

OWNER'S CERTIFICATE
 STATE OF TEXAS §
 COUNTY OF COLLIN §

WHEREAS AL FRANKLIN, LTD, a Texas limited partnership are the owners of a 13.042 acre tract of land situated in the William Hunt Survey, Abstract No. 450, Collin County, Texas and being part of the tracts recorded in Volume 5130, Page 1950 of the Deed Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod set for the northwest corner of a right-of-way dedication for the west line of Bois D Arc to the City of McKinney (variable width) according to the instrument recorded in cdl 2007071100951115, Real Property Records of Collin County, Texas and being the intersection of the south line of White Avenue (110' wide);

THENCE along the west line of said right-of-way dedication, SOUTH 42°35'26" EAST a distance of 21.21 feet to a 1/2 inch iron rod set for corner;

THENCE continuing along the west line of said right-of-way dedication, SOUTH 02°24'34" WEST a distance of 120.00 feet to a 1/2 inch iron rod set for corner;

THENCE SOUTH 87°35'26" EAST a distance of 30.00 feet to a 1/2 inch iron rod set for the west line of Bois D Arc (30' ROW as dedicated per Glenwood Estates 2 an addition to the City of McKinney, Texas according to the plat thereof recorded in Cabinet F, Page 390, Plat Records, Collin County, Texas);

THENCE along the west line of said Bois D Arc road, SOUTH 02°24'34" WEST a distance of 631.82 feet to a "x" set found for corner;

THENCE SOUTH 05°07'16" WEST a distance of 124.30 feet to a 1/2 inch iron rod found for corner;

THENCE SOUTH 00°21'55" WEST a distance of 195.19 feet to a 1/2 inch iron rod with cap found for corner;

THENCE NORTH 49°38'44" WEST a distance of 539.87 feet to a 1/2 inch iron rod with cap found for corner;

THENCE NORTH 37°17'37" WEST a distance of 238.97 feet to a 1/2 inch iron rod with cap found for corner;

THENCE NORTH 16°31'05" WEST a distance of 374.38 feet to a 1/2 inch iron rod with cap found for corner;

THENCE NORTH 01°07'27" WEST a distance of 226.04 feet to a 1/2 inch iron rod with cap found for corner;

THENCE NORTH 28°36'21" EAST a distance of 153.27 feet to a 5/8 inch iron rod set in the south line of said White Avenue;

THENCE along the south line of said White Avenue, SOUTH 61°23'39" EAST a distance of 76.93 feet to a 5/8 inch iron rod set for the beginning of a curve to the left having a radius of 1,100.00 and a chord bearing of South 74°30'18" East;

THENCE continuing with said south line and said curve to the left through a central angle of 26°13'19" for an arc length of 503.43 feet and an arc distance of 503.43 feet to a 1/2 inch iron rod with cap found for corner;

THENCE continuing with said south line, SOUTH 87°36'58" EAST a distance of 45.01 feet to the POINT OF BEGINNING;

CONTAINING 13.042 acres or 568,092 square feet of land more or less.

STATE OF TEXAS §
 COUNTY OF COLLIN §

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT WE, AL FRANKLIN, LTD, a Texas limited partnership do hereby adopt this plat designating the herein described property as FIRESIDE VILLAGE ADDITION 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 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 constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems, without the necessity, at anytime, of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of McKinney, Texas.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of McKinney, Texas.

AL FRANKLIN, LTD, a Texas limited partnership
 By: _____
 Title: _____

COUNTY OF COLLIN §
 STATE OF TEXAS §

BEFORE ME, the undersigned authority, on this day personally appeared _____, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 2013.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, AUSTIN J. BEDFORD, 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.

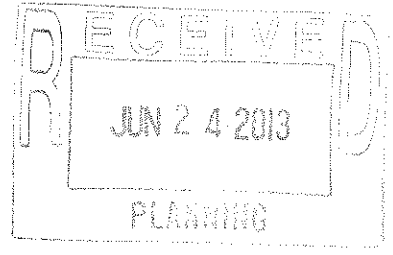
Austin J. Bedford
 Registered Professional Land Surveyor No. 4132
 AJ Bedford Group, Inc.
 301 North Alamo Road
 Rockwall, Texas 75087

COUNTY OF ROCKWALL §
 STATE OF TEXAS §

BEFORE ME, the undersigned authority, on this day personally appeared AUSTIN J. BEDFORD, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 2013.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



NOTES:
 COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
 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.

PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY.

PRELIMINARY FINAL PLAT
 FIRESIDE VILLAGE ADDITION
 LOTS 1 - 24, BLOCK A, LOTS 1 - 14 BLOCK B, LOTS 1 - 10 BLOCK C,
 COMMON AREAS 1A, 1B, 2B & 1C
 BEING 13.042 ACRES OUT OF THE
 WILLIAM HUNT SURVEY, ABSTRACT NO. 450
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

Owners: AL FRANKLIN, LTD, a Texas limited partnership
 5600 TENNYSON PARKWAY, SUITE 190
 PLANO, TEXAS 75024

ENGINEER: CROSS ENGINEERING CONSULTANTS, INC.
 131 S. TENNESSEE STREET
 MCKINNEY, TEXAS 75069 (972) 562-4409

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|--------------------------|--------------------------|
| Scale: 1" = 60' | Checked By: A.J. Bedford |
| Date: May 14, 2013 | P.L.C.: D. Over |
| Technician: L. Spaulding | File: FIRESIDE PLAT |
| Drawn By: L. Spaulding | Job No. 429-009 |

301 N. Alamo Road Rockwall, Texas 75087
 (972) 722-0225, www.ajbedfordgroup.com

Sheet: _____
 Of: _____

AJ Bedford Group, Inc.
 Registered Professional Land Surveyors

