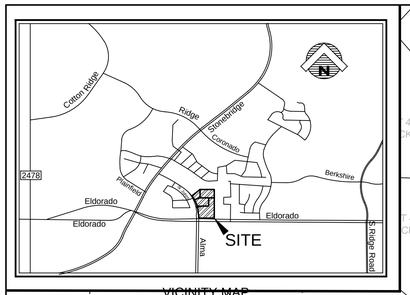
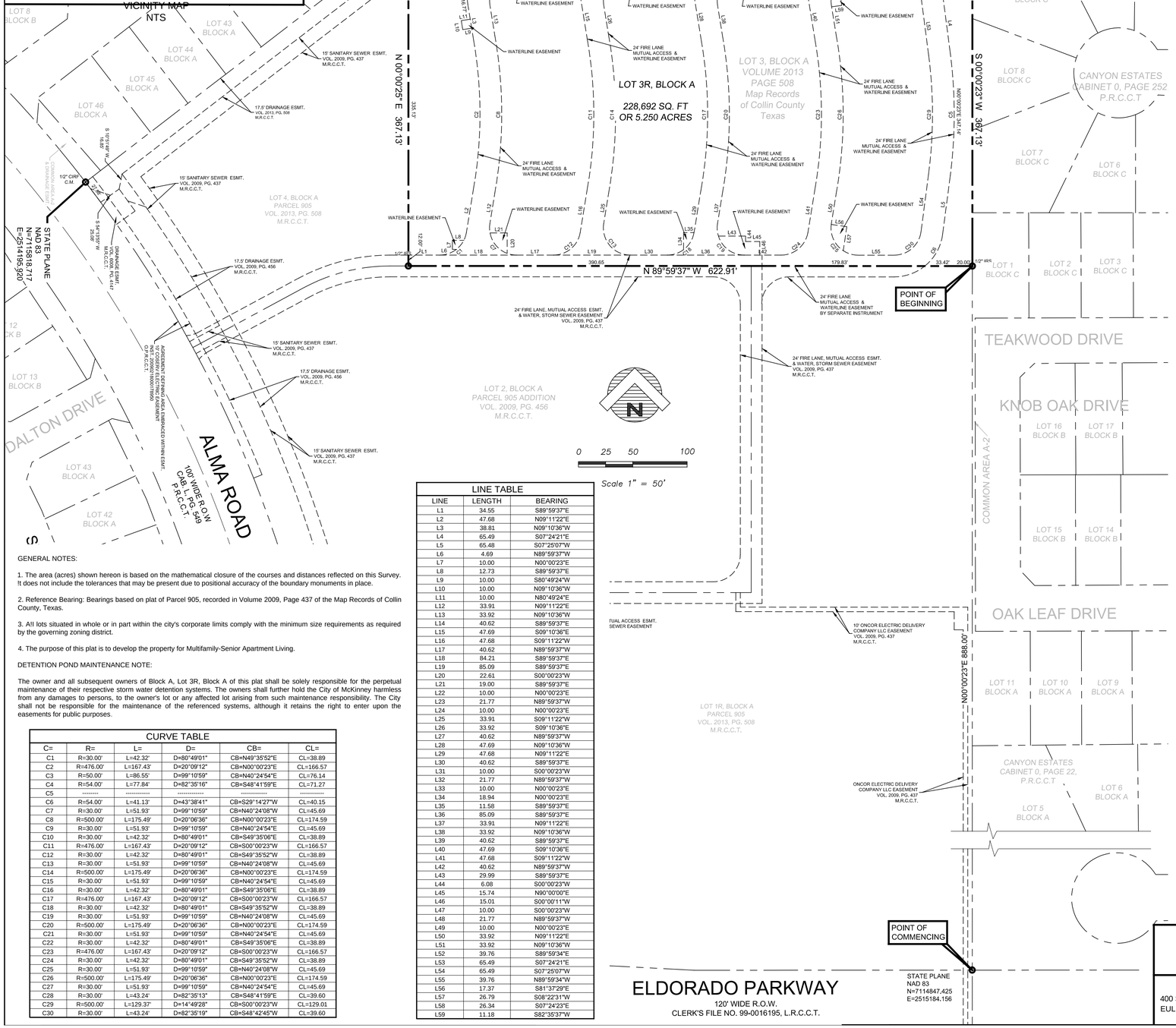


VICINITY MAP
NTS



GENERAL NOTES:

1. The area (acres) shown hereon is based on the mathematical closure of the courses and distances reflected on this Survey. It does not include the tolerances that may be present due to positional accuracy of the boundary monuments in place.

2. Reference Bearing: Bearings based on plat of Parcel 905, recorded in Volume 2009, Page 437 of the Map Records of Collin County, Texas.

3. All lots situated in whole or in part within the city's corporate limits comply with the minimum size requirements as required by the governing zoning district.

4. The purpose of this plat is to develop the property for Multifamily-Senior Apartment Living.

DETENTION POND MAINTENANCE NOTE:

The owner and all subsequent owners of Block A, Lot 3R, Block A of this plat shall be solely responsible for the perpetual maintenance of their respective storm water detention systems. The owners 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 systems, although it retains the right to enter upon the easements for public purposes.

CURVE TABLE

C=	R=	L=	D=	CB=	CL=
C1	R=30.00'	L=42.32'	D=80°49'01"	CB=N49°35'52"E	CL=38.89
C2	R=476.00'	L=167.43'	D=20°09'12"	CB=N00°00'23"E	CL=166.57
C3	R=50.00'	L=86.55'	D=99°10'59"	CB=N40°24'54"E	CL=76.14
C4	R=54.00'	L=77.84'	D=82°35'16"	CB=S48°41'59"E	CL=71.27
C5	--------	----------	----------	----------	----------
C6	R=54.00'	L=41.13'	D=43°38'41"	CB=S29°14'27"W	CL=40.15
C7	R=30.00'	L=51.93'	D=99°10'59"	CB=N40°24'08"W	CL=45.69
C8	R=500.00'	L=175.49'	D=20°06'36"	CB=N00°00'23"E	CL=174.59
C9	R=30.00'	L=51.93'	D=99°10'59"	CB=N40°24'54"E	CL=45.69
C10	R=30.00'	L=42.32'	D=80°49'01"	CB=S49°35'06"E	CL=38.89
C11	R=476.00'	L=167.43'	D=20°09'12"	CB=S00°00'23"W	CL=166.57
C12	R=30.00'	L=42.32'	D=80°49'01"	CB=S49°35'52"W	CL=38.89
C13	R=30.00'	L=51.93'	D=99°10'59"	CB=N40°24'08"W	CL=45.69
C14	R=500.00'	L=175.49'	D=20°06'36"	CB=N00°00'23"E	CL=174.59
C15	R=30.00'	L=51.93'	D=99°10'59"	CB=N40°24'54"E	CL=45.69
C16	R=30.00'	L=42.32'	D=80°49'01"	CB=S49°35'06"E	CL=38.89
C17	R=476.00'	L=167.43'	D=20°09'12"	CB=S00°00'23"W	CL=166.57
C18	R=30.00'	L=42.32'	D=80°49'01"	CB=S49°35'52"W	CL=38.89
C19	R=30.00'	L=51.93'	D=99°10'59"	CB=N40°24'08"W	CL=45.69
C20	R=500.00'	L=175.49'	D=20°06'36"	CB=N00°00'23"E	CL=174.59
C21	R=30.00'	L=51.93'	D=99°10'59"	CB=N40°24'54"E	CL=45.69
C22	R=30.00'	L=42.32'	D=80°49'01"	CB=S49°35'06"E	CL=38.89
C23	R=476.00'	L=167.43'	D=20°09'12"	CB=S00°00'23"W	CL=166.57
C24	R=30.00'	L=42.32'	D=80°49'01"	CB=S49°35'52"W	CL=38.89
C25	R=30.00'	L=51.93'	D=99°10'59"	CB=N40°24'08"W	CL=45.69
C26	R=500.00'	L=175.49'	D=20°06'36"	CB=N00°00'23"E	CL=174.59
C27	R=30.00'	L=51.93'	D=99°10'59"	CB=N40°24'54"E	CL=45.69
C28	R=30.00'	L=43.24'	D=82°35'13"	CB=S48°41'59"E	CL=39.60
C29	R=500.00'	L=129.37'	D=14°49'28"	CB=S00°00'23"W	CL=129.01
C30	R=30.00'	L=43.24'	D=82°35'19"	CB=S48°42'45"W	CL=39.60

LINE TABLE

LINE	LENGTH	BEARING
L1	34.55	S89°59'37"E
L2	47.68	N09°11'22"E
L3	38.81	N09°10'36"W
L4	65.49	S07°24'21"E
L5	65.48	S07°25'07"W
L6	4.69	N89°59'37"W
L7	10.00	N00°00'23"E
L8	12.73	S89°59'37"E
L9	10.00	S80°49'24"W
L10	10.00	N09°10'36"W
L11	10.00	N80°49'24"E
L12	33.91	N09°11'22"E
L13	33.92	N09°10'36"W
L14	40.62	S89°59'37"E
L15	47.69	S09°10'36"E
L16	47.68	S09°11'22"W
L17	40.62	N89°59'37"W
L18	84.21	S89°59'37"E
L19	85.09	S89°59'37"E
L20	22.61	S00°00'23"W
L21	19.00	S89°59'37"E
L22	10.00	N00°00'23"E
L23	21.77	N89°59'37"W
L24	10.00	N00°00'23"E
L25	33.91	S09°11'22"W
L26	33.92	S09°10'36"E
L27	40.62	N89°59'37"W
L28	47.69	N09°10'36"W
L29	47.68	N09°11'22"E
L30	40.62	S89°59'37"E
L31	10.00	S00°00'23"W
L32	21.77	N89°59'37"W
L33	10.00	N00°00'23"E
L34	18.94	N00°00'23"E
L35	11.58	S89°59'37"E
L36	85.09	S89°59'37"E
L37	33.91	N09°11'22"E
L38	33.92	N09°10'36"W
L39	40.62	S89°59'37"E
L40	47.69	S09°10'36"E
L41	47.68	S09°11'22"W
L42	40.62	N89°59'37"W
L43	29.99	S89°59'37"E
L44	6.08	S00°00'23"W
L45	15.74	N90°00'00"E
L46	15.01	S00°00'11"W
L47	10.00	S00°00'23"W
L48	21.77	N89°59'37"W
L49	10.00	N00°00'23"E
L50	33.92	N09°11'22"E
L51	33.92	N09°10'36"W
L52	39.76	S89°59'34"E
L53	65.49	S07°24'21"E
L54	65.49	S07°25'07"W
L55	39.76	N89°59'34"W
L56	17.37	S81°37'29"E
L57	26.79	S08°22'31"W
L58	26.34	S07°24'23"E
L59	11.18	S82°35'37"W

ELDORADO PARKWAY
120' WIDE R.O.W.
CLERK'S FILE NO. 99-0016195, L.R.C.C.T.

OWNER'S CERTIFICATE

OVERALL LEGAL

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, EMERALD COTTAGES OF STONEBRIDGE, LTD. , a Texas limited partnership is the owner of that certain lot, tract or parcel of land situated in the J. Magner Survey, Abstract Number 623 and the J. Magner Survey, Abstract Number 624, in the City of McKinney, Collin County, Texas, and being all of Lot 3, Block A, Parcel 905 Addition, an addition to the City of McKinney, Collin County, Texas, according to the plat thereof recorded in Volume 2013, Page 508, Map Records, Collin County, Texas, and being a portion of that certain tract of land described in a deed to Fourteenth Street Limited Partnership, a Texas limited partnership as filed for recorded under Clerk's File No. 20060410000467920, of the Land Records of Collin County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found at a northeast corner of Eldorado Parkway, as filed for record Under Clerk's File No. 99-0016197 of the Land Records of Collin County, Texas, said corner being in the northwest corner of Eldorado Parkway as per Canyon Estates, according to the record Plat thereof, as filed for record in Cabinet O, Page 252 of the Plat Records of Collin County, Texas;

THENCE North 00°00'23" East, along the common line of said Lot 1R; Block A, and said Canyon Estates, a distance of 888.00 feet to a 1/2 inch capped iron rod set found for the POINT OF BEGINNING;

THENCE North 89°59'37" West, crossing said Lot 1R, Block A, passing the northeast corner of Lot 2, Block A, Parcel 905 Addition, an addition to the City of McKinney, Collin County, Texas, according to the plat thereof recorded in Volume 2009, Page 456, Plat Records, Collin County, Texas, at a distance of 244.26 feet, and continuing a total distance of 622.91 feet to a 1/2 inch capped iron rod set for corner, said point being the southeast corner of Lot 4, Block A, Parcel 905 Addition, an addition to the City of McKinney, Collin County, Texas, according to the plat thereof recorded in Volume 2013, Page 508, Map Records, Collin County, Texas.;

THENCE North 00°00'25" East, along the common line of said Lot 3, Block A and Lot 4, Block A, a distance of 367.13 feet to a 1/2 inch capped iron rod set for corner, said point being the easterly southeast corner of Parkview Estates, Phase 2, an addition to the City of McKinney, Collin County, Texas, according to the plat thereof recorded in Volume 2006, Page 73, Plat Records, Collin County, Texas

THENCE South 89°59'37" East, along the common line of said Lot 3, and said Stanford Meadows, Phase I, a distance of 622.91 feet to a 1/2 inch iron rod found at the southeast corner of said Stanford Meadows, and being in the west line of said Canyon Estates;

THENCE South 00°00'23" West, along the common line of said Lot 3, Block A and said Canyon Estates, 367.13 feet to the POINT of BEGINNING and containing 228,189 square feet or 5.250 acres of computed land.

DEDICATION

STATE OF TEXAS)(
COUNTY OF COLLIN)(
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, EMERALD COTTAGES OF STONEBRIDGE, LTD. , a Texas limited partnership, do hereby adopt this plat designating the hereon described property as LOT 3R, BLOCK A OF PARCEL 905 ADDITION, an addition to the City of McKinney, Collin County, Texas, and do hereby dedicate to the public use forever, the streets and easements shown hereon for the purpose as indicated. The Firelane, Mutual Access and Utility Easement being hereby dedicated for the mutual use and accommodation of the City of McKinney and all public utilities desiring to use or using same. The Firelane, Mutual Access and City Utility Easements created hereby shall also impose on the hereon described property, for the benefit of each owner hereof, their successors and assigns, and all employees, agents, tenants, licensees, invitees, and guests of every such owner and their tenant(s), a non-exclusive, continuous, and perpetual easement for roadways, walkways, vehicular and pedestrian ingress and egress (but not for parking) over, across, and upon the Firelane, Mutual Access and City Utility Easements. 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 shall, at all times, have the full right of ingress and egress to or from and upon 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. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of McKinney, Texas.

WITNESS MY HAND at _____ Texas, This _____ day of _____, 2014.

By: _____
EMERALD COTTAGES OF STONEBRIDGE, LTD.
4849 GREENVILLE AVE. , SUITE 250
DALLAS, TEXAS 75206

COUNTY OF COLLIN
STATE OF TEXAS

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____, 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 purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the ____ day of _____, 2014.

_____
Notary Public, State of Texas

My commission expires: _____

CERTIFICATE OF SURVEYOR

That I, William P. Price, do hereby certify that I prepared this plat and the field noted 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 Regulation of the City of Mckinney, Collin County, Texas.

Dated this the ____ day of _____, 2014.

_____
William P.Price
Registered Professional Land Surveyor No. 3047

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 William P. Price, 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 purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the ____ day of _____, 2014.

_____
Notary Public, State of Texas

My commission expires: _____

PRELIMINARY-FINAL PLAT
of
Parcel 905 Addition
Lot 3R, Block A (5.250 Acres)

AN ADDITION TO THE CITY OF McKINNEY
COLLIN COUNTY, TEXAS
SITUATED IN THE
IN ALL BEING 5.250 ACRES
J. MAGNER SURVEY, ABSTRACT NO. 624
LOCATED IN THE
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

OWNER/DEVELOPER

EMERALD COTTAGES OF
STONEBRIDGE, LTD.
4849 GREENVILLE AVE.
SUITE 250
DALLAS, TEXAS 75206
PHONE (214) 521-4446
FAX (214) 361-4004
CONTACT: MARK MATISE

PRELIMINARY-FINAL PLAT FOR REVIEW ONLY

RECEIVED
By Kathy Wright at 4:49 pm, Feb 10, 2014

SHEET: 1 OF 1

SURVEY GROUP
SURVEYING * CONSULTING * MANAGEMENT
TBPS No. 101733-00
400 SOUTH INDUSTRIAL BLVD., STE 219
EULESS, TEXAS 76040
(817) 354-1445
(817) 354-1451 FAX

JOB NO.:	13-158 REPLAT
DATE:	FEBRUARY 10, 2014
SCALE:	1" = 60'
DRAWN BY:	R.M.