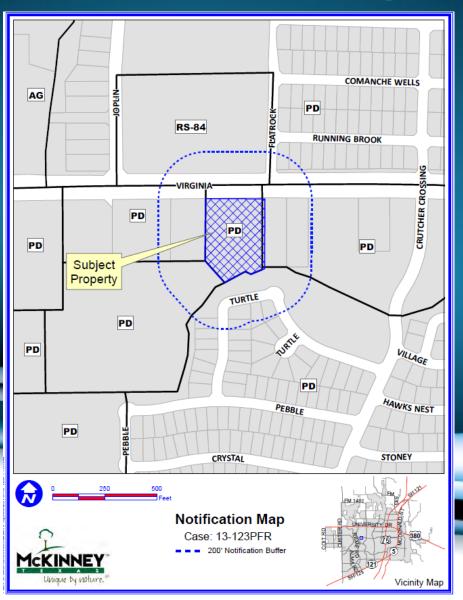
Case No. 13-123PFR

Joplin Acres



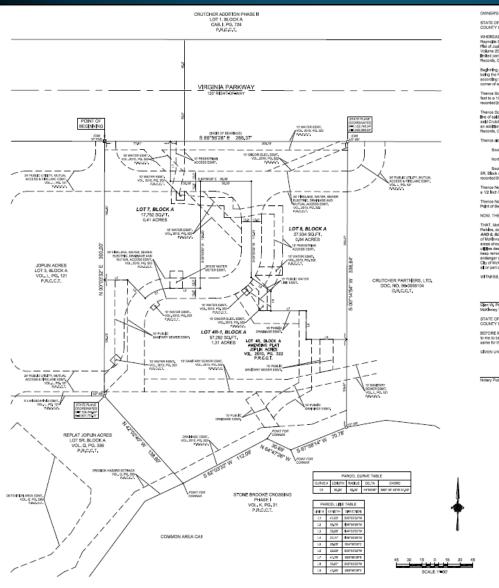
Location Map



Aerial Exhibit



Proposed Preliminary Final Replat



NOTIFIES, MANYON MEDITATIONS IN THE PLAN OF CONTROL TO AN OWNEY OF A REAL PROPERTY OF THE PLAN OF THE

Beginning at an "X" found in concrute for conser in the Bouth live of Velgrish Parkway (a 120 foot Aght-Geary), seld point being the Northeast corner of Lot 3, Block A. Joy in Acres, an addition to the City of McGhrey, Collin County, Texas, according to the dat themed recorded in Volume L. Page 121, Plat Records, Collin County, Texas, and being the Northwest connect dual Lot All.

Thence South 80 degrees 66 minutes 28 seconds East, along the South line of said Virginia Parkway, a distance of 286,37 feet to a 10 linch from not found at the Northwest corner of a tract of land conveyed to Crustrifield Partners, U.S. by deed recorded in Douzemen No. 96-0009940, Deed Records, Colin Courty, Texas;

Theore South 00 decrees 1d reluctes 5d secreets West Leaden the South No of sald Virginia Parkway and along the West The direct Custoff Services, List tests a detaction of \$55,65 and to a 101 bit horses found at the Southern state of a solid Custoff Services, List tests a detaction of \$55,65 and to a 101 bit horses found at the Southern state of a solid Custoff Services, List Access the Services of Services of Services and Custoff Services, List Access the Southern Services of Services and Custoff S

Thence along the North line of sald Common Area CA1, Stone Brooke Crossing, Phase I as follows:

South 67 degrees 56 minutes 14 seconds West, a distance of 70.78 feet to a point for corner

North 64 degrees 47 minutes 26 seconds West, a distance of 30.69 feet to a point for corner,

South 52 degrees 00 refruses 32 seconds West, a distance of 112.00 feet to a point at the most Easterly corner of Lo SR, Black A, Replat of Jogin Acres, an addition to the City of McChiney, Colle County, Tesas, according to the plat thereof recorded in Volume Q, Page 383, PMIR Records, Colle County, Tesas (A).

Thence North 00 degrees 03 minutes 32 seconds East, along the East line of said Lot 3, a distance of 300.00 feet to the Point of Beginning and containing 102,966 aguinn feet or 2,26 ages of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

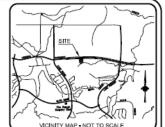
THAT, McChroy MCB Pertners, a Toxas (Inhad pathwork), acting by and through In-duly suboptied of low. Clin W, Perbin, does heating adopt the jablic designating the heatin above described groupsly as a plant of RPFLAT OF LOTS 464-7. P AND IS, BLOCK A, AGNIM ACRES, being a parison List of Resides. A, Americally Field Lingh Annes, in action to be Clip of McGinesy, Cells County, Tesas, and does heetly adobted to the public was brown, the street, a large and public seasons shown the County and the County and public seasons shown hereous, the Essentials is sometiment from a discontrained for the City Workform and all public seasons and the County and the County and a public seasons are shown hereous. areas shown hereon, the Essentents as shown, for musical use and accommodate of the City of Nothreey and all public vallets deleting to use or using mann, All and any public utility and their City of Nothrees and the size beythin moreous and lessy memors all or just of any to lating, from, which, the control instructions of professions that is any way may confusing or further tools the consolution, maintenance or efficiency of the species reported is subject to professions and the City of Moleney and public offiles consoluting, accordancing, lessociety, particip, maintaining and adding to or removing all or parties in sequence vaptime whom the mossagity are up the optionaging the promisition of anyon.

WITNESS, MY HAND, this the ______day of ____

BEFORE ME, the undendgreed, a Notary Public in and for said County and State on this day appears Olan W. Perkins, know to me to be the entity whose name is suspected to the foreign instrument and acknowledged to me that they executed the same for the purposes and conditionalisms therein expressed and in the capacity therein states.

GIVEN UNDER MY HAND AND SEAL OF CITICS, this the day of

LEGEND:



THAT, I, GARY E, JOHNSON, Texas Registered Professional Land Surveyor, locused by the State of Texas, do hereby certify that largeared this plat from an on the ground survey of the jand, and that the corner measurements where hereon were. found under my personal supervision in accordance with the platting rules and regularizes of the City of McKinney, Collin County, Texas.

PRELIMINARY-FINAL REPLAT FOR REVIEW PURPOSES ONLY 07/16/2013

Gary E. Johnson Texas Registered Professional Land Surveyor No. 6299

Before me the undersigned Notary Public in and for the said County and State, on this date personally appeared Gary E. Johnson, know to me to be the person whose name is subscribed to the foregoing hotument, and acknowledge to me that he executed the same for the purpose and considerations therein expressed.

Notary Public in and for the State of Texas

GENERAL NOTES:

BEARINGS ARE BASED ON THE SOUTH LINE OF VIRIGINA PARKWAY PER PLAT OF LOT AR, BLOCK A, MEINCHOS PLAT OF JOPLIN AGRES, AN ADDITION TO THE CITY OF MENINEY, COLLIN COUNTY, TEXAS ACCORDING TO THE PLAT REDORDED IN VOLUME 2018, PAGE 302, PLACE, T., (58796297E)

2) (N) THE PURPOSE OF THIS REPLAT IS TO CREATE SLOTS FROM 1 EXISTING

The second secon

4) SELLING A PORTION OF THIS ADDITION BY METER AND BOUNDS IS A VIOLATION OF CITY SUBDIMISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBLECT TO THIS AND WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES.

IS THE CONCERNING.

BY THE CONCERNING AND ANY BUBBLEDUINT CONCERN OF THE PILATTED AREA SHALL BE SAY ACCIPION, THE CONCERNING, THE CONCERNING AND ACCIPION ACCIPION AND ACCIPION ACC

6) PRELIMINARY FINAL REPLAT FOR REVIEW PURPOSES ONLY, ALL PROPOSED LOTS STRUCTED IN WHOLE OR PART WITHIN THE CITY'S COMPONATE LIMITS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE COVERNING ZOMING DISTRICT.





ENGINEER
JOHN THOMAS ENGINEE
ALLEN, TEXAS 75013
P- (214)491-1830

PRELIMINARY FINAL REPLAT JOPLIN ACRES LOTS 4R-1, 7 AND 8, BLOCK A REPLAT OF LOT 4R, BLOCK A AMENDING OF JOPLIN ACRES

J.M. McREYNOLDS SURVEY, ABSTRACT NO. 578 CITY OF McKINNEY, COLLIN COUNTY, TEXAS

DATE: 06/04/2013 / JOS # 1301525-1 / SCALE# 11# 30