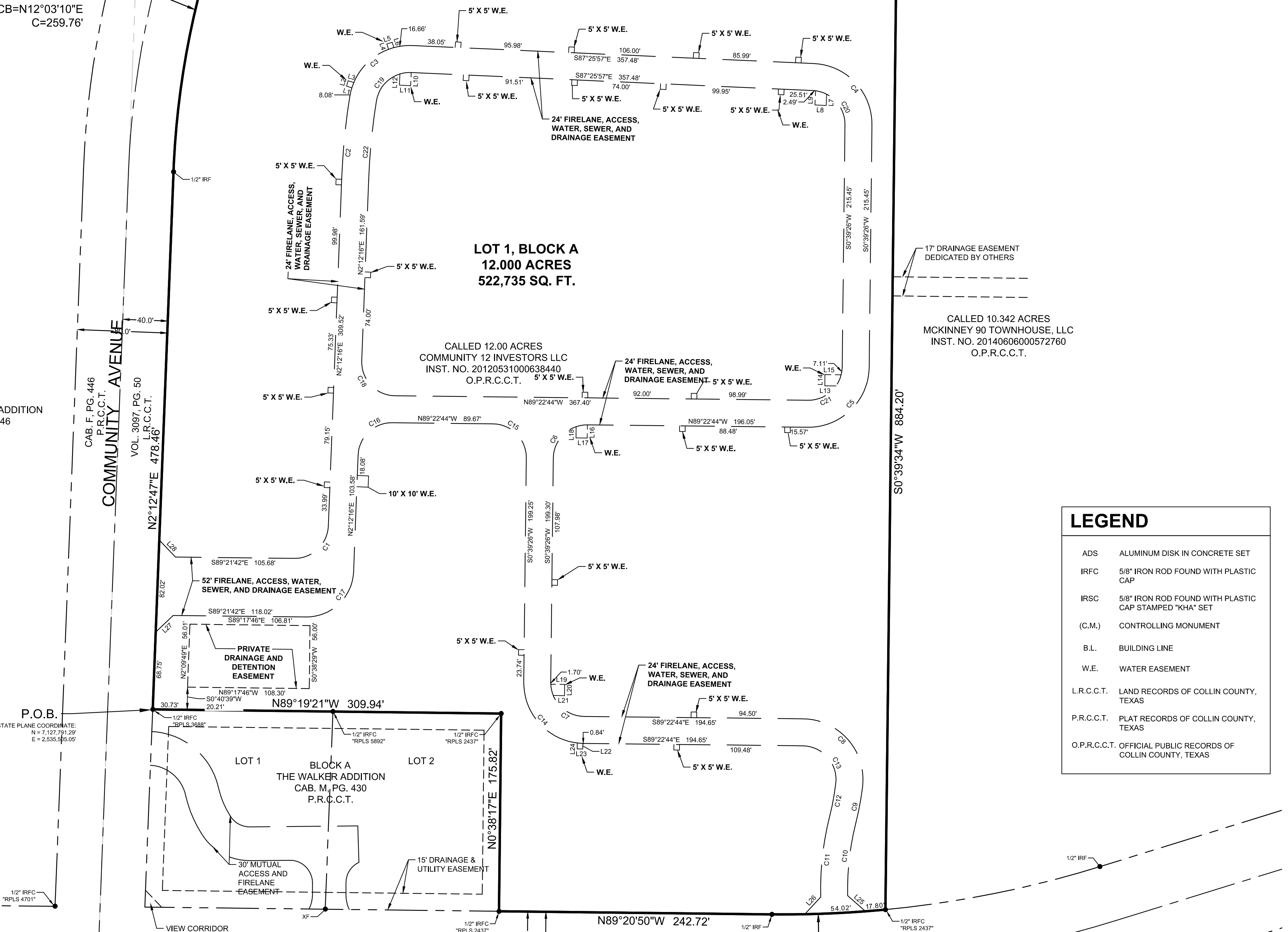


VICINITY MAP
SCALE: 1" = 100'

Δ=19°40'47"
R=760.00'
L=261.04'
CB=N12°03'10"E
C=259.76'

CALLED 53.019 ACRES
WELLS FARGO BANK NATIONAL ASSOCIATION
INST. NO. 20101209001349230
O.P.R.C.C.T.

TEXAS STATE PLANE COORDINATE:
N = 7,158,497.32
E = 2,536,166.87



LOT 1, BLOCK A
12.00 ACRES
522,735 SQ. FT.

CALLLED 12.00 ACRES
COMMUNITY 12 INVESTORS LLC
INST. NO. 20120531000638440
O.P.R.C.C.T.

CALLLED 10.342 ACRES
MCKINNEY 90 TOWNHOUSE, LLC
INST. NO. 20140606000572760
O.P.R.C.C.T.

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	88°26'02"	30.00'	46.30'	N46°25'17"E	41.84'
C2	6°51'37"	608.22'	72.82'	S05°38'04"W	72.78'
C3	83°30'10"	54.00'	78.70'	S50°48'58"W	71.92'
C4	88°05'23"	54.00'	83.02'	N43°23'16"W	75.08'
C5	89°57'50"	54.00'	84.79'	N45°38'21"E	76.34'
C6	89°57'50"	30.00'	47.11'	S45°38'21"W	42.41'
C7	90°02'10"	30.00'	47.14'	S44°21'39"E	42.44'
C8	96°18'36"	54.00'	90.77'	N41°13'26"W	80.45'
C9	7°14'07"	262.00'	33.08'	N10°32'55"E	33.06'
C10	15°36'19"	238.00'	64.82'	S06°21'49"W	64.82'
C11	15°43'30"	262.00'	71.91'	S06°18'13"W	71.68'
C12	7°14'07"	238.00'	30.05'	N10°32'55"E	30.03'
C13	96°18'36"	30.00'	50.43'	N41°13'26"W	44.70'
C14	90°02'10"	54.00'	84.88'	S44°21'39"E	76.39'
C15	90°02'10"	30.00'	47.14'	N44°21'39"W	42.44'
C16	88°25'00"	30.00'	46.29'	S46°24'46"W	41.84'
C17	88°26'02"	42.00'	64.83'	N46°25'17"E	58.58'
C18	91°35'00"	30.00'	47.95'	S43°39'14"E	43.01'
C19	83°30'10"	30.00'	43.72'	S50°48'58"W	39.95'
C20	88°05'23"	30.00'	46.12'	N43°23'16"W	41.71'
C21	89°57'50"	30.00'	47.11'	N45°38'21"E	42.41'
C22	6°51'37"	584.22'	69.95'	S05°38'04"W	69.91'

NO.	BEARING	LENGTH
L1	N72°53'27"W	4.99'
L2	N17°06'33"E	5.00'
L3	S72°53'27"E	5.33'
L4	N17°52'03"W	5.00'
L5	N72°07'57"E	5.00'
L6	S17°52'03"E	5.01'
L7	S02°32'43"W	10.00'
L8	N87°27'17"W	10.00'
L9	N02°32'43"E	12.62'
L10	S02°34'03"W	11.72'
L11	N87°25'57"W	10.00'
L12	N02°34'03"E	10.00'
L13	N89°20'34"W	10.00'
L14	N00°39'26"E	10.00'
L15	S89°20'34"E	14.48'
L16	S00°37'16"W	11.72'
L17	N89°20'34"W	10.01'
L18	N00°39'07"E	10.00'
L19	S89°20'34"E	12.33'
L20	S00°39'26"W	10.00'
L21	N89°20'34"W	10.00'
L22	S00°38'48"W	4.97'
L23	N89°22'44"W	5.00'
L24	N00°38'48"E	5.28'

NO.	BEARING	LENGTH
L1	N72°53'27"W	4.99'
L2	N17°06'33"E	5.00'
L3	S72°53'27"E	5.33'
L4	N17°52'03"W	5.00'
L5	N72°07'57"E	5.00'
L6	S17°52'03"E	5.01'
L7	S02°32'43"W	10.00'
L8	N87°27'17"W	10.00'
L9	N02°32'43"E	12.62'
L10	S02°34'03"W	11.72'
L11	N87°25'57"W	10.00'
L12	N02°34'03"E	10.00'
L13	N89°20'34"W	10.00'
L14	N00°39'26"E	10.00'
L15	S89°20'34"E	14.48'
L16	S00°37'16"W	11.72'
L17	N89°20'34"W	10.01'
L18	N00°39'07"E	10.00'
L19	S89°20'34"E	12.33'
L20	S00°39'26"W	10.00'
L21	N89°20'34"W	10.00'
L22	S00°38'48"W	4.97'
L23	N89°22'44"W	5.00'
L24	N00°38'48"E	5.28'

NO.	BEARING	LENGTH
L1	N72°53'27"W	4.99'
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L3	S72°53'27"E	5.33'
L4	N17°52'03"W	5.00'
L5	N72°07'57"E	5.00'
L6	S17°52'03"E	5.01'
L7	S02°32'43"W	10.00'
L8	N87°27'17"W	10.00'
L9	N02°32'43"E	12.62'
L10	S02°34'03"W	11.72'
L11	N87°25'57"W	10.00'
L12	N02°34'03"E	10.00'
L13	N89°20'34"W	10.00'
L14	N00°39'26"E	10.00'
L15	S89°20'34"E	14.48'
L16	S00°37'16"W	11.72'
L17	N89°20'34"W	10.01'
L18	N00°39'07"E	10.00'
L19	S89°20'34"E	12.33'
L20	S00°39'26"W	10.00'
L21	N89°20'34"W	10.00'
L22	S00°38'48"W	4.97'
L23	N89°22'44"W	5.00'
L24	N00°38'48"E	5.28'

NOTES:

- According to Map No. 48085C0260 J, dated June 2, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, a portion of this property is this property is located in Zone X (unshaded), and is not within a special flood hazard area. This flood statement does not imply that the property and/or the structures 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 man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- Bearings are expressed as grid bearings (Texas Coordinate System of 1983, North Central Zone 4202, NAD 83 Datum), as determined by GPS observations. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.999849791.
- 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.
- The owners of Block A, Lot 1 of this plat shall be solely responsible for the maintenance of the storm water detention system. The owner shall further hold the City of McKinney harmless from any damages to persons, to the owner's lot or any affected lot arising from such maintenance responsibility. The City shall not be responsible for the maintenance of the reference system, although it retains the right to enter upon the easement for public purposes.

FOR REVIEW PURPOSES ONLY

PRELIMINARY-FINAL PLAT
AVILLA NORTHSIDE
ADDITION
LOT 1, BLOCK A
BEING 12.00 ACRES SITUATED IN THE
JACOB DUNBAUGH SURVEY, ABSTRACT NO. 257
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS
CITY PROJECT NO. 16-122PF

Kimley»Horn
5750 Genesis Court, Suite 200 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	MBM/AS	KHA	APRIL 2016	064468904	1 OF 2

RECEIVED
By Planning Department at 2:15 pm, Apr 25, 2016

SURVEYOR:
KIMLEY-HORN AND ASSOC. INC.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
Tel. No. (972) 335-3580
Fax No. (972) 335-3779
Contact: MICHAEL MARX, RPLS

OWNER:
COMMUNITY 12 INVESTORS LLC
3202 W. March Lane, Suite A
Stockton, CA 95219
Tel. No. 219-951-6190
Contact: P. Matthews

APPLICANT:
KIMLEY-HORN AND ASSOC. INC.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
Tel. No. (972) 335-3580
Fax No. (972) 335-3779
Contact: Lori Lusk, PE

DRAWN: KFC/PL SURVEY/064468904/AVILLA NORTHSIDE/ADDITION/MCKINNEY 90 TOWNHOUSE/16-122PF/PLAT DWG PLOTTED BY: STENDON/LABEL: 4/25/2016 1:41 PM LAST SAVED: 4/25/2016 1:30 PM

STATE OF TEXAS §

COUNTY OF COLLIN §

OWNER'S CERTIFICATE

WHEREAS COMMUNITY 12 INVESTORS LLC is the owner of a 12.00 acre tract of land situated in the Jacob Dunbough Survey, Abstract No. 257, City of McKinney, Collin County, Texas, and being all of a called 12.00 acre tract of land, conveyed to Community 12 Investors LLC as evidenced in a Special Warranty Deed recorded in Instrument No. 20120531000638440 of the Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at 1/2-inch iron rod with a red plastic cap, stamped "RPLS 3688", found for the most westerly, southwest corner of said 12.00 acre tract, same being the northwest corner of Lot 1, Block A of The Walker Addition, an addition to the City of McKinney, Texas, according to the Minor Plat, recorded in Cabinet M, Page 430 of the Plat Records of Collin County, Texas, same also being on the easterly right of way line of Community Avenue, a called 80' wide right of way as described as "Tract Two", in a Warranty Deed to the City of McKinney, recorded in Volume 3097, Page 50 of the Land Records of Collin County, Texas;

THENCE North 02°12'47" East, along the westerly line of said 12.00 acre tract and the easterly right of way line of said Community Avenue, a distance of 478.45 feet to a 1/2-inch iron rod found for the point of curvature of a curve to the right;

THENCE in a northerly direction, continuing along the westerly line of said 12.00 acre tract, the easterly right of way line of said Community Avenue, and along the arc of said curve to the right, through a central angle of 19°40'47", having a radius of 760.00 feet, a chord bearing of North 12°03'10" East, a chord distance of 259.76 feet and an arc length of 261.04 feet to a 1/2-inch iron rod found for the northwest corner of said 12.00 acre tract and the northeast corner of said "Tract Two", same being on a southerly line of Complex I South Addition, an addition to the City of McKinney, according to the Preliminary Final Plat, recorded in Cabinet F, Page 446 of the Plat Records of Collin County, Texas;

THENCE South 87°28'27" East, departing the easterly right of way line of said Community Avenue, along the northerly line of said 12.00 acre tract and the southerly line of said Complex I South Addition, passing at a distance of 42.58 feet a 1/2-inch iron rod found for the most easterly, southeast corner of said Complex I South Addition, same being the southwest corner of a called 53.019 acre tract of land, conveyed to Wells Fargo Bank National Association, as evidenced in a deed recorded in Instrument No. 20101209001349230 of the Official Public Records of Collin County, Texas, continuing along the northerly line of said 12.00 acre tract, a total distance of 589.72 feet to a 1/2-inch iron rod with a yellow plastic cap, stamped "RPLS 2437" found for the northeast corner of said 12.00 acre tract, same being the northwest corner of a called 10.342 acre tract of land, conveyed to McKinney 90 Townhouse, LLC, as evidenced in a Warranty Deed with Vendor's Lien, recorded in Instrument No. 20140606000572760 of the Official Public Records of Collin County, Texas;

THENCE South 00°39'34" West, along the easterly line of said 12.00 acre tract and the westerly line of said 10.342 acre tract, a distance of 884.20 feet to a 1/2-inch iron rod with a yellow plastic cap, stamped "RPLS 2437" found for the southeast corner of said 12.00 acre tract, same being on the curving northerly right of way line of White Avenue, a called 100' wide right of way as described as "Tract One", in a Warranty Deed to the City of McKinney, recorded in Volume 3097, Page 50 of the Land Records of Collin County, Texas, said curve being a non-tangent curve to the right;

THENCE in a westerly direction, along the southerly line of said 12.00 acre tract, the northerly right of way line of said White Avenue, and along the arc of said curve to the right, through a central angle of 06°06'03", having a radius of 950.00 feet, a chord bearing of South 87°36'08" West, a chord distance of 101.11 feet and an arc length of 101.16 feet to a 1/2-inch iron rod found for the point of tangency of said curve;

THENCE North 89°20'50" West, continuing along the southerly line of said 12.00 acre tract and the northerly right of way line of said White Avenue, a distance of 242.72 feet to a 1/2-inch iron rod with a yellow plastic cap, stamped "RPLS 2437" found for the southeast corner of Lot 2, Block A of aforesaid The Walker Addition;

THENCE North 00°38'17" East, departing the northerly right of way line of said White Avenue and along the easterly line of said Lot 2, a distance of 175.82 feet to a 1/2-inch iron rod with a yellow plastic cap, stamped "RPLS 2437" found for the northeast corner of said Lot 2;

THENCE North 89°19'21" West, along the northerly line of said Lot 2 and Lot 1 of said Block A, a distance of 309.94 feet to the POINT OF BEGINNING and containing 12.000 acres (522,735 square feet) of land, more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, I, COMMUNITY 12 INVESTORS LLC, do hereby adopt this plat designating the hereinabove described property as AVILLA NORTHSIDE ADDITION, LOT 1, BLOCK A, an addition to the City of McKinney, Collin County, Texas, and does hereby dedicate to the public use forever, the 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 right to remove and keep removed all or parts of any buildings, 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. The City of McKinney and all public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity, at any time, of 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 the _____ day of _____, 20__.

BY: COMMUNITY 12 INVESTORS LLC

By: _____ Pat Matthews, Managing Member

STATE OF CALIFORNIA §

COUNTY OF SAN JOAQUIN §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, 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 purpose and consideration therein expressed.

Given under my hand and seal of office this the _____ day of _____, 20__.

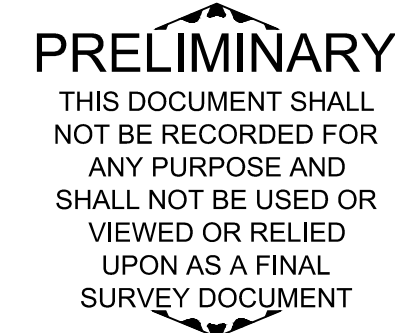
NOTARY PUBLIC in and for the STATE OF _____

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Michael B. Marx, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the City of McKinney, Texas.

Michael B. Marx Registered Professional Land Surveyor No. 5181 5750 Genesis Court, Suite 200 Frisco, Texas 75034 Phone 972-335-3580 Fax 972-335-3779



STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Michael B. Marx, known to me to be the person and officer 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 the _____ day of _____, 20__.

Notary Public, State of Texas

NOTES:

- 1. According to Map No. 48085C0260 J, dated June 2, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, a portion of this property is this property is located in Zone X (unshaded), and is not within a special flood hazard area. This flood statement does not imply that the property and/or the structures 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 man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
2. Bearings are expressed as grid bearings (Texas Coordinate System of 1983, North Central Zone 4202, NAD 83 Datum), as determined by GPS observations. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.999849791.
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 subdivision ordinance.
4. The owners of Block A, Lot 1 of this plat shall be solely responsible for the maintenance of the storm water detention system. The owner shall further hold the City of McKinney harmless from any damages to persons, to the owner's lot or any affected lot arising from such maintenance responsibility. The City shall not be responsible for the maintenance of the reference system, although it retains the right to enter upon the easement for public purposes.

FOR REVIEW PURPOSES ONLY

PRELIMINARY-FINAL PLAT AVILLA NORTHSIDE ADDITION LOT 1, BLOCK A BEING 12.00 ACRES SITUATED IN THE JACOB DUNBAUGH SURVEY, ABSTRACT NO. 257 CITY OF MCKINNEY COLLIN COUNTY, TEXAS CITY PROJECT NO. 16-122PF

Kimley»Horn

Table with 6 columns: Scale, Drawn by, Checked by, Date, Project No., Sheet No. Values: NONE, MBM/AS, KHA, APRIL 2016, 064468904, 2 OF 2

RECEIVED By Planning Department at 2:15 pm, Apr 25, 2016

OWNER: COMMUNITY 12 INVESTORS LLC 3202 W. March Lane, Suite A Stockton, CA 95219 Tel. No. 219-951-6190 Contact: P. Matthews

APPLICANT: KIMLEY-HORN AND ASSOC. INC. 5750 Genesis Court, Suite 200 Frisco, Texas 75034 Tel. No. (972) 335-3580 Fax No. (972) 335-3779 Contact: Lori Lusk, PE

SURVEYOR: KIMLEY-HORN AND ASSOC. INC. 5750 Genesis Court, Suite 200 Frisco, Texas 75034 Tel. No. (972) 335-3580 Fax No. (972) 335-3779 Contact: MICHAEL MARX, RPLS