

2009010900024700 03/10/2009 01:52:58 PM PL 1/1

WATER EASEMENT (C.C. #2009010900024710)

FUTURE LOT 6, BLOCK A ELDORADO OFFICE PARK ADDITION

PART OF TRACT II ELDORADO LAND COMPANY, L.P. (VOL. 4337, PG. 1475)

FIRE LANE, MUTUAL ACCESS, DRAINAGE, WATER, & SANITARY SEWER EASEMENT (C.C. #2009010900024680)

DETENTION EASEMENT (2009010900024700)

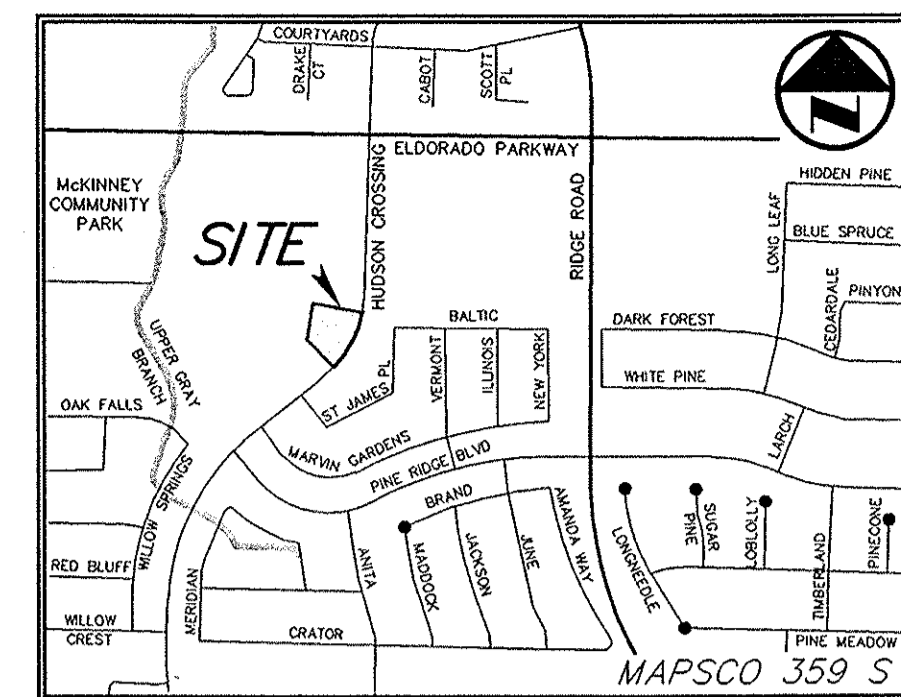
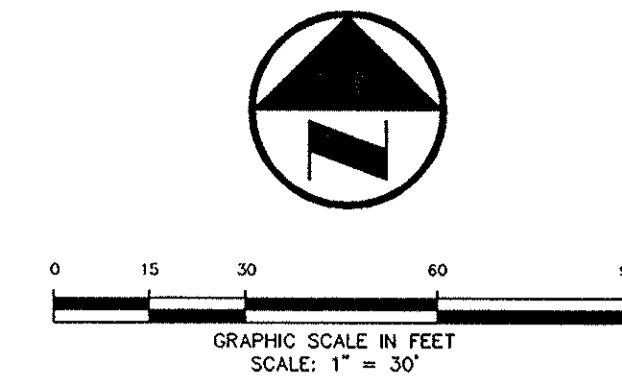
15' SANITARY SEWER & DRAINAGE EASEMENT (C.C. #2009010900024670)

15' DRAINAGE EASEMENT (C.C. #2009010900024690)

15' SANITARY SEWER EASEMENT

LOT 1R ELDORADO VILLAS ADDITION (CAB. O, PG. 507)

LOT 4R, BLOCK A VIGOR-ELDORADO WEST ADDITION (VOL. 2006, PG. 142)



VICINITY MAP NOT TO SCALE

Filed and Recorded Official Public Records State of Texas, Collin County, Texas 03/10/2009 01:52:58 PM \$21.00 BPT/STENSON 20090310010000570

2009/04 [Signature]

LOT 5, BLOCK A ELDORADO OFFICE PARK ADDITION

2.0000 ACRES (87,120 SF) RIDDLER STREET MONTESSORI, LLC (C.C. #20081231001467980)

1/2-INCH IRON ROD W/ "W.A.I." CAP FOUND (C.M.) N=7,113,911.12 E=2,518,192.53

N 54°06'55" W (BEARING BASIS)

24' FIRE LANE, MUTUAL ACCESS, DRAINAGE, WATER, & SANITARY SEWER EASEMENT

15' ELECTRIC LINE ESMT. (VOL. 5417, PG. 5000)

VISIBILITY EASEMENT

OWNER'S DEDICATION

STATE OF TEXAS ~ COUNTY OF COLLIN ~

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, We, Riddle Street, LLC, do hereby adopt this plat designating the hereinabove described property as the Eldorado Office Park Addition, Lot 5, Block A, an addition to the City of McKinney, Collin County, Texas, and do hereby dedicate to the public use forever, their streets, alleys and public use areas 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 anyway, endanger interfere with the construction, maintenance or efficiency of it's 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 it's respective systems, without the necessity, at anytime, of procuring the permission of anyone. This plat approved subject to all platting ordinance, rules, regulations and resolutions of the City of McKinney, Texas.

WITNESS MY HAND at Collin County, Texas, this 4th day of March, 2009.

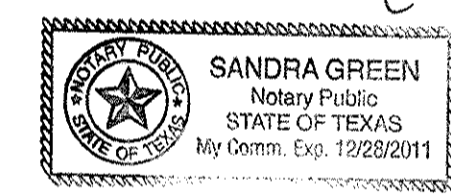
By: [Signature] Riddle Street, LLC

STATE OF TEXAS ~ COUNTY OF COLLIN ~

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Dr. Bhooma Srinivasan, authorized representative of Riddle Street, LLC, authorized to do business in the State of Texas.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 4th day of March, 2009.

[Signature] Notary Public in and for the State of Texas



LINE TABLE with columns: LINE, BEARING, LENGTH. Rows L1 through L10.

CURVE TABLE with columns: CURVE, DELTA, RADIUS, LENGTH, TANGENT, CHORD BEARING, CHORD. Rows C1 through C6.

OWNER'S CERTIFICATE

STATE OF TEXAS ~ COUNTY OF COLLIN ~

WHEREAS, Riddle Street, LLC is the owner of a 2.0000 acre tract of land situated in the George Herndon Survey, Abstract No. 390, City of McKinney, Collin County, Texas; said tract being all of that certain tract of land described in Special Warranty Deed With Vendor's Lien to said Riddle Street Montessori, LLC recorded in County Clerk's File No. 20081231001467980 of the Deed Records of Collin County, Texas; said 2.0000 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod with "Pacheco Koch" cap found in the westerly right-of-way line of Hudson Crossing (a 60-foot wide right-of-way); said point being the southernmost corner of said Riddle Street tract and also being the easternmost corner of Lot 1R, Eldorado Villas Addition, an addition to the City of McKinney, Texas according to the plat recorded in Cabinet O, Page 507 of the Plat Records of Collin County, Texas;

THENCE, departing the said westerly line of Hudson Crossing and along the common line between said Riddle Street tract and said Lot 1R, the following two (2) calls:

North 54 degrees, 06 minutes, 55 seconds West, a distance of 367.83 feet to a 1/2-inch iron rod with "W.A.I." cap found for corner; said point also being a re-entrant corner of said Lot 1R;

North 00 degrees, 23 minutes, 08 seconds West, a distance of 93.35 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap found for corner;

THENCE, North 89 degrees, 36 minutes, 52 seconds East, departing the said common line between Riddle Street tract and Lot 1R and along the north line of said Riddle Street tract, a distance of 448.20 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap found for corner in the said westerly line of Hudson Crossing; said point also being the beginning of a non-tangent curve to the right;

THENCE, in a southwesterly direction, departing the said north line of Riddle Street tract and along the said westerly line of Hudson Crossing and said curve to the right, having a central angle of 20 degrees, 32 minutes, 43 seconds, a radius of 970.00 feet, a chord bearing and distance of South 25 degrees, 36 minutes, 43 seconds West, 345.96 feet, an arc distance of 347.82 feet to the POINT OF BEGINNING;

CONTAINING, 87,120 square feet or 2.0000 acres of land, more or less.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Roman L. Groyzman, 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, Collin County, Texas.

[Signature] Roman L. Groyzman, Registered Professional Land Surveyor No. 5864

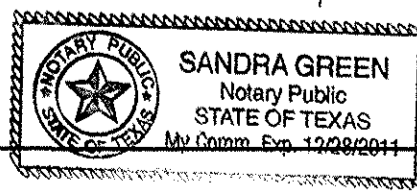


STATE OF TEXAS ~ COUNTY OF COLLIN ~

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Roman L. Groyzman, known to 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 consideration therein expressed and in the capacity therein stated.

WITNESS MY HAND at Collin County, Texas, this 4th day of March, 2009.

[Signature] Notary Public in and for the State of Texas.



"Approved and Accepted"

[Signature] Mayor City of McKinney, Texas 2-6-09 Date

NOTES:

- 1. BEARING SYSTEM FOR THIS SURVEY IS BASED ON A BEARING OF NORTH 54 DEGREES, 06 MINUTES, 55 SECONDS WEST FOR THE NORTHEAST LINE OF LOT 1R, ELDORADO VILLAS ADDITION, AN ADDITION TO THE CITY OF MCKINNEY, TEXAS ACCORDING TO THE PLAT RECORDED IN CABINET O, PAGE 507 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS.
2. ALL LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS AS REQUIRED BY THE ZONING DISTRICT.
3. (C.M.) - CONTROLLING MONUMENT.
4. FIR - 5/8-INCH IRON ROD WITH "POGUE ENG & DEV" CAP FOUND.
5. COORDINATES SHOWN HEREON ARE STATE PLANE COORDINATES, TEXAS NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83).
6. THE OWNERS OF BLOCK A, LOT 5 & FUTURE LOT 6 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.

ZONING EXHIBIT

RECORD PLAT LOT 5, BLOCK A ELDORADO OFFICE PARK ADDITION (2.0000 ACRES) LOCATED IN THE CITY OF MCKINNEY, TEXAS AND BEING OUT OF THE GEORGE HERNDON SURVEY, ABSTRACT No. 390 COLLIN COUNTY, TEXAS

Table with columns: OWNER, DATE, SCALE, DRAWN BY, CHECKED BY, P.I. NO., etc.



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