'	S44°10'43"W
C9	90°13'37"	30.00'	47.24'	42.51'	N45°56'06"W
C10	30°34'29"	70.00'	37.35'	36.91'	S75°32'02"E
C11	30°34'29"	30.00'	16.01'	15.82'	N75°32'02"W
C12	47°05'27"	30.00'	24.66'	23.97'	S67°16'33"E
C13	42°54'33"	30.00'	22.47'	21.95'	S22°16'33"E
C14	90°00'03"	30.00'	47.12'	42.43'	N44°10'42"E
C15	90°00'00"	30.00'	47.12'	42.43'	S45°49'17"E
C16	90°00'03"	20.00'	31.42'	28.28'	S44°10'42"W
C17	89°59'57"	20.00'	31.42'	28.28'	N45°49'18"W



**LINE TABLE**

LINE #	BEARING	DISTANCE
L1	S00°49'17"E	23.61'
L2	N00°49'17"W	11.05'
L3	S00°49'17"E	28.95'
L4	N00°49'17"W	8.44'
L5	N00°49'17"W	28.55'
L6	N00°49'17"W	5.83'
L7	S00°49'17"E	24.64'
L8	N89°10'43"E	4.50'
L9	S89°10'43"W	4.50'
L10	N45°00'00"W	55.46'
L11	S45°00'00"E	32.72'
L12	S89°10'43"W	22.80'
L13	N89°10'43"E	22.80'
L14	S00°49'17"E	20.70'
L15	S45°46'45"W	31.39'
L16	N45°28'03"E	52.30'
L17	N45°00'00"W	15.81'
L18	N45°00'00"W	36.73'
L19	N00°49'17"W	80.52'
L20	S00°49'17"E	13.65'



REVISION	APPROV	 <b>Winkelman &amp; Associates, Inc.</b> ENGINEERS 6750 HILLCREST PLAZA, SUITE 310 DALLAS, TEXAS 75230 Phone: (972) 465-1000 Fax: (972) 465-1099 Texas Surveyor No. 10000000 Expires 12/31/2013 Copyright © 2013, Winkelman & Associates, Inc.
No.	DATE	
G. S. BACCUS SURVEY, ABSTRACT NO. 119 CITY OF MCKINNEY COLLIN COUNTY, TEXAS		PRELIMINARY-FINAL REPLAT <b>WATER TOWER ADDITION</b> LOTS 6R, 7, 8, 9, & 10, BLOCK A 12.369 ACRES (538,799 SQ. FT.) CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
No. DATE		
Date: 03.21.14 Scale: 1" = 50' File: 47609-RPLT Project No.: 47609		<b>SHEET</b> <b>1</b> <b>OF</b> <b>2</b>

PRELIMINARY-FINAL REPLAT  
**WATER TOWER ADDITION**  
 LOTS 6R, 7, 8, 9, & 10, BLOCK A  
 BEING A REPLAT OF LOT 6, BLOCK A, WATER TOWER ADDITION,  
 AS RECORDED IN VOLUME 2014, PAGE 351, OFFICIAL PUBLIC  
 RECORDS, COLLIN COUNTY, TEXAS  
 12.369 ACRES (538,799 SQ. FT.) OUT OF THE G. S.  
 BACCUS SURVEY, ABSTRACT NO. 119 IN THE  
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

**OWNERS CERTIFICATE**

STATE OF TEXAS §  
 COUNTY OF COLLIN §

WHEREAS, We, Minerva Partners, Ltd., are the sole owners of a tract of land situated in the G. S. BACCUS SURVEY, ABSTRACT NO. 119, in the City of McKinney, Collin County, Texas, being a portion of Lot 6R, Block A, of Water Tower Addition, an addition to the City of McKinney, Collin County, Texas, according to the Plat thereof recorded in Volume 2014, Page 351, Official Public Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." found for corner on the Westerly right-of-way line of Custer Road, a variable width right-of-way, said point being the Northeast corner of said Lot 6R and the Southeast corner of Lot 5R, Block A, of said Water Tower Addition;

THENCE South 00 deg 51 min 27 sec East, along said Westerly right-of-way of Custer Road and the East line of said Lot 6R, a distance of 610.97 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." found for corner at the North end of a corner clip at the intersection of said Westerly right-of-way line of Custer Road with the Northerly right-of-way line of Falcon View Drive, a variable width right-of-way established by the Record Plat of Cotton Ridge Road North, Falcon View Drive & Virginia, an addition to the City of McKinney, Collin County, Texas, according to the Plat thereof recorded in Cabinet O, Page 96, Plat Records, Collin County, Texas;

THENCE South 44 deg 06 min 08 sec West, along said corner clip, a distance of 35.34 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." found for corner at the South end of said corner clip;

THENCE South 89 deg 06 min 14 sec West, along said Northerly right-of-way line of Falcon View Drive and the Southerly line of said Lot 6R, a distance of 88.57 feet, to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." found for corner, said point being the beginning of a curve to the left having a radius of 561.78 feet, a central angle of 42 deg 56 min 16 sec, a chord bearing of South 67 deg 38 min 06 sec West, and a chord length of 411.22 feet;

THENCE continuing along said Northerly right-of-way line of Falcon View Drive and the Southerly line of said Minerva Partners tract, an arc distance of 421.00 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." found for corner, said point being the Southeast corner of Westridge Townhomes, an addition to the City of McKinney, Collin County, Texas, according to the Plat thereof recorded in Cabinet P, Page 569, Plat Records, Collin County, Texas;

THENCE North 43 deg 43 min 50 sec West, departing said Northerly right-of-way line of Falcon View Drive, along the Southwesterly line of said Lot 6R and the Easterly line of said Westridge Townhomes, a distance of 499.86 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." found for corner;

THENCE North 00 deg 50 min 12 sec West, along the Westerly line of said Lot 6R and the Easterly line of said Westridge Townhomes, a distance of 421.00 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." found for corner the Northwest corner of said Lot 6R and the Southwest corner of Lot 3R1, Block A, of said Water Tower Addition;

THENCE North 89 deg 10 min 43 sec East, departing the Easterly line of said Westridge Townhomes, along the South line of said Lot 3R1 and 5R and the North line of said Lot 6R, a distance of 836.07 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 538,799 square feet or 12.369 acres of land, more or less. Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 30th day of January, 2014, utilizing grid bearings from the City of McKinney Monuments No. 13 and No. 15.

**DEDICATION STATEMENT**

STATE OF TEXAS §  
 COUNTY OF COLLIN §

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS

THAT, we, Minerva Partners, Ltd., a Texas Limited Partnership, acting herein by and through its duly authorized officers, do hereby adopt this Preliminary-Final Plat designating the heretofore described property as **WATER TOWER ADDITION** Lots 6R, 7, 8, 9, & 10 Block A, an addition to the City of McKinney, Texas and do hereby dedicate in fee simple to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The Easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed in any Easements. Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of McKinney's use thereof. The City of McKinney and public utility entities shall have the right to remove and keep removed improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements. The City of McKinney and public utility entities shall at all times have full right of purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone. This Plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of McKinney, Texas.

WITNESS, my hand, this the \_\_\_\_\_ day of \_\_\_\_\_, 2014.

OWNER: Minerva Partners, Ltd. a Texas Limited Partnership

BY: Malouf Interests, Inc., its General Partner

By: \_\_\_\_\_  
 Matthew Malouf, President

STATE OF TEXAS §  
 COUNTY OF COLLIN §

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Matthew Malouf, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity herein stated.

GIVEN under my hand and seal of office, this the \_\_\_\_ day of \_\_\_\_\_ 2014.

\_\_\_\_\_  
 Notary Public in and for Collin County, Texas  
 My Commission expires: \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

That I, Leonard J. Lueker, do hereby certify that I have prepared this plat and the field notes shown hereon from an on the ground survey of the land, and this plat is a true, correct and accurate representation of the physical evidence found at the time of survey; that the corner monuments shown hereon were found and/or placed under my personal supervision. This plat was prepared in accordance with the platting rules and regulations of the City of McKinney, Texas.

*PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.*

\_\_\_\_\_  
 Leonard J. Lueker  
 Registered Professional Land Surveyor  
 Texas Registration No. 5714  
 Winkelmann & Associates, Inc.  
 6750 Hillcrest Plaza Drive, Suite 325  
 Dallas, Texas 75230  
 490-7090

STATE OF TEXAS §  
 COUNTY OF DALLAS §

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Leonard J. Lueker, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity herein stated.

GIVEN under my hand and seal of office, this the \_\_\_\_ day of \_\_\_\_\_ 2014.

\_\_\_\_\_  
 Notary Public in and for Dallas County, Texas  
 My Commission expires: \_\_\_\_\_

- NOTES:**
1. PRELIMINARY FINAL REPLAT FOR REVIEW PURPOSES ONLY.
  2. The purpose of this replat is create five (5) lots from an existing platted lot for development.
  3. 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 subdivisions ordinance.

No.	DATE	REVISION	APPROV.



G. S. BACCUS SURVEY, ABSTRACT NO. 119  
 CITY OF MCKINNEY  
 COLLIN COUNTY, TEXAS  
 MINERVA PARTNERS, LTD.  
 3811 TURTLE CREEK BOULEVARD, SUITE 1800  
 DALLAS, TEXAS 75219

PRELIMINARY-FINAL REPLAT  
**WATER TOWER ADDITION**  
 LOTS 6R, 7, 8, 9, & 10, BLOCK A  
 12,369 ACRES (538,799 SQ. FT.)  
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

Date : 01.02.13  
 Scale : N/A  
 File : 47609-RPLT  
 Project No. : 47609

PRELIMINARY-FINAL REPLAT  
**WATER TOWER ADDITION**  
 LOTS 6R, 7, 8, 9, & 10, BLOCK A  
 BEING A REPLAT OF LOT 6, BLOCK A, WATER TOWER ADDITION,  
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 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

**SHEET**  
**2**  
**OF**  
**2**

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**RECEIVED**  
 By Planning Department at 9:27 am, Jan 05, 2015