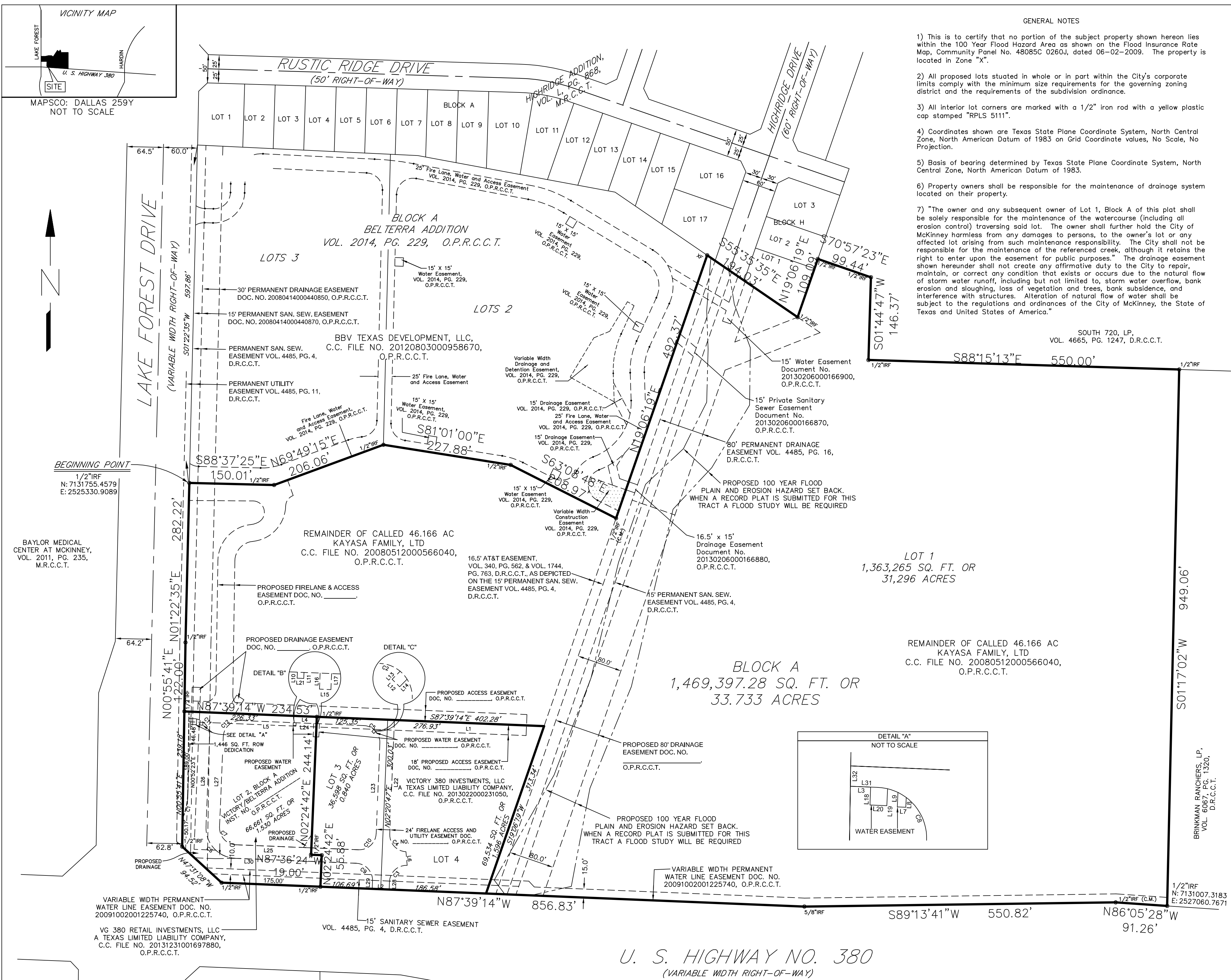
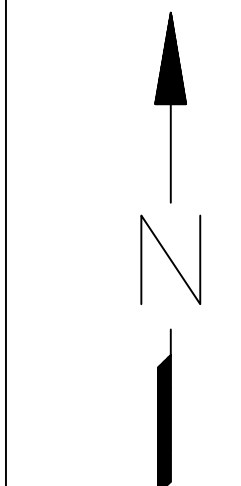


MAPSCO: DALLAS 259Y NOT TO SCALE



**LEGEND**

D.R.C.C.T. Deed Records, Collin County, Texas  
M.R.C.C.T. Map Records, Denton County, Texas  
O.P.R.C.C.T. Official Plat Records, Denton County, Texas  
C.C. County Clerk  
DOC. NO. Document Number  
C.M. Controlling Monument  
VOL. Volume  
PG. Page  
1/2" IRF 1/2-inch iron rod found  
1/2" IRS 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5310" set

**LINE TABLE**

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	264.93'	S87°39'14"E	L17	23.52'	S02°20'46"W
L2	30.00'	S87°39'14"E	L18	10.56'	S02°20'46"W
L3	11.97'	N87°39'14"W	L19	10.00'	S02°20'46"W
L4	31.22'	S87°39'14"E	L20	10.00'	S87°39'14"E
L5	92.73'	S87°39'14"E	L21	5.00'	S87°39'14"E
L6	24.19'	N04°46'44"W	L22	201.95'	S02°20'46"W
L7	5.00'	S87°39'14"E	L23	159.95'	S02°20'46"W
L8	5.77'	S02°20'46"W	L24	217.30'	S87°39'14"E
L9	8.53'	S02°20'46"W	L25	217.30'	S87°39'14"E
L10	5.00'	S02°20'46"W	L26	159.95'	S02°20'46"W
L11	5.00'	S02°20'46"W	L27	159.95'	S02°20'46"W
L12	5.00'	S45°20'02"E	L28	14.08'	S02°20'46"W
L13	5.02'	N44°33'58"E	L29	14.08'	S02°20'46"W
L14	5.02'	N44°33'58"E	L30	214.31'	N87°39'14"W
L15	10.00'	S87°39'14"E	L31	16.22'	S87°39'14"E
L16	23.52'	S02°20'46"W	L32	12.00'	S00°52'51"W

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	CH. BEAR.	CHORD
C1	22°24'17"	111.00'	43.41'	N12°04'31"E	43.13'
C2	37°26'23"	30.00'	19.60'	N68°56'02"W	19.26'
C3	90°00'00"	30.00'	47.13'	S47°20'46"W	42.43'
C4	90°00'00"	30.00'	47.13'	S42°39'14"E	42.43'
C5	90°00'00"	30.00'	47.12'	N42°39'14"W	42.43'
C6	90°00'00"	54.00'	84.82'	S42°39'14"E	76.37'
C7	90°00'00"	30.00'	47.12'	S42°39'14"E	42.43'
C8	90°00'00"	30.00'	47.12'	S47°20'46"W	42.43'
C9	90°00'00"	30.00'	47.13'	N42°39'14"W	42.43'
C10	90°00'00"	30.00'	47.13'	N47°20'46"W	42.43'
C11	90°00'00"	30.00'	47.12'	N42°39'14"W	42.43'
C12	55°37'49"	30.00'	29.13'	N25°28'08"W	28.00'

VICTORY 380 INVESTMENTS LLC  
3811 TURTLE CREEK BLVD., STE. 1800  
DALLAS, TX 75219

KAYASA FAMILY, LTD.  
670 W. ARAPAHO RD., STE. 14  
RICHARDSON, TX 75080

**GENERAL NOTES**

- This is to certify that no portion of the subject property shown herein lies within the 100 Year Flood Hazard Area as shown on the Flood Insurance Rate Map, Community Panel No. 48085C 0260J, dated 06-02-2009. The property is located in Zone "X".
- All proposed lots stated in whole or in part within the City's corporate limits comply with the minimum size requirements for the governing zoning district and the requirements of the subdivision ordinance.
- All interior lot corners are marked with a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5111".
- Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale, No Projection.
- Basis of bearing determined by Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983.
- Property owners shall be responsible for the maintenance of drainage system located on their property.
- The owner and any subsequent owner of Lot 1, Block A of this plat shall be solely responsible for the maintenance of the watercourse (including all erosion control) traversing said lot. 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 referenced creek, although it retains the right to enter upon the easement for public purposes. The drainage easement shown hereunder shall not create any affirmative duty to the City to repair, maintain, or correct any condition that exists or occurs due to the natural flow of storm water runoff, including but not limited to, storm water overflow, bank erosion and sloughing, loss of vegetation and trees, bank subsidence, and interference with structures. Alteration of natural flow of water shall be subject to the regulations and ordinances of the City of McKinney, the State of Texas and United States of America.

**OWNER'S CERTIFICATE**

WHEREAS, Victory 380 Investments, a Texas limited liability company, Kayasa Family, Ltd., and VG 380 Retail Investments, LLC, a Texas limited liability company, are the owners of a tract land located in the WILLIAM HUNT SURVEY, Abstract 450, City of McKinney, Collin County, Texas, and being a part of a tract of land described in deed to Kayasa Family, Ltd., recorded in Document No. 20080512000566040, Official Public Records, Collin County, Texas, and being a tract of land described in deed to Victory 380 Investments, a Texas limited liability company, recorded in Document No. 2013022000231050, Official Public Records, Collin County, Texas, and being a tract of land described in deed to VG 380 Retail Investments, LLC, a Texas limited liability company, recorded in Document No. 20131231001697880, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" rod found for corner in the east line of Lake Forest Drive, a variable width right-of-way, at the Southwest corner of a Lot 3, Block A, of BELTERRA ADDITION, an Addition to the City of McKinney, Collin County, Texas, according to the plat thereof recorded in Volume 2014, Page 229, Map Records, Collin County, Texas, and being;

Thence along the south and east line of Block A of said Belterra Addition the following:

South 88 deg. 37 min. 25 sec. East, a distance of 150.01 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5310" found for corner;

North 69 deg. 49 min. 15 sec. East, a distance of 206.06 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5310" found for corner;

South 81 deg. 01 min. 00 sec. East, a distance of 227.88 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5310" found for corner;

South 63 deg. 08 min. 48 sec. East, a distance of 208.97 feet to a 1/2-inch iron rod found for corner;

North 19 deg. 06 min. 19 sec. East, a distance of 492.37 feet to an X found for corner in the South line of HIGHRIDGE ADDITION, an Addition to the City of McKinney, Collin County, Texas, according to the plat thereof recorded in Volume L, Page 868, Map Records, Collin County, Texas;

Thence South 55 deg. 35 min. 35 sec. East, along said South line, a distance of 194.03 feet to a 1/2-inch iron rod found at the Southeast corner of said HIGHRIDGE ADDITION;

Thence North 19 deg. 06 min. 19 sec. East, along the most Southeasterly line of said HIGHRIDGE ADDITION, a distance of 109.09 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5310" found at a Westerly Southwesterly corner of a tract of land described in deed to South 720, LP, Volume 4665, Page 1247, Deed Records, Collin County, Texas;

Thence South 70 deg. 57 min. 23 sec. East, a distance of 99.44 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5310" found for corner;

Thence South 01 deg. 44 min. 47 sec. West, a distance of 146.37 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5310" found for corner at the Southerly Southwest corner of said South 720, LP;

Thence South 88 deg. 15 min. 13 sec. East, along the South line of said South 720, LP, a distance of 550.00 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5310" found at the Northwest corner of a tract of land described in deed to Brinkman Ranchers LP, recorded in Volume 6067, Page 1320, Deed Records, Collin County, Texas;

Thence South 01 deg. 17 min. 02 sec. West, a distance of 949.06 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5310" found for corner in the North line of U. S. Highway No. 380, a variable width right-of-way, at the Southwest corner of said Brinkman Ranchers LP;

Thence North 86 deg. 05 min. 28 sec. West, along said North line, a distance of 91.26 feet to a 1/2-inch iron rod found for corner;

Thence South 89 deg. 13 min. 41 sec. West, continuing along said North line, a distance of 550.82 feet to a 1/2-inch iron rod found for corner;

Thence North 87 deg. 39 min. 14 sec. West, continuing along said North line, a distance of 856.83 feet to a 1/2-inch iron rod found at the southeast corner of the above mentioned VG 380 Retail Investments, LLC property;

Thence North 02 deg. 24 min. 42 sec. East, 55.88 feet along the East line of said VG 380 Retail Investments, LLC property to 1/2-inch iron rod found for corner;

Thence North 87 deg. 36 min. 24 sec. West, 19.00 feet along the East line of said VG 380 Retail Investments, LLC property to 1/2-inch iron rod found for corner;

Thence North 02 deg. 24 min. 42 sec. East, 244.14 feet along the East line of said VG 380 Retail Investments, LLC property to 1/2-inch iron rod found for corner;

Thence North 87 deg. 39 min. 14 sec. West, 234.53 feet along the North line of said VG 380 Retail Investments, LLC property to 1/2-inch iron rod found for corner in the East line of Lake Forest Drive;

Thence North 00 deg. 55 min. 41 sec. East, along said East line, a distance of 122.00 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5310" found for corner;

Thence North 01 deg. 22 min. 35 sec. East, continuing along said East line, a distance of 282.22 feet to the PLACE OF BEGINNING and containing 1,469,397.28 square feet or 33.733 acres of land.

**OWNER'S DEDICATION**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That VICTORY 380 INVESTMENTS LLC, a Texas limited liability company, Kayasa Family, Ltd., and VG 380 Investments, LLC, do hereby adopt this preliminary-final plat, designating the herein described property as LOTS 1, 3, AND 4, BLOCK A, LAKE FOREST ADDITION, an addition to the City of McKinney, Collin County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and roadway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire line easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire line easements is the responsibility of the property owner. No buildings, fences, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said 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. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

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

WITNESS MY HAND AT MCKINNEY, TEXAS, this the \_\_\_\_ day of \_\_\_\_\_, 2014.

VICTORY 380 INVESTMENTS LLC, a Texas limited liability company  
KAYASA FAMILY, LTD.

Tony Ramji  
Yongshik Kim

State of Texas  
County of Collin

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 TONY RAMJI, KNOWN BY 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 CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AT DALLAS, TEXAS, this the \_\_\_\_ day of \_\_\_\_\_, 2014.

Notary Public

BEFORE ME, the UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED YONGSHIK KIM, KNOWN BY 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 CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AT DALLAS, TEXAS, this the \_\_\_\_ day of \_\_\_\_\_, 2014.

Notary Public

**SURVEYOR'S STATEMENT**

THIS is to certify that I, Scott Davis, a Registered Professional Land Surveyor for the State of Texas, have performed, for this plat, an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction or supervision in accordance with the Platting Rules and Regulations of the City of McKinney, Collin County, Texas.

DATED this \_\_\_\_ day of \_\_\_\_\_, 2014.

PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY

Scott Davis R.P.L.S. 5111  
Registered Professional Land Surveyor

State of Texas  
County of Dallas

BEFORE ME, the UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED SCOTT DAVIS, STATE OF TEXAS, KNOWN BY 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 CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_ day of \_\_\_\_\_, 2014.

Notary Public

**PRELIMINARY/FINAL PLAT**

**LAKE FOREST ADDITION**

LOTS 1, 3 & 4, BLOCK A

33.733 ACRES SITUATED IN THE WILLIAM HUNT SURVEY, ABSTRACT NO. 450, CITY OF MCKINNEY, COLLIN COUNTY, TEXAS.

0 100 200 300 400

GRAPHIC SCALE  
SCALE: 1" = 100'

DAVIS LAND SURVEYING CO., INC.  
9777 FERGUSON ROAD, SUITE 105  
DALLAS, TEXAS 75228 214-321-0569

DATE: 10/1/14  
JOB NO. WD 5174

RECEIVED  
By Planning Department at 12:20 pm, Oct 20, 2014