



VICINITY MAP
N. T. S.

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS North Texas Residential, LLC is the owner of a tract of land situated in the State of Texas, County of Collin and City of McKinney, being part of the J. J. Naugle Survey, Abstract No. 662, being part of a called 10.168 acre tract as recorded under County Clerk No. 20140321000265920 of the Collin County Land Records with said premises being more particularly described as follows:

BEGINNING at a Roome capped iron rod set for corner in the south line of said 10.168 acre tract, said corner being the southwest corner of the Provence Townhome Addition, Phase 1 as recorded in Volume 2016, Page 887 of the Collin County Map Records;

THENCE with the south line of said 10.168 acre tract, said premises, and the north line of Aspendale Addition, South 89°18'53" West, 429.36 feet to a Roome capped iron rod set marking the northwest corner of Aspendale Addition and a northeast corner of Stonebridge Ranch Community called 6.011 acre tract as recorded under County Clerk No. 20080326000354570 of the Collin County Land Records;

THENCE continuing with a common line between said 10.168 acre tract and said Stonebridge Ranch Community called 6.011 acre tract as follows: Northwestly along a curve to the left having a central angle of 03°50'44", for an arc distance of 56.38 feet, with a radius of 840.00 feet (chord = North 33°35'16" West, 56.37 feet) to a Roome capped iron rod set marking the end of said curve and marking the beginning of a curve to the right having a central angle of 34°03'31", for an arc distance of 261.55 feet, with a radius of 440.00 feet (chord = North 18°28'53" West, 257.72 feet) to a Roome capped iron rod set marking the most westerly northwest corner of said premises, and the southwest corner of CA-3 Floodplain/Drainage Esm't of said Provence Townhome Addition Phase 1 as recorded in Volume 2016, Page 887 of the Collin County Map Records;

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THENCE with a north line of said premises, and the south line of CA-3, North 84°30'25" East, 126.29 feet to a Roome capped iron rod set marking a northeast corner of said premises, the southeast corner of said CA-3, being in the west right-of-way line of Raphael Court (50' Right-of-Way), and a west line of Provence Townhome Addition Phase 1 as recorded in Volume 2016, Page 887 of the Collin County Map Records;

THENCE with a common line between said premises, the westerly right-of-way line of Raphael Court, the south right-of-way line of Renaissance Boulevard (50' Right-of-Way), and said Provence Townhome Addition Phase 1 as follows: South 00°31'08" East, 60.65 feet to a Roome capped iron rod set marking the beginning of a curve; southeasterly along curve to the left having a central angle of 90°24'50", for an arc distance of 194.10 feet, with a radius of 123.00 feet (chord = South 45°43'33" East, 174.58 feet) to a Roome capped iron rod set marking the end of said curve in the south right-of-way line of Renaissance Boulevard; North 89°18'53" East, 284.54 feet to a Roome capped iron rod set marking the beginning of a corner-clip at the northwest corner of an alley, the northeast corner of said premises, and a west line of the aforementioned Provence Townhome Addition, Phase 1;

THENCE with said corner-clip along a common line between said premises, the west right-of-way line of said alley, and Provence Townhome Addition, Phase 1 as follows: South 47°14'07" East, 6.89 feet to a Roome capped iron rod set for corner; and South 00°41'08" East, 114.55 feet to the place of beginning and containing 79,161 square feet or 1.817 acres of land.

OWNER'S DEDICATION & ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, North Texas Residential, LLC, is the sole owner, and does hereby adopt this Preliminary-Final Plat designating the herein above described property as **Provence Townhome Addition, Phase 2, Lots 1-15, Block E**. Being an addition to the City of McKinney, and do hereby dedicate to the public use forever, the streets and easements shown hereon for the purpose as indicated. The Firelanes, Drainage, Mutual Access and Utility Easements being hereby dedicated for the 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 buildings, fences, trees, shrubs, 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 permission of anyone.

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

WITNESS MY HAND, this the ____ day of _____, 2020.

Texas North Residential, LLC
BY: _____
NAME: Bob Tunnell
TITLE: Power of Attorney for Texas North Residential, LLC

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared **Bob Tunnell**, known to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that the same was executed for the purposes and consideration therein expressed and in the capacity therein stated and as that act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2020.

Notary Public in and for
The State of Texas

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared **Bob Tunnell**, known to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that the same was executed for the purposes and consideration therein expressed and in the capacity therein stated and as that act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2020.

Notary Public in and for
The State of Texas

PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY

F. E. Bemenderfer, Jr.
R.P.L.S. No. 4051

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared **F. E. Bemenderfer, Jr.**, known to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that the same was executed for the purposes and consideration therein expressed and in the capacity therein stated and as that act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2020.

Notary Public in and for
The State of Texas

Approved & Accepted

City Mayor
McKinney, Texas

Date

Block E

Lot	Block	Square Feet	Acres
1	E	4,986	0.114
2	E	3,785	0.087
3	E	3,785	0.087
4	E	3,785	0.087
5	E	3,785	0.087
6	E	3,785	0.087
7	E	3,785	0.087
8	E	3,794	0.087
9	E	4,911	0.113
10	E	5,558	0.128
11	E	5,029	0.115
12	E	4,670	0.107
13	E	4,521	0.104
14	E	3,583	0.082
15	E	4,351	0.100

Curve Data Table

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	123.00	28.81	13°25'14"	S07°13'45"E	28.74
C2	123.00	31.43	14°38'21"	S21°15'33"E	31.34
C3	123.00	30.60	14°15'16"	S35°42'22"E	30.52
C4	123.00	28.74	13°23'10"	S49°31'35"E	28.67
C5	123.00	26.33	12°15'47"	S62°21'03"E	26.28
C6	123.00	28.67	13°21'14"	S75°09'34"E	28.60
C7	123.00	19.53	9°05'47"	S86°23'05"E	19.51
C8	40.00	33.02	47°18'11"	S65°39'48"W	32.09
C9	70.00	54.81	44°51'55"	N68°15'09"W	53.42
C10	70.00	12.45	10°11'25"	N40°43'29"W	12.43
C11	120.61	12.75	6°03'17"	N36°25'42"W	12.74
C12	423.00	32.92	4°27'33"	N33°14'48"W	32.91
C13	423.00	57.79	7°49'38"	N27°06'12"W	57.74
C14	423.00	58.04	7°51'40"	N19°15'33"W	57.99
C15	423.00	35.01	4°44'33"	N12°57'27"W	35.00
C16	423.00	8.87	1°12'06"	N09°59'07"W	8.87
C17	40.00	65.55	93°53'29"	N37°33'40"E	58.46
C18	70.00	67.26	55°03'20"	N63°09'27"W	64.70
C19	423.00	192.63	26°05'30"	N22°25'49"W	190.97

Legend

- Roome Capt.IRS CCMR: Roome Capped Iron Rod Set
- Collin County Map Records: Collin County Land Records
- CCLR: Collin County Land Records
- Zero Lot Line Setback: Zero Lot Line Setback

- NOTES**
- NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES.
 - Source bearing based on Provence Townhome Addition, Phase 1, an addition to the City of McKinney as recorded in Volume 2016, Page 887 of the Collin County Map Records.
 - No part of the subject property lies within a Special Flood Hazard Area inundated by 100-year flood per Map No. 48085C0265 J of the F.E.M.A Flood Insurance Rate Maps for Collin County, Texas and Incorporated Areas dated June 2, 2009. (Zone "X").
 - This plat was prepared without the benefit of a title commitment.
 - Subject property affected by any or all easements of record.
 - State Plane Coordinates established using the State Plane Coordinates shown on Provence Townhome Addition, Phase 1.

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 and the requirements of the subdivision ordinance.

Owner:
Helmlinger Associates, Inc.
1525 Bozman Road
Wylie, Texas 75098
Attn: Steve Helmlinger
(972) 442-7459
email: stevehelmlinger@verizon.net

Owner:
Texas North Residential, LLC
c/o Douglas Plaza
8226 Douglas Ave. Suite 450
Dallas, Texas 75225
Attn: Colin Ashcraft
(P) +6-141-009-4904

Surveyor:
Roome Land Surveying
2000 Ave G, Suite 810
Plano, TX 75074
(972) 423-4372
email: fredb@roomelandsurvey.com
Attn: Fred Bemenderfer

Revised: _____

Roome Land Surveying
2000 Avenue G, Suite 810
Plano, Texas 75074
Phone (972) 423-4372 / Fax (972) 423-7523
www.roomesurveying.com / Firm No. 10013100

"PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY"

Preliminary-Final Plat
Provence Townhome Addition, Phase 2
Lots 1-15, Block E
1.817 Acres / 79,161 Sq.Ft.
J.J. Naugle Survey, Abctact No. 662
City of McKinney, Collin County, Texas
February 2020