

**LEGEND**

- Δ = CENTRAL ANGLE
- P.O.B. = POINT OF BEGINNING
- VOL. = VOLUME
- PG. = PAGE
- SQ. FT. = SQUARE FEET
- INST. NO. = INSTRUMENT NUMBER
- IRSC = 5/8" IRON ROD WITH CAP STAMPED "KHA" SET
- IRFC = IRON ROD WITH CAP FOUND
- D.R.D.C.T. = DEED RECORDS OF COLLIN COUNTY, TEXAS
- M.R.C.C.T. = MAP RECORDS OF COLLIN COUNTY, TEXAS
- O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS

**NOTES:**

1. Bearing system of this survey is based on a line oriented between City of McKinney monuments 39 and 40 found in the field, whose positions are published on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.
2. All corners are 5/8" iron rods with a plastic cap stamped "KHA" set unless otherwise noted.
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 requirements of the subdivision ordinance.

**CONVEYANCE PLAT ONLY: NOT FOR DEVELOPMENT**

A conveyance plat is a map of property approved by the city for the purpose of sale or conveyance in its entirety or interests thereon defined. Lots created by a conveyance plat may not have all necessary public utilities available for immediate use. No certificate of occupancy shall be issued nor permanent public utility service provided to any lot(s) created by a conveyance plat until all required public improvements have been constructed and accepted and a record plat is filed for record with the county clerk. Selling a portion of property by metes and bounds, except as shown on an approved, filed and accepted conveyance plat, record plat, minor plat or minor replat is a violation of the city's Code of Ordinances and State Law.

**FLOOD STATEMENT:**

According to Community Panel No. 480135 0260 K, dated June 7, 2017 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is within a special flood hazard area. If this site is not within an identified 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.

MATCHLINE SEE SHEET 2

**CONVEYANCE PLAT  
EMERALD LAKE ADDITION  
LOTS 1 & 2, BLOCK A  
BEING 81.9596 ACRES OUT OF THE  
JAMES HERNDON SURVEY  
ABSTRACT NO. 391  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS**

OWNER: TOUCHMARK LLC  
5150 SW GRIFFITH DRIVE  
BEAVERTON, OR 97005  
CONTACT: RICHARD M. WESSELL  
PHONE: 503-646-5186

ENGINEER:  
KIMLEY-HORN AND ASSOCIATES, INC.  
260 EAST DAVIS STREET, SUITE 100  
MCKINNEY, TEXAS 75069  
CONTACT: MICHAEL DOGGETT, PE  
PHONE: 469-301-2580

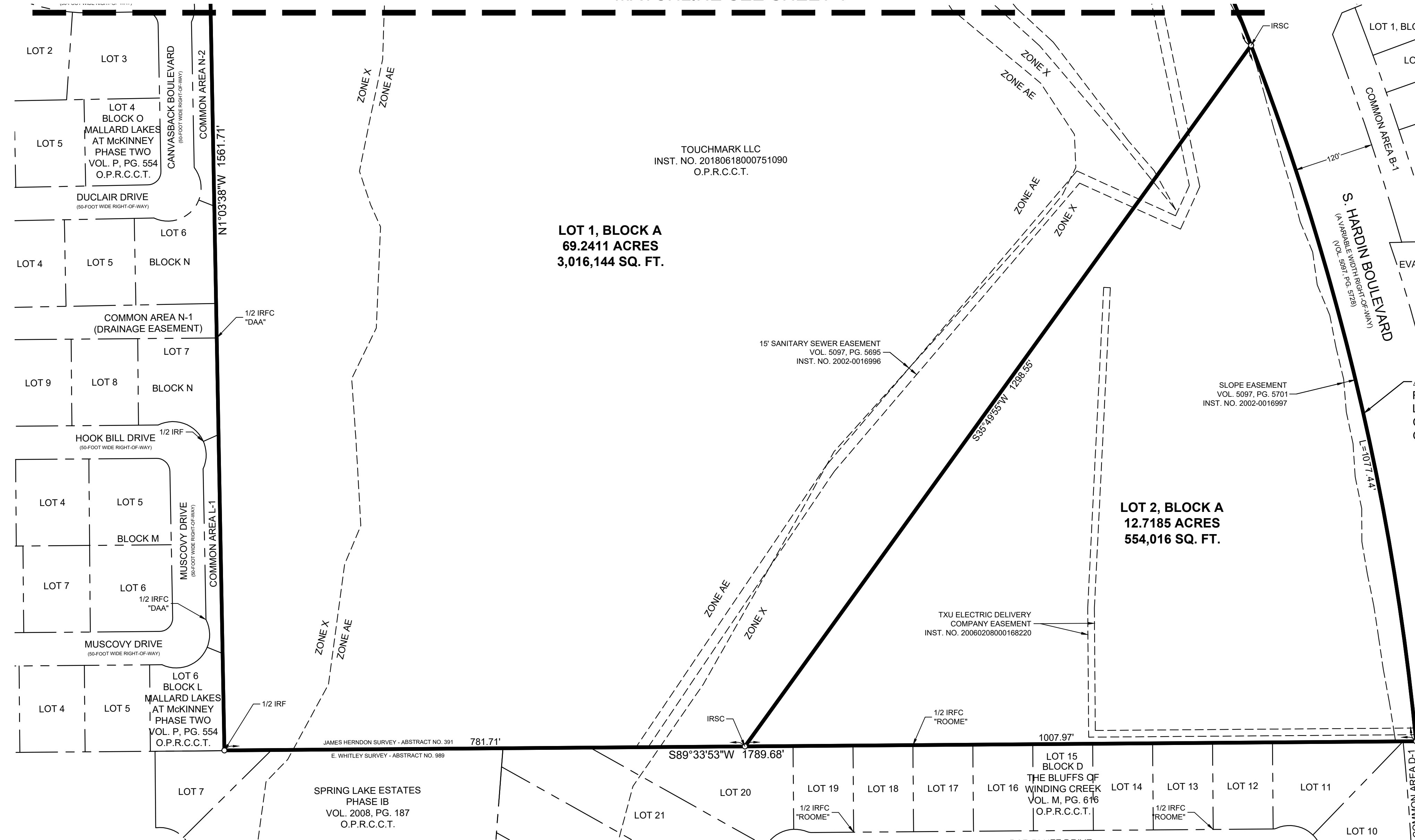
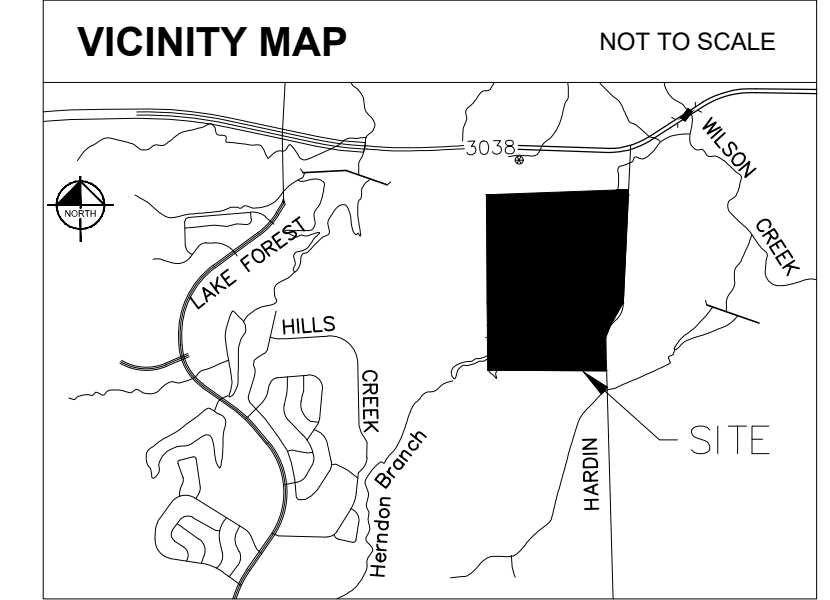
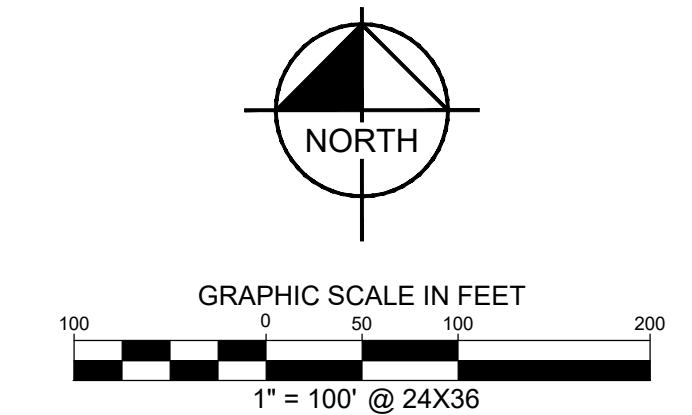
**Kimley»Horn**

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240      FIRM # 10115500      Tel. No. (972) 770-1300      Fax No. (972) 239-3620

Scale 1" = 100'	Drawn by LJG	Checked by JAD	Date JULY 2019	Project No. 064518900	Sheet No. 1 OF 2
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DWG NAME: KCDL\_SURVEY064518900\_MCKINNEY\_EMERALD LAKE ADDITION; PLOTTED BY: GRS/CLC/LS/MSY; 9/21/2019 4:02 PM; LAST SAVED: 9/21/2019 3:38 PM

MATCHLINE SEE SHEET 1



LEGEND
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OWNERS CERTIFICATION
STATE OF TEXAS
COUNTY OF COLLIN
CITY OF MCKINNEY

WHEREAS, TOUCHMARK, LLC is the owner of a tract of land situated in the James Herndon Survey, Abstract No. 391, City of McKinney, Collin County, Texas; and being part of those tracts of land described in Special Warranty Deed to Touchmark, LLC recorded in Instrument No. 20180618000751090 of the Official Public Records of Collin County, Texas; and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with "PACHECO KOCH" cap found in the west right-of-way line of Hardin Boulevard (120-foot wide right-of-way), for the northwest corner of a called 6.458 acre tract described in Right-of-way Warranty Deed to City of McKinney recorded in Volume 5097, Page 5728 Land Records of Collin County, Texas, in the north line of said Tract One and being the beginning of a curve to the left having a central angle of 11°59'14", a radius of 2060.00 feet, a chord bearing and distance of South 20°00'16" East, 430.20 feet;

THENCE with said west right-of-way line of Hardin Boulevard, the following courses and distances:

In a southeasterly direction, with said curve to the left, an arc distance of 430.99 feet to a 5/8-inch iron rod with "KHA" cap set for corner; South 25°59'53" East, a distance of 645.56 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found at the beginning of a tangent curve to the right having a central angle of 20°29'46", a radius of 3940.00 feet, a chord bearing and distance of South 15°45'00" East, 1401.93 feet; In a southeasterly direction, with said curve to the right, an arc distance of 1409.44 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found for the southwest corner of said 6.458 acre tract;

THENCE departing said west right-of-way line of Hardin Boulevard, with the north line of Block D of The Bluffs at Winding Creek, an addition to the City of McKinney according to the plat recorded in Volume M, Page 616 of said Official Public Records and the north line of Block A of Spring Lake Estates Phase IB, an addition to the City of McKinney according to the plat recorded in Volume 2008, Page 187 of said Official Public Records, South 89°33'53" West, a distance of 1789.68 feet to a 1/2-inch iron rod found for corner in the east line of Block L of Mallard Lakes at McKinney Phase Two, an addition to the City of McKinney according to the plat recorded in Volume P, Page 554 of said Official Public Records;

THENCE departing said north line of Spring Lakes Estates Phase IB addition and with said east line of Mallard Lakes at McKinney Phase Two addition, North 1°03'38" West, passing at a distance of 1166.29 feet a 1/2-inch iron rod with "DAA" cap found for the northeast corner of said Spring Lakes Estates Phase IB and the southeast corner of Common Area I of Mallard Lakes at McKinney, Phase One, an addition to the City of McKinney according to the plat recorded in Volume J, Page 45 of said Official Public Records, continuing with the east line of said Mallard Lakes at McKinney, Phase One, in all a total distance of 1561.71 feet to a 2-inch iron pipe found for corner;

THENCE continuing with a north and east line of said Mallard Lakes at McKinney, Phase One addition, the following courses and distances:

North 89°54'41" West, a distance of 180.62 feet to a 1/2-inch iron rod found for corner; from said point a 1-inch iron pipe found bears South 58°16'53" East, a distance of 0.60 feet; North 0°43'45" West, a distance of 772.78 feet to a 5/8-inch iron rod with "KHA" cap set for the northwest corner of said Tract One; from said point a 1/2-inch iron rod with "4701" cap found bears North 77°05'10" East, a distance of 1.26 feet;

THENCE departing said east line of Mallard Lakes at McKinney, Phase One addition and with the north line of said Tract One, North 89°22'54" East, a distance of 1198.37 feet to the POINT OF BEGINNING and containing 81.9596 acres or 3,570,160 square feet of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

OWNER DEDICATION
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, I, TOUCHMARK, LLC, do hereby adopt this conveyance plat designating the hereinabove described property as EMERALD LAKE ADDITION, LOTS 1 & 2, BLOCK A, an addition to the City of McKinney, Collin County, Texas and do hereby dedicate to the public use forever, the 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 or 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 any way endanger or interfere with the construction, maintenance or efficiency of its 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 its respective systems, without the necessity, at anytime, of procuring the permission of anyone.

This plat is made subject to the following Reservation: For Grantor and Grantor's Heirs, Successors, and Assigns Forever; A Reservation of all oil, gas, and other minerals in and under that may be produced from the property.

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

WITNESS MY HAND at \_\_\_\_\_, this the \_\_\_ day of \_\_\_\_\_, 2019.

TOUCHMARK, LLC
By: \_\_\_\_\_
By: \_\_\_\_\_
Name: \_\_\_\_\_
Title: \_\_\_\_\_

STATE OF \_\_\_\_\_ §
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the \_\_\_ day of \_\_\_\_\_, 2019.

Notary Public in and for the State of \_\_\_\_\_

NOTES:

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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 requirements of the subdivision ordinance.

SURVEYORS CERTIFICATE

THAT I, J. Andy Dobbs, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of McKinney, Texas.

Dated this the \_\_\_ day of \_\_\_\_\_, 2019.

J. Andy Dobbs
Registered Professional Land Surveyor No. 6196
Kimley-Horn and Associates, Inc.
13455 Noel Road,
Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
(972) 770-1300
andy.dobbs@kimley-horn.com

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared J. Andy Dobbs, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this \_\_\_ day of \_\_\_\_\_, 2019.

Notary Public in and for the State of Texas

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APPROVED AND ACCEPTED

PLANNING AND ZONING COMMISSION CHAIRMAN
CITY OF MCKINNEY, TEXAS

DATE \_\_\_\_\_

FLOOD STATEMENT:

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5150 SW GRIFFITH DRIVE
BEAVERTON, OR 97005
CONTACT: RICHARD M. WESSELL
PHONE: 503-646-5186

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
CONTACT: JONATHAN KERBY, PE
PHONE: 972-770-1300

CONVEYANCE PLAT
EMERALD LAKE ADDITION
LOTS 1 & 2, BLOCK A
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JAMES HERNDON SURVEY
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Scale 1" = 100' Drawn by LJG Checked by JAD Date JULY 2019 Project No. 064518900 Sheet No. 2 OF 2

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