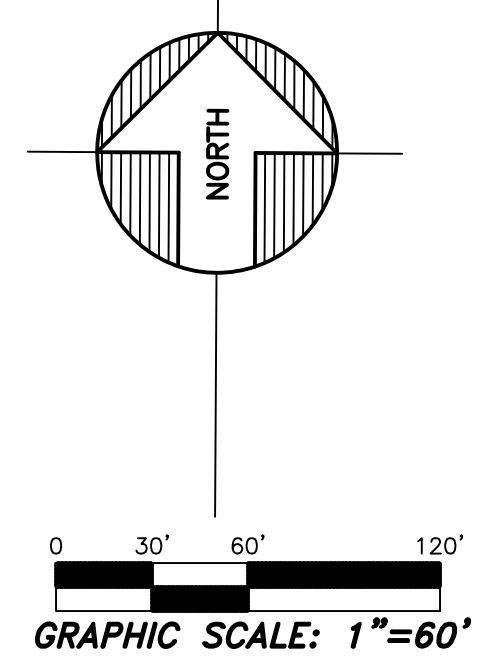


FLOOD NOTE
 ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) - NATIONAL FLOOD INSURANCE PROGRAM (NFIP) - FLOOD INSURANCE RATE MAP (FIRM) - FOR THE COLLIN COUNTY, TEXAS AND INCORPORATED AREAS - MAP NO. 480650245, MAP REVISED, JUNE 02, 2009, THE PROPERTY SHOWN HEREON LIES IN ZONE "X" (OTHER AREAS).
 ZONE "X"(OTHER AREAS) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".



~ EASEMENT LINE TABLE ~

NO.	BEARING	DISTANCE
L1	S 89°35'00" W	450.08'
L2	N 00°25'00" W	63.68'
L3	N 89°35'00" E	36.00'
L4	S 89°35'00" W	146.50'
L5	S 89°35'00" W	57.64'
L6	N 00°25'00" W	53.32'
L7	N 89° 35' 00" E	28.00'
L8	N 00°25'00" W	55.32'
L9	N 89°35'00" E	28.00'
L10	N 00°25'00" W	67.68'
L11	S 89°35'00" W	94.00'
L12	N 00°25'00" W	26.00'
L13	S 00°25'00"E	261.33'
L14	S 00°25'00" E	41.75'
L15	S 00°25'00" E	261.33'
L16	S 19°01'52" W	37.21'
L17	S 12°16'29" E	15.83'
L18	N 12°16'29" W	16.38'
L19	S 89°35'00" W	257.85'
L20	N 79°44'25" W	205.24'
L21	NORTH	29.62'
L22	S 89°48'23" E	262.77'
L23	N 89°35'00" E	185.36'
L24	N 00°26'00" W	33.76'
L25	N/A	N/A

~ EASEMENT LINE TABLE ~

NO.	BEARING	DISTANCE
L26	N 89°35'00" E	240.11'
L27	N 00°02'48" W	12.44'
L28	N 89°57'12" E	10.00'
L29	S 00°02'48" E	8.45'
L30	N 00°25'00" W	64.93'
L31	N 00°25'00" W	112.48'
L32	S 89°35'00" W	10.67'
L33	N 00°25'00" W	10.00'
L34	N 89°35'00" E	8.50'
L35	N 00°25'00" W	10.00'
L36	N 45°25'00" W	11.95'
L37	N 45°25'00" W	0.63'
L38	N 89°35'00" E	8.81'
L39	S 00°25'00" E	20.00'
L40	S 89°35'00" W	15.83'
L41	S 19°01'52" W	19.13'
L42	N 45°25'00" W	29.01'
L43	N 44°35'00" E	10.00'
L44	S 45°25'00" E	27.70'
L45	N 00°38'11" W	103.66'
L46	N 89°35'00" E	8.43'
L47	S 00°13'11" E	103.75'
L48	N/A	N/A
L49	N/A	N/A
L50	EAST	192.73'
L49	WEST	204.47'

~ EASEMENT CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	100.00'	38°54'41"	67.91'	N 07°10'51" E	66.62'
C2	30.00'	117°03'12"	61.29'	N 31°53'24" W	51.17'
C3	30.00'	15°39'49"	8.20'	S 04°26'34" E	8.18'
C4	30.00'	90°00'00"	47.12'	S 45°25'00" E	42.43'
C5	30.00'	90°00'00"	47.12'	N 44°35'00" E	42.43'
C6	54.00'	90°00'00"	84.82'	N 44°35'00" E	76.37'
C7	30.00'	90°00'00"	43.98'	N 44°35'00" E	39.60'
C8	30.00'	90°00'00"	47.12'	N 45°25'00" W	42.43'
C9	30.00'	32°54'44"	17.23'	S 16°41'27" W	17.00'
C10	75.01'	19°26'52"	25.46'	S 09°18'26" W	25.34'
C11	50.00'	32°51'17"	28.67'	S 02°36'11" W	28.28'
C12	30.00'	90°00'00"	47.12'	N 45°25'00" W	42.43'
C13	30.00'	90°00'00"	47.12'	N 44°35'00" E	42.43'
C14	54.00'	90°00'00"	84.82'	N 44°35'00" E	76.37'
C15	42.43'	90°00'00"	47.12'	N 44°35'00" E	42.43'
C16	30.00'	90°00'00"	47.12'	S 45°25'00" E	42.43'
C17	30.00'	90°00'00"	47.12'	S 44°35'00" W	42.43'
C18	25.50'	120°07'49"	53.47'	S 30°21'06" E	44.20'
C19	104.50'	15°46'29"	28.77'	S 21°49'34" W	28.68'
C20	30.00'	90°13'11"	47.24'	S 44°28'25" W	42.51'
C21	54.00'	90°13'11"	85.03'	N 44°28'25" E	76.51'
C22	N/A	N/A	N/A	N/A	N/A
C23	N/A	N/A	N/A	N/A	N/A
C24	N/A	N/A	N/A	N/A	N/A
C25	N/A	N/A	N/A	N/A	N/A
C26	30.00'	36°37'26"	19.18'	S 30°35'12" E	18.85'
C27	24.56'	91°02'36"	39.02'	S 44°54'19" E	35.04'
C28	29.81'	90°30'37"	47.09'	S 44°53'40" W	42.35'
C29	29.81'	90°30'37"	47.09'	N 44°53'40" W	42.35'
C30	30.06'	71°02'25"	37.27'	S 54°27'01" E	34.93'

~ BOUNDARY CURVE TABLE ~

CRV	DELTA	RADIUS	ARC	CH. BEARING	CHORD
C1	19°26'41"	80.00'	27.15'	N 09°18'26" E	27.02'
C2	32°51'07"	50.00'	28.67'	S 02°36'11" W	28.28'
C3	100°10'46"	25.00'	43.71'	S 39°54'24" W	38.35'
C4	04°05'10"	150.06'	10.70'	N 02°27'38" W	10.70'
C5	03°42'34"	1320.00'	85.46'	S 80°08'57" W	85.45'
C6	02°26'22"	1320.00'	48.52'	S 83°03'25" W	48.52'
C7	08°41'59"	150.00'	17.54'	S 03°48'06" E	17.53'

~ BOUNDARY LINE TABLE ~

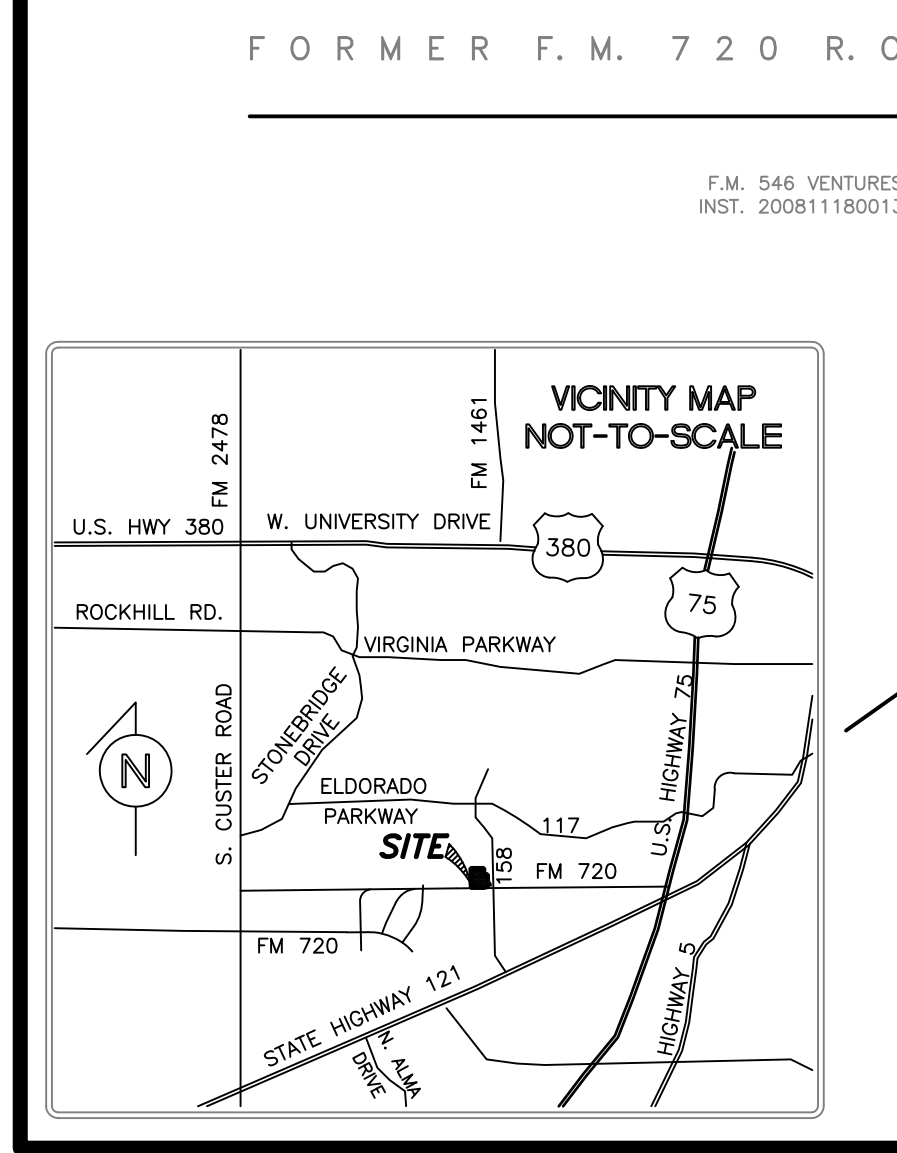
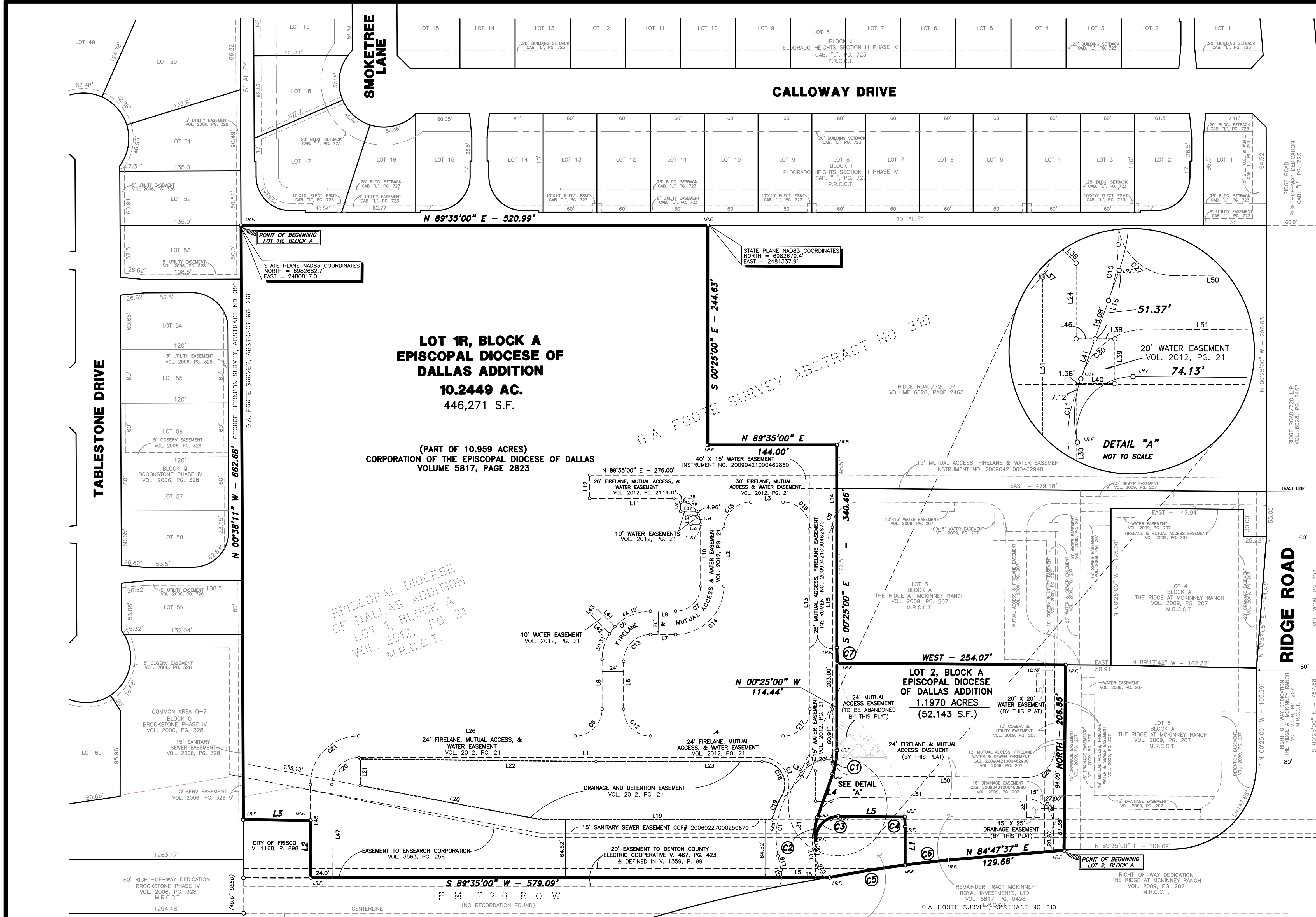
NO.	BEARING	DISTANCE
L1	S 00°25'00" E	42.79'
L2	N 00°38'11" W	63.47'
L3	N 89°37'11" W	75.00'
L4	S 19°01'52" E	51.37'
L5	EAST	74.13'

Revised Per City Comments August 12, 2013
 MINOR RE-PLAT

EPISCOPAL DIOCESE OF DALLAS ADDITION
LOT 1R AND LOT 2, BLOCK A
BEING A REPLAT OF LOT 1, BLOCK A
EPISCOPAL DIOCESE OF DALLAS ADDITION
VOL. 2012, PG. 21
M.R.C.C.T.

11.4419 ACRES OF LAND IN THE G.A. FOOTE SURVEY, ABSTRACT NO. 310
 RECORDED IN VOLUME 5817, PAGE 2823, D.R.C.C.T.
 IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

JULY 22, 2013



NOTE:
 ALL LOTS SITUATED IN WHOLE OR IN PART OF THE CITY'S CORPORATE LIMITS MEET MINIMUM SIZE REQUIREMENTS OF THE GOVERNING ZONING DISTRICT.

NOTE:
 THE OWNERS OF LOT 1R, BLOCK A 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 REFERENCED SYSTEM, ALTHOUGH IT RETAINS THE RIGHT TO ENTER UPON THE EASEMENT FOR PUBLIC PURPOSES.

BASIS OF BEARINGS
 BEARINGS CITED HEREIN ARE BASED ON A RECORDED PLAT OF THE RIDGE AT MCKINNEY RANCH, LOTS 3-5, BLOCK A, AS RECORDED IN COLLIN COUNTY CLERK NUMBER 20090519000608650.

OWNER - LOT 2
 MCKINNEY ROYAL INVESTMENTS, LTD.
 5805 LONDON LANE
 DALLAS, TEXAS 75252
 (214) 368-0238
 FAX (214) 368-0812

OWNER - LOT 1R
 CORPORATION OF THE EPISCOPAL DIOCESE OF DALLAS
 1630 N. GARRETT AVENUE
 DALLAS, TEXAS 75206
 (214) 826-8310
 FAX (214) 826-5968

SURVEYOR
 DAVID PETREE
 11015 MIDWAY ROAD
 DALLAS, TEXAS 75229
 (214) 358-4500
 FAX (214) 358-4600

THE PURPOSE OF THIS PLAT IS TO CREATE 2 PLATTED LOTS

STATE OF TEXAS }
COUNTY OF COLLIN }

**OWNER'S CERTIFICATE
LOT 1R, BLOCK A**

WHEREAS, CORPORATION OF THE EPISCOPAL DIOCESE OF DALLAS, IS THE OWNER OF THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE G. A. FOOTE SURVEY, ABSTRACT NO. 310, COLLIN COUNTY, TEXAS AND BEING A PART OF THE 10.959 ACRE TRACT OF LAND DESCRIBED IN A DEED TO CORPORATION OF THE EPISCOPAL DIOCESE OF DALLAS, A TEXAS NON-PROFIT CORPORATION AND RECORDED IN VOLUME 5817, PAGE 2823 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET FOR THE NORTHWESTERLY CORNER OF SAID 10.959 ACRE CORPORATION OF EPISCOPAL DIOCESE OF DALLAS TRACT, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF A 15 FEET ALLEY AS DEDICATED BY PLAT OF ELDORADO HEIGHTS SECTION III, PHASE IV, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET "L", PAGE 723 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS;

THENCE NORTH 89° 35' 00" EAST AND FOLLOWING ALONG THE NORTH LINE OF SAID 10.959 ACRE CORPORATION OF EPISCOPAL DIOCESE OF DALLAS TRACT AND THE SOUTH LINE OF SAID 15 FEET ALLEY ELDORADO HEIGHTS SECTION III, PHASE IV ADDITION, FOR A DISTANCE OF 520.99 FEET TO A 5/8" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 10.959 ACRE CORPORATION OF EPISCOPAL DIOCESE OF DALLAS TRACT;

THENCE SOUTH 00° 25' 00" EAST AND DEPARTING THE SOUTH LINE OF SAID 15 FEET ALLEY ELDORADO HEIGHTS SECTION III, PHASE IV ADDITION, AND ALONG THE EAST LINE OF 10.959 ACRE CORPORATION OF EPISCOPAL DIOCESE OF DALLAS TRACT, FOR A DISTANCE OF 244.63 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

THENCE NORTH 89° 35' 00" EAST, FOR A DISTANCE OF 144.00 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

THENCE SOUTH 00° 25' 00" EAST, PASSING AT A DISTANCE OF 48.51 FEET THE NORTHWEST CORNER OF LOT 3 OF BLOCK A OF THE RIDGE AT MCKINNEY RANCH, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2009, PAGE 207 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS, PASSING AT A DISTANCE OF 177.51 THE SOUTH WEST CORNER OF SAID LOT 3 BLOCK A OF RIDGE AT MCKINNEY RANCH, THE SAME BEING THE NORTHWEST CORNER OF A 0.174 ACRE TRACT OF LAND CONVEYED TO MCKINNEY ROYAL INVESTMENTS, LTD, A TEXAS LIMITED PARTNERSHIP IN COUNTY CLERK INSTRUMENT NO. 20090331000363360, OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS AND CONTINUING ALONG THE WEST LINE OF SAID 0.174 ACRE TRACT, FOR A TOTAL DISTANCE OF 340.46 FEET TO A 5/8" IRON ROD FOUND FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 80.00 FEET, A CENTRAL ANGLE OF 19° 26' 41", A CHORD BEARING OF SOUTH 09° 18' 26" EAST AT A DISTANCE OF 27.02 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT WITH THE AFOREMENTIONED WEST PROPERTY LINE OF SAID 0.174 ACRE TRACT OF LAND, FOR AN ARC DISTANCE OF 27.15 FEET TO A POINT FOR CORNER;

THENCE SOUTH 19° 01' 52" EAST FOR A DISTANCE OF 51.37 FEET ALONG THE WEST PROPERTY LINE OF SAID 0.174 ACRE TRACT TO AN IRON ROD FOUND FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00, A CENTRAL ANGLE OF 32° 51' 07" , A CHORD BEARING OF S 02° 35' 11" WEST AT A DISTANCE OF 28.28 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT FOLLOWING THE WEST LINE OF SAID 0.174 ACRE TRACT OF LAND, FOR AN ARC DISTANCE OF 28.67 FEET TO A POINT FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 100° 10' 46", HAVING A CHORD BEARING NORTH 39° 54' 24" EAST AT A DISTANCE OF 38.35 FEET;

THENCE NORTH EASTERLY WITH SAID CURVE TO THE RIGHT FOLLING THE SOUTH LINE OF SAID 0.174 ACRE TRACT OF LAND CONVEYED TO MCKINNEY ROYAL INVESTMENTS, LTD, A TEXAS LIMITED PARTNERSHIP IN COUNTY CLERK INSTRUMENT NO. 20130628, OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS, FOR AN ARC DISTANCE OF 43.71, TO A POINT FOR CORNER;

THENCE NORTH 90° 00' 00" EAST A DISTANCE OF 74.13 FEET TO A POINT FOR CORNER, THE SAME BEING IN THE EAST LINE OF SAID CORPORATION OF EPISCOPAL DIOCESE OF DALLAS TRACT, THE SAME BEING THE SOUTH EAST CORNER OF SAID 0.174 ACRE TRACT OF LAND, AND ALSO BEING IN THE WEST LINE OF A TRACT OF LAND CONVEYED TO MCKINNEY ROYAL INVESTMENTS AS RECORDED IN VOLUME 5817, PAGE 0498 OF THE LAND RECORDS COLLIN COUNTY, TEXAS;

THENCE SOUTH 00° 25' 00" EAST AND FOLLOWING, ALONG THE EAST LINE OF SAID 10.959 ACRE CORPORATION OF EPISCOPAL DIOCESE OF DALLAS TRACT, FOR A DISTANCE OF 42.79 FEET (46.43 FEET DEED) TO A 5/8" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 10.959 ACRE CORPORATION OF EPISCOPAL DIOCESE OF DALLAS TRACT, SAID POINT BEING IN THE NORTH RIGHT-OF-WAY LINE OF MCKINNEY RANCH PARKWAY, AS DEDICATED BY THE PLAT OF THE RIDGE AT MCKINNEY RANCH, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2009, PAGE 207 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS, SAID POINT ALSO BEING IN THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1320.00 FEET (1312.09 FEET DEED), A CENTRAL ANGLE OF 03° 42' 34", A CHORD BEARING OF SOUTH 80° 08' 57" WEST AT A DISTANCE OF 85.44 FEET;

THENCE SOUTHWESTERLY ALONG ARC OF SAID CURVE TO THE RIGHT, FOR AN ARC DISTANCE OF 85.46 FEET TO A 5/8" IRON ROD SET FOR CORNER IN THE NORTH RIGHT-OF-WAY LINE OF FARM MARKET ROAD NO. 720;

THENCE SOUTH 89° 35' 00" WEST AND FOLLOWING ALONG THE NORTH RIGHT-OF-WAY LINE OF FARM MARKET ROAD NO. 720, FOR A DISTANCE OF 579.09 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAME BEING IN THE EAST LINE OF A TRACT OF LAND DEDICATED FOR RIGHT-OF-WAY THE PLAT OF BROOKSTONE PHASE IV, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2006, PAGE 328 OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS;

THENCE ALONG THE COMMON LINES OF SAID CITY OF FRISCO TRACT AND 10.959 ACRE CORPORATION OF EPISCOPAL DIOCESE OF DALLAS TRACT, THE FOLLOWING COURSES AND DISTANCES NUMBERED (1) AND (2);

(1) NORTH 00° 38' 11" WEST FOR A DISTANCE OF 63.47 FEET TO A 5/8" IRON ROD SET FOR CORNER;

(2) NORTH 89° 37' 11" WEST FOR A DISTANCE OF 75.00 FEET TO A 5/8" IRON ROD SET FOR CORNER IN THE EAST LINE OF A COMMON AREA Q-2 OF THE SAID BROOKSTONE PHASE IV ADDITION;

THENCE NORTH 00° 38' 11" WEST ALONG THE WEST LINE OF 10.959 ACRE CORPORATION OF EPISCOPAL DIOCESE OF DALLAS TRACT AND THE EAST LINE OF BROOKSTONE PHASE IV ADDITION FOR A DISTANCE OF 662.68 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.2449 ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS }
COUNTY OF COLLIN }

**OWNER'S CERTIFICATE
LOT 2, BLOCK A**

WHEREAS, MCKINNEY ROYAL INVESTMENTS, LTD., A TEXAS LIMITED PARTNERSHIP IS THE OWNER OF THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE G. A. FOOTE SURVEY, ABSTRACT NO. 310, COLLIN COUNTY, TEXAS AND BEING A PART OF THAT TRACT OF LAND DESCRIBED IN A DEED MCKINNEY ROYAL INVESTMENTS, LTD., A TEXAS LIMITED PARTNERSHIP AND RECORDED IN VOLUME 5817, PAGE 0496 OF THE DEED RECORDS OF COLLIN COUNTY TEXAS, AND BEING ALL OF A TRACT OF LAND AS DESCRIBED IN DEED TO MCKINNEY ROYAL INVESTMENTS, LTD. RECORDED UNDER COUNTY CLERK'S FILE NO. 20090331000363360, D.R.C.C.T., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN "X" CUT IN CONCRETE FOUND FOR CORNER, SAID "X" CUT BEING THE SOUTHWEST CORNER OF LOT 5, BLOCK A, THE RIDGE AT MCKINNEY RANCH ADDITION, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2009, PAGE 207, PLAT RECORDS, COLLIN COUNTY, TEXAS (P.R.C.C.T.), SAID "X" CUT ALSO BEING IN THE NORTHERLY RIGHT-OF-WAY LINE OF MCKINNEY RANCH PARKWAY (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE SOUTH 84° 47' 37" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID MCKINNEY RANCH PARKWAY, A DISTANCE OF 129.66 FEET TO A 1/2"-INCH IRON ROD FOUND FOR CORNER AND THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,320.00 FEET, A CENTRAL ANGLE OF 02° 06' 24", A CHORD BEARING OF SOUTH 82° 57' 55" WEST AND A CHORD LENGTH OF 48.53 FEET;

THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE AND CURVE TO THE LEFT, AN ARC DISTANCE OF 48.53 FEET TO A 1/2"-INCH IRON ROD FOUND FOR CORNER;

THENCE NORTH 00° 25' 00" WEST, DEPARTING THE NORTH RIGHT-OF-WAY LINE OF SAID MCKINNEY RANCH PARKWAY, A DISTANCE OF 42.87 FEET TO A 1/2"-INCH IRON ROD FOUND FOR CORNER AND THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 04° 05' 17", A CHORD BEARING OF NORTH 02° 27' 38" WEST AND A CHORD LENGTH OF 10.70 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 10.70 FEET TO A 1/2"-INCH IRON ROD FOUND FOR CORNER;

THENCE NORTH 90° 00' 00" WEST, A DISTANCE OF 74.13 FEET TO A 1/2"-INCH IRON ROD FOUND FOR CORNER AND THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 100° 10' 14", A CHORD BEARING OF SOUTH 39° 54' 24" WEST AND A CHORD LENGTH OF 38.35 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 43.71 FEET TO A 1/2"-INCH IRON ROD FOUND FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 32° 51' 17", A CHORD BEARING OF NORTH 02° 36' 11" EAST AND A CHORD LENGTH OF 28.28 FEET;

THENCE ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 28.67 FEET TO A 1/2"-INCH IRON ROD FOUND FOR CORNER;

THENCE NORTH 19° 01' 52" EAST, A DISTANCE OF 51.37 FEET TO A 1/2"-INCH IRON ROD FOUND FOR CORNER AND THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 80.00 FEET, A CENTRAL ANGLE OF 19° 26' 41", A CHORD BEARING OF NORTH 09° 18' 26" EAST AND A CHORD LENGTH OF 27.02 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 27.15 FEET TO A 1/2"-INCH IRON ROD FOUND FOR CORNER;

THENCE NORTH 00° 25' 00" WEST, A DISTANCE OF 114.44 FEET TO A AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 06° 41' 59", A CHORD BEARING OF SOUTH 03° 45' 58" EAST AND A CHORD LENGTH OF 17.53 FEET;

THENCE ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 17.54 FEET TO A 1/2"-INCH IRON ROD FOUND FOR CORNER;

THENCE NORTH 90° 00' 00" EAST, A DISTANCE OF 254.07 FEET TO AN "X" CUT IN CONCRETE FOUND FOR CORNER;

THENCE SOUTH 00° 00' 00" EAST, A DISTANCE OF 206.85 FEET TO THE POINT OF BEGINNING, CONTAINING 1.1970 ACRES, MORE OR LESS.

STATE OF TEXAS }
COUNTY OF COLLIN }

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS

THAT THE CORPORATION OF THE EPISCOPAL DIOCESE OF DALLAS AND MCKINNEY ROYAL INVESTMENTS, LTD., A TEXAS LIMITED PARTNERSHIP, OWNERS, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DO HEREBY ADOPT THIS RECORD PLAT DESIGNATING THE HERETOFORE DESCRIBED PROPERTY AS EPISCOPAL DIOCESE OF DALLAS ADDITION, LOT 1R & LOT 2, 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 SOLD 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 RECORD PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF MCKINNEY, TEXAS.

WITNESS, MY HAND, THIS THE _____ DAY OF _____, 2013

BY: _____
**TIMOTHY A. MARK - VICE PRESIDENT
CORPORATION OF THE EPISCOPAL DIOCESE OF DALLAS**

STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **TIMOTHY A. MARK**, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED, AND AS THE ACT AND DEED OF SAID PARTNERSHIP.

_____ GIVEN UNDER MY HAND AND SEAL OF OFFICE
ON THE _____ DAY OF _____, 2013. NOTARY PUBLIC IN AND FOR STATE OF TEXAS MY

COMMISSION EXPIRES: _____

MCKINNEY ROYAL INVESTMENTS LTD. A TEXAS LIMITED PARTNERSHIP
BY: **MCKINNEY ROAYL ADVISORS, LLC, A TEXAS LIMITED LIABILITY COMPANY**
BY: **STEPHEN L. SALLMAN, MANAGER**

BY: _____
STEPHEN L. SALLMAN, MANAGER

STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **STEPHEN L. SALLMAN**, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED, AND AS THE ACT AND DEED OF SAID PARTNERSHIP.

_____ GIVEN UNDER MY HAND AND SEAL OF OFFICE ON
THE _____ DAY OF _____, 2013. NOTARY PUBLIC IN AND FOR STATE OF TEXAS MY

COMMISSION EXPIRES: _____

OWNER - LOT 2

**MCKINNEY ROYAL INVESTMENTS, LTD.
5805 LONDON LANE
DALLAS, TEXAS 75252
(214) 368-0238
FAX (214) 368-0812**

OWNER - LOT 1R

**CORPORATION OF THE EPISCOPAL
DIOCESE OF DALLAS
1630 N. GARRETT AVENUE
DALLAS, TEXAS 75206
(214) 826-8310
FAX (214) 826-5968**

SURVEYOR

**DAVID PETREE
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
(214) 358-4500
FAX (214) 358-4600**

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT I, DAVID PETREE, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME OR UNDER MY DIRECTION AND SUPERVISION.

PRELIMINARY--NOT TO BE RECORDED

DAVID PETREE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1890

STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID PETREE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED, AND AS THE ACT AND DEED OF SAID PARTNERSHIP.

_____ GIVEN UNDER MY HAND AND SEAL OF OFFICE ON
THE _____ DAY OF _____, 2013. NOTARY PUBLIC IN AND FOR STATE OF TEXAS.

MY COMMISSION EXPIRES: _____

NOTE:

THE OWNERS OF BLOCK 1R, LOT A 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 REFERENCED SYSTEM, ALTHOUGH IT RETAINS THE RIGHT TO ENTER UPON THE EASEMENT FOR PUBLIC PURPOSES.

APPROVED AND ACCEPTED

PLANNING & ZONING
COMMISSION CHAIRMAN

DATE

NOTE:

ALL LOTS SITUATED IN WHOLE OR IN PART OF THE CITY'S CORPORATE LIMITS MEET MINIMUM SIZE REQUIREMENTS OF THE GOVERNING ZONING DISTRICT.

Revised Per City Comments August 12, 2013

MINOR RE-PLAT

EPISCOPAL DIOCESE OF DALLAS ADDITION

**LOT 1R AND LOT 2, BLOCK A
BEING A REPLAT OF LOT 1, BLOCK A
EPISCOPAL DIOCESE OF DALLAS ADDITION
VOL. 2012, PG. 21
M.R.C.C.T.**

11.4419 ACRES OF LAND IN THE G.A. FOOTE SURVEY, ABSTRACT NO. 310
RECORDED IN VOLUME 5817, PAGE 2823, D.R.C.C.T.
IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

JULY 22, 2013

FILING INFORMATION _____ DATED _____