

LEGAL DESCRIPTION
 BEING 26.3035 ACRE TRACT OF LAND SITUATED IN ANDREW S. YOUNG SURVEY, ABSTRACT NO. 1037 IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, SAID 26.3035 ACRE TRACT OF LAND BEING ALL OF PARCEL 811 AS RECORDED IN CLERK'S FILE NUMBER _____, COLLIN COUNTY, TEXAS, AND BEING A PART OF PARCEL 810 AS RECORDED IN CLERK'S FILE NUMBER _____, COLLIN COUNTY, TEXAS, SAID 26.3035 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8" IRON ROD SET FOR CORNER AT THE SOUTHEAST END OF A CORNER CLIP AT THE INTERSECTION OF NORTH RIGHT-OF-WAY LINE OF ELDORADO PARKWAY (A VARIABLE WIDTH RIGHT-OF-WAY) AND THE EAST RIGHT-OF-WAY LINE OF CUSTER ROAD (VARIABLE WIDTH RIGHT-OF-WAY), SAID POINT ALSO BEING THE MOST SOUTHERLY SOUTH WEST CORNER OF SAID PARCEL 810;

THENCE NORTH 44° 43' 31" WEST AND FOLLOWING ALONG SAID CORNER CLIP AT THE INTERSECTION OF NORTH RIGHT-OF-WAY LINE OF SAID ELDORADO PARKWAY AND THE EAST RIGHT-OF-WAY LINE OF CUSTER ROAD, FOR A DISTANCE OF 7.73 FEET TO A 5/8" IRON ROD SET FOR CORNER IN THE EAST RIGHT-OF-WAY LINE OF CUSTER ROAD, SAID POINT BEING THE SOUTHEAST CORNER OF A 0.2092 ACRE TRACT OF LAND CONVEYED TO STATE OF TEXAS AND RECORDED IN COUNTY CLERK'S FILE NO. 2009090201098490, COLLIN COUNTY, TEXAS;

THENCE NORTH 00° 44' 43" EAST AND FOLLOWING ALONG THE EAST RIGHT-OF-WAY LINE OF SAID CUSTER ROAD, SAME BEING THE EAST LINE OF SAID 0.2092 AC. - STATE OF TEXAS TRACT, FOR A DISTANCE OF 262.80 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 4840.00 FEET WITH A CENTRAL ANGLE OF 03° 08' 30" AND A CHORD BEARING NORTH 02° 18' 54" EAST AT A DISTANCE OF 270.84 FEET;

THENCE NORTHEASTERLY AND FOLLOWING ALONG THE EAST RIGHT-OF-WAY LINE OF SAID CUSTER ROAD, SAME BEING THE EAST LINE OF SAID 0.2092 AC. - STATE OF TEXAS TRACT, FOR AN ARC DISTANCE OF 270.87 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 509.99 FEET WITH A CENTRAL ANGLE OF 03° 51' 48" AND A CHORD BEARING NORTH 03° 38' 04" EAST AT A DISTANCE OF 34.38 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE TO THE LEFT AND FOLLOWING ALONG THE EAST RIGHT-OF-WAY LINE OF SAID CUSTER ROAD, SAME BEING THE EAST LINE OF SAID 0.2092 AC. - STATE OF TEXAS TRACT AND FOLLOWING ALONG THE EAST LINE OF A 0.0052 ACRE TRACT OF LAND CONVEYED TO STATE OF TEXAS AND RECORDED IN COUNTY CLERK'S FILE NO. 200807220086640, COLLIN COUNTY, TEXAS AND CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF SAID CUSTER ROAD, FOR A TOTAL ARC DISTANCE OF 34.39 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE NORTHEAST CORNER OF SAID 0.0052 AC. STATE OF TEXAS TRACT AND BEING IN THE NORTH LINE OF SAID PARCEL 811; SAID POINT ALSO BEING THE SOUTH LINE OF A COMMON AREA OF FOUNTAINVIEW PHASE ONE, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET "N", PAGE 123 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS;

THENCE EAST AND DEPARTING THE EAST RIGHT-OF-WAY LINE OF SAID CUSTER ROAD AND FOLLOWING ALONG THE NORTH LINE OF SAID PARCEL 811 AND THE SOUTH LINE OF SAID M-1 COMMON AREA OF FOUNTAINVIEW PHASE ONE, FOR A DISTANCE OF 235.96 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 740.00 FEET WITH A CENTRAL ANGLE OF 22° 28' 55" AND A CHORD BEARING NORTH 78° 45' 33" EAST EAST AT A DISTANCE OF 288.50 FEET;

THENCE NORTHEASTERLY AND FOLLOWING ALONG THE NORTH LINE OF SAID PARCEL 811 AND THE SOUTH LINE OF SAID M-1 COMMON AREA OF FOUNTAINVIEW PHASE ONE, FOR AN ARC DISTANCE OF 290.36 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE NORTH 67° 31' 04" EAST AND FOLLOWING ALONG THE NORTH LINE OF SAID PARCEL 811 AND THE SOUTH LINES OF SAID M-1 COMMON AREA AND LOTS 13 THROUGH 20 OF FOUNTAINVIEW PHASE ONE, AND CONTINUING ALONG THE SOUTH LINES OF LOTS 21 THROUGH 28 FOUNTAINVIEW PHASE ONE, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN COUNTY CLERK'S FILE NO. 2002-0120147 OF COLLIN COUNTY, TEXAS, AND ALONG THE SOUTH RIGHT-OF-WAY LINE OF ORION DRIVE, FOR A TOTAL DISTANCE OF 1356.41 FEET TO AN "X" SET IN CONCRETE FOR CORNER, SAID POINT BEING THE NORTHEAST CORNER OF SAID PARCEL 811;

THENCE SOUTH 10° 28' 00" EAST AND FOLLOWING ALONG THE EAST LINE OF SAID PARCEL 811, FOR A DISTANCE OF 237.87 FEET TO A 5/8" IRON ROD SET FOR CORNER IN THE NORTH LINE OF ORION DRIVE;

THENCE SOUTH 79° 32' 00" WEST, ALONG THE NORTH LINE OF SAID ORION DRIVE, FOR A DISTANCE OF 30.00 FEET TO A 5/8" IRON ROD SET FOR CORNER IN THE SOUTHWEST RIGHT-OF-WAY LINE OF ORION DRIVE (60' RIGHT-OF-WAY);

THENCE SOUTH 10° 28' 00" EAST AND FOLLOWING ALONG THE SOUTHWEST LINE OF SAID ORION DRIVE AND THE EAST LINE OF SAID PARCEL 811, FOR A DISTANCE OF 390.56 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE NORTH END OF A CORNER CLIP AT THE INTERSECTION OF SAID SOUTHWEST RIGHT-OF-WAY LINE OF ORION DRIVE AND THE NORTH RIGHT-OF-WAY LINE OF AFORESAID ELDORADO PARKWAY;

THENCE SOUTH 34° 32' 00" WEST AND FOLLOWING ALONG SAID CORNER CLIP AT THE INTERSECTION OF SOUTHWEST RIGHT-OF-WAY LINE OF SAID ORION DRIVE AND THE NORTH RIGHT-OF-WAY LINE OF AFORESAID ELDORADO PARKWAY, FOR A DISTANCE OF 29.21 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE SOUTH END OF SAID CORNER CLIP, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 235.00 FEET WITH A CENTRAL ANGLE OF 09° 53' 26" AND A CHORD BEARING SOUTH 72° 27' 47" WEST AT A DISTANCE OF 337.92 FEET;

THENCE SOUTHWESTERLY AND FOLLOWING THE SOUTH LINE OF SAID PARCEL 811 AND ALONG SAID CURVE TO THE LEFT AND ALONG THE NORTH RIGHT-OF-WAY LINE OF AFORESAID ELDORADO PARKWAY, FOR AN ARC DISTANCE OF 338.34 FEET TO A 5/8" IRON ROD SET FOR CORNER;

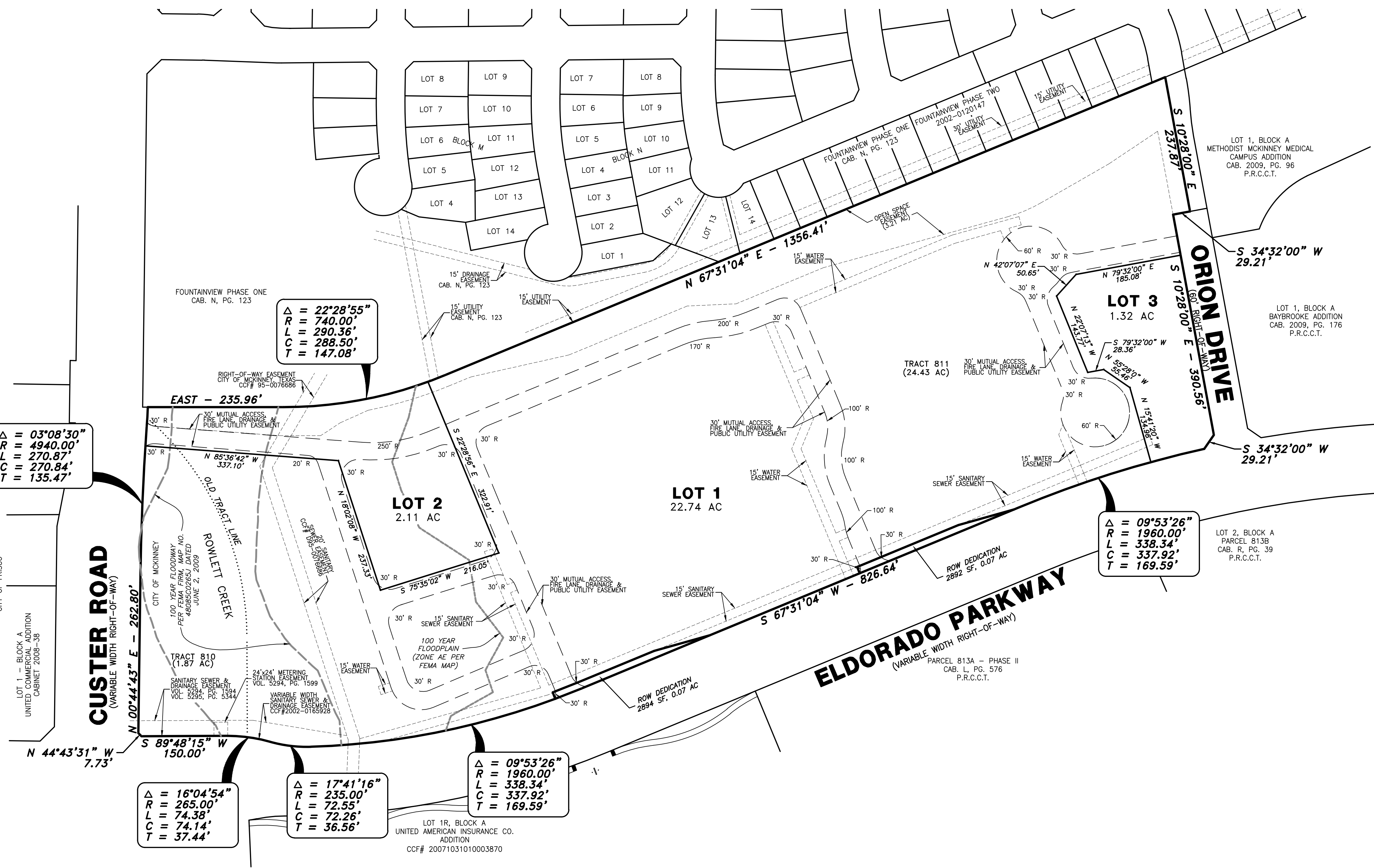
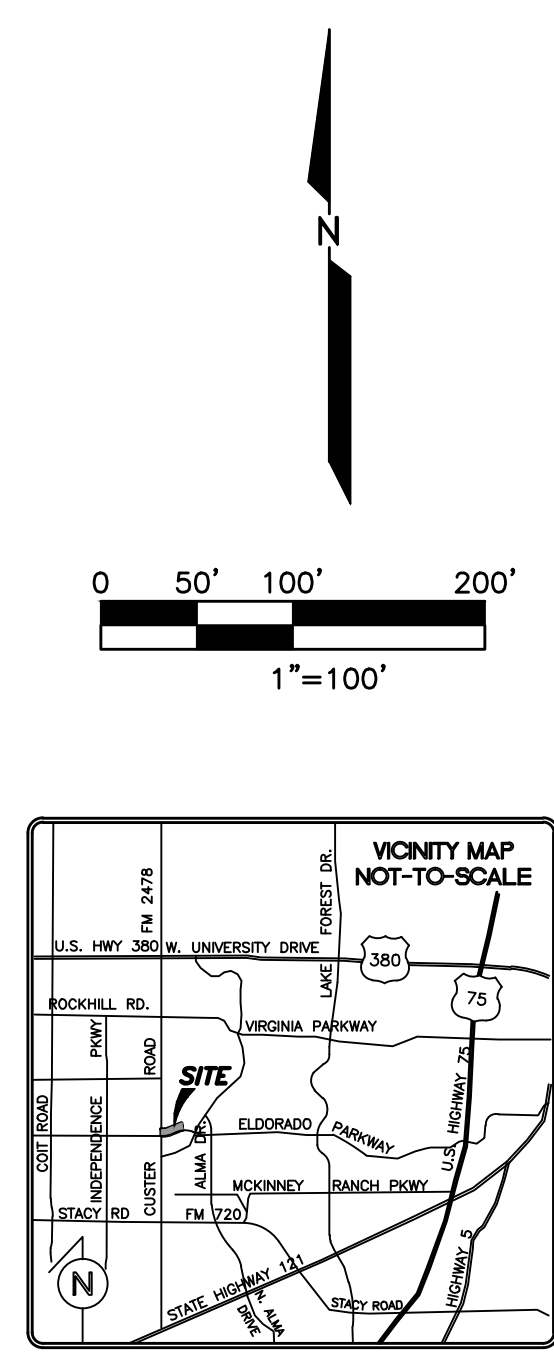
THENCE SOUTH 67° 31' 04" WEST AND FOLLOWING THE SOUTH LINE OF SAID PARCEL 811 AND THE NORTH RIGHT-OF-WAY LINE OF AFORESAID ELDORADO PARKWAY, FOR A DISTANCE OF 826.64 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1960.00 FEET WITH A CENTRAL ANGLE OF 20° 40' 48" AND A CHORD BEARING SOUTH 77° 51' 28" WEST AT A DISTANCE OF 481.03 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT AND FOLLOWING ALONG THE NORTH RIGHT-OF-WAY LINE OF AFORESAID ELDORADO PARKWAY AND THE SOUTH LINE OF SAID PARCEL 811, FOR AN ARC DISTANCE OF 483.65 FEET TO A POINT FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 265.00 FEET WITH A CENTRAL ANGLE OF 17° 41' 16" AND A CHORD BEARING NORTH 82° 57' 30" WEST AT A DISTANCE OF 72.26 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT AND FOLLOWING ALONG THE NORTH RIGHT-OF-WAY LINE OF AFORESAID ELDORADO PARKWAY AND THE SOUTH LINE OF SAID PARCEL 811, FOR AN ARC DISTANCE OF 72.55 FEET TO A POINT FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 265.00 FEET WITH A CENTRAL ANGLE OF 16° 04' 54" AND A CHORD BEARING NORTH 82° 09' 19" WEST AT A DISTANCE OF 74.14 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE TO THE LEFT AND FOLLOWING ALONG THE NORTH RIGHT-OF-WAY LINE OF AFORESAID ELDORADO PARKWAY AND THE SOUTH LINE OF SAID PARCEL 811 AND PASSING THE COMMON CORNER OF SAID PARCEL 811 AND AFORESAID PARCEL 810, AND CONTINUING ALONG THE SOUTH LINE OF SAID PARCEL 810, FOR AN ARC DISTANCE OF 74.38 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE SOUTH 89° 48' 15" WEST AND FOLLOWING ALONG THE NORTH RIGHT-OF-WAY LINE OF AFORESAID ELDORADO PARKWAY AND THE SOUTH LINE OF SAID PARCEL 810, FOR A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 26.3035 ACRES OF LAND, MORE OR LESS.



$\Delta = 03^{\circ}08'30''$
 $R = 4940.00'$
 $L = 270.87'$
 $C = 270.84'$
 $T = 135.47'$

$\Delta = 22^{\circ}28'55''$
 $R = 740.00'$
 $L = 290.36'$
 $C = 288.50'$
 $T = 147.08'$

$\Delta = 09^{\circ}53'26''$
 $R = 1960.00'$
 $L = 338.34'$
 $C = 337.92'$
 $T = 169.59'$

$\Delta = 16^{\circ}04'54''$
 $R = 265.00'$
 $L = 74.38'$
 $C = 74.14'$
 $T = 37.44'$

$\Delta = 17^{\circ}41'16''$
 $R = 235.00'$
 $L = 72.55'$
 $C = 72.26'$
 $T = 36.56'$

$\Delta = 09^{\circ}53'26''$
 $R = 1960.00'$
 $L = 338.34'$
 $C = 337.92'$
 $T = 169.59'$

PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY

PRELIMINARY - FINAL PLAT ELDORADO CORNERS ADDITION LOTS 1 - 3, BLOCK A

BEING 26.3035 ACRES OUT OF THE
 ANDREW S. YOUNG SURVEY, ABSTRACT NO. 1037
 ALL OF PARCEL 811 AND A PART OF PARCEL 810
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

OWNER
 810/811 VENTURES • STONEBRIDGE RANCH, LTD.
 8951 SYNERGY DRIVE, SUITE 229
 MCKINNEY, TEXAS 75070

ENGINEER
 CATES-CLARK & ASSOC., LLP
 14800 QUORUM DRIVE, SUITE 200
 DALLAS, TEXAS 75254
 (972) 385-2272
 CONTACT: DANIEL STEWART, P.E.

NOTE: 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.

RECEIVED
 By Planning Department at 4:10 pm, Apr 16, 2014