

OWNERS:
H198, LLC
1221 N. INTERSTATE 35E
CARROLLTON, TEXAS 75006
AND
GAI GROUP, LLC
3801 W. SPRING CREEK PKWY, #523
PLANO, TEXAS 75023

DEVELOPER:
GAI GROUP, LLC
3801 W. SPRING CREEK PKWY, #523
PLANO, TEXAS 75023

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS: THAT MAHESH GAJJALA, BY AND THROUGH THE UNDERSIGNED, ITS OWNER, DOES HEREBY ADOPT THIS PLAT DESIGNATED AS THE HEREINBEFORE DESCRIBED PROPERTY AS LOTS 1 AND 2, BLOCK 1, THE LEARNING EXPERIENCE ADDITION, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER ALL STREETS, RIGHTS-OF-WAY, ALLEYS, AND EASEMENTS SHOWN THEREON.

WITNESS MY HAND AT THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, THIS THE _____

DAY OF _____, 2013.

MAHESH GAJJALA
MANAGER
GAI GROUP, LLC

STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED MAHESH GAJJALA, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE DAY OF _____, 2013.

NOTARY PUBLIC

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS:

THAT STEVEN SHELLEY, BY AND THROUGH THE UNDERSIGNED, ITS OWNER, DOES HEREBY ADOPT THIS PLAT DESIGNATED AS THE HEREINBEFORE DESCRIBED PROPERTY AS LOTS 1 AND 2, BLOCK 1, THE LEARNING EXPERIENCE ADDITION, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER ALL STREETS, RIGHTS-OF-WAY, ALLEYS, AND EASEMENTS SHOWN THEREON.

WITNESS MY HAND AT THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, THIS THE _____

DAY OF _____, 2013.

STEVEN SHELLEY
H198, LLC

STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED STEVEN SHELLEY, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE DAY OF _____, 2013.

NOTARY PUBLIC

FLOODPLAIN NOTES:

ACCORDING TO THIS SURVEYOR'S INTERPRETATION OF INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) "FLOOD INSURANCE RATE MAP" (FIRM), COMMUNITY PANEL NO. 48085C0265, APPROVED JUNE 02, 2009, NO PORTION OF THIS PROPERTY LIES WITHIN A "SPECIAL FLOOD HAZARD AREA (SFHA)" INUNDED BY 100-YEAR FLOOD" ZONE AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, OR THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

"APPROVED AND ACCEPTED"

CITY MANAGER
CITY OF MCKINNEY, TEXAS

DATE

HUDSON AT MCKINNEY RANCH APARTMENTS, L.P.,
INSTRUMENT NO. 2008061300671920
L.R.C.C.T.

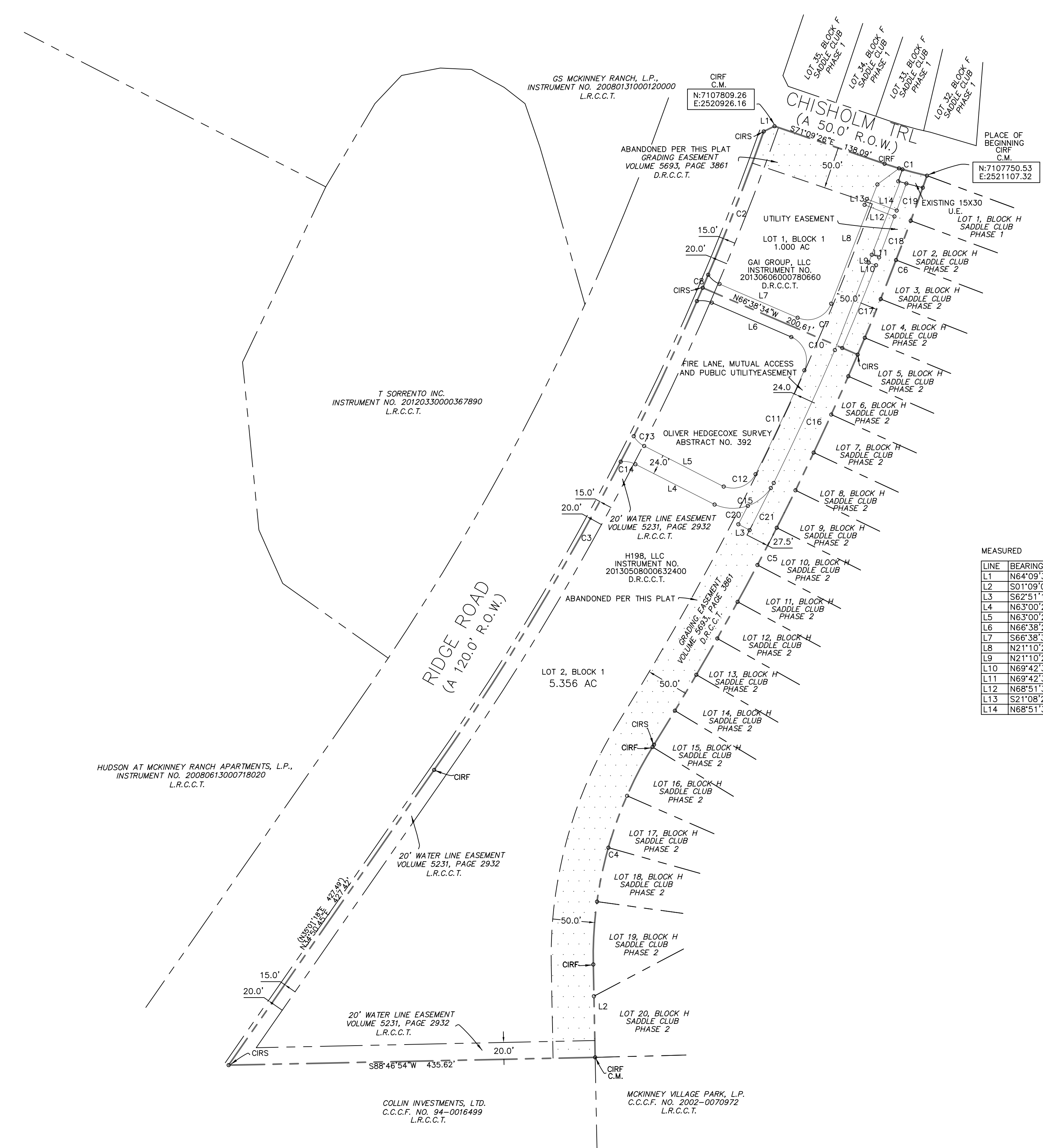
T. SORRENTO INC.
INSTRUMENT NO. 20120330000367890
L.R.C.C.T.

COLLIN INVESTMENTS, LTD.
C.C.C.F. NO. 94-0016499
L.R.C.C.T.

GS MCKINNEY RANCH, L.P.,
INSTRUMENT NO. 20080131000120000
L.R.C.C.T.

CIRF
C.M.
N:7107809.26
E:2520926.16

PLACE OF BEGINNING
CIRF
C.M.
N:7107750.53
E:2521107.32



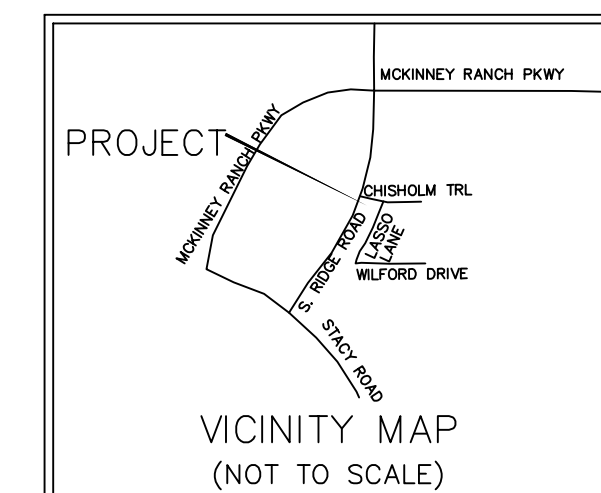
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	52.44'	480.00'	6°15'33"	S74°21'34"E	52.41'
C2	199.44'	3160.00'	3°36'58"	N21°21'13"E	199.41'
C3	656.98'	3160.00'	11°54'43"	N29°07'04"E	655.80'
C4	274.77'	475.00'	3°08'35"	S15°27'03"W	270.95'
C5	523.25'	3360.00'	6°55'21"	N27°34'47"E	522.72'
C6	228.17'	3360.00'	3°53'27"	N21°10'23"E	228.12'
C7	48.27'	30.00'	92°11'05"	N67°15'54"E	43.23'
C8	17.59'	30.00'	3°35'13"	S50°49'51"E	17.34'
C9	18.03'	30.00'	34°25'54"	S84°07'47"W	17.76'
C10	47.36'	30.00'	90°27'08"	N21°25'00"W	42.59'
C11	136.35'	2839.35'	2°45'05"	N25°11'07"E	136.34'
C12	47.35'	30.00'	90°25'55"	S71°46'37"E	42.59'
C13	17.23'	30.00'	32°54'14"	S46°33'18"E	16.99'
C14	17.99'	30.00'	34°21'12"	S80°11'01"W	17.72'
C15	85.57'	54.00'	90°47'21"	S71°35'54"E	76.89'
C16	173.99'	3332.94'	2°59'28"	N24°42'29"E	173.97'
C17	106.19'	3340.00'	1°49'18"	N22°12'23"E	106.19'
C18	52.01'	3340.00'	0°53'32"	N20°40'40"E	52.01'
C19	34.04'	3340.00'	0°35'02"	N19°48'40"E	34.04'
C20	24.61'	3317.50'	0°25'30"	N27°04'22"E	24.61'
C21	55.96'	3332.50'	0°57'44"	N26°48'13"E	55.96'

MEASURED

LINE	BEARING	DISTANCE
L1	N64°09'36"E	14.22'
L2	S01°09'03"E	110.44'
L3	S62°51'10"E	15.00'
L4	N63°00'25"W	102.57'
L5	N63°00'25"W	103.20'
L6	N66°38'26"W	105.89'
L7	S66°38'34"E	102.11'
L8	N21°10'21"E	151.95'
L9	N21°10'21"E	214.36'
L10	N69°42'35"W	9.17'
L11	N69°42'35"W	9.18'
L12	N68°51'33"W	38.12'
L13	S21°08'27"W	7.50'
L14	N68°51'33"W	37.99'

RECORD

LINE	BEARING	DISTANCE
L1	N64°09'36"E	14.22'
L2	S01°06'30"E	110.56'



LEGEND

- IRF IRON ROD FOUND
- CIRS IRON ROD SET WITH CAP STAMPED "RPLS 6084"
- CIRF CAPPED IRON ROD FOUND
- C.M. CONTROLLING MONUMENT
- R.O.W. RIGHT-OF-WAY

SURVEYOR'S NOTES:

- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD 83 (CORS 96).
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COPY OF A COMMITMENT FOR TITLE INSURANCE.
- THE SURVEY PERFORMED ON THE GROUND OF THE SUBJECT PROPERTY AND THE PREPARATION OF A DEPICTION OF THE RESULTS THEREOF ON THIS SURVEY EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, THEREFORE THERE MAY BE EASEMENTS OR OTHER MATTERS THAT COULD EXIST AND ARE NOT SHOWN.
- PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY.
- 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.

THIS SURVEY EXHIBIT WAS PREPARED FROM A SURVEY PERFORMED ON THE GROUND, AND ALL MONUMENTS SET UNDER THE SUPERVISION OF SHELBY J. HOFFMAN, R.P.L.S. NO. 6084, ON MARCH, 11 2013.

PROPERTY DESCRIPTION

BEING A 6.356 ACRE TRACT OF LAND, IN THE OLIVER HEDGECOXE SURVEY ABSTRACT NO. 392, OUT OF A CALLED 6.357 ACRE TRACT OF LAND, CALLED TRACT II, CONVEYED TO HINES MCKINNEY LAND, LLC, AS DESCRIBED IN A DEED, RECORDED IN INSTRUMENT NO. 20111219001366900, DEED RECORDS, COLLIN COUNTY, TEXAS, (D.R.C.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A CAPPED IRON ROD FOUND, AT THE NORTHEAST CORNER OF SAID HINES MCKINNEY TRACT, IN THE SOUTH RIGHT-OF-WAY (R.O.W.) LINE OF CHISHOLM TRL, A VARIABLE WIDTH R.O.W., AT THE NORTHWEST CORNER OF LOT 1, PHASE 1, SADDLE CLUB ADDITION, AS RECORDED IN INSTRUMENT NO. 20060317010001020, PLAT RECORDS, COLLIN COUNTY, TEXAS, (P.R.C.C.T.), AT THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 3360.00 FEET;

THENCE, WITH SAID CURVE TO THE RIGHT, AND WITH THE COMMON LINE BETWEEN SAID HINES MCKINNEY TRACT AND SAID LOT 1, PHASE 1, SADDLE CLUB, AND WITH THE COMMON LINE BETWEEN SAID HINES MCKINNEY TRACT AND THE WEST LINE PHASE 2, SADDLE CLUB, AS RECORDED IN INSTRUMENT NO. 20080123010001070, P.R.C.C.T., CONSECUTIVELY THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- A CHORD BEARING AND DISTANCE OF, S 25°38'04" W, 749.85 FEET, AN ARC LENGTH OF 751.41 FEET, TO A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING", FOR THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 475.00;
- A CHORD BEARING AND DISTANCE OF, S 15°27'03" W, 270.95 FEET, AN ARC LENGTH OF 274.77 FEET, TO A CAPPED IRON ROD FOUND;
- S 01°09'03" E, 110.44 FEET, IN THE NORTH LINE OF A TRACT OF LAND CONVEYED TO COLLIN INVESTMENTS, LTD., AS DESCRIBED IN A DEED, RECORDED IN COUNTY CLERK'S FILE NO. 94-0016499;

THENCE, WITH THE COMMON LINE BETWEEN SAID HINES MCKINNEY TRACT, AND SAID COLLIN INVESTMENTS TRACT, S 88°46'54" W, 435.62 FEET, TO A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING", IN THE EAST LINE OF RIDGE ROAD (A VARIABLE WIDTH R.O.W.);

THENCE, WITH THE COMMON LINE BETWEEN SAID HINES MCKINNEY TRACT, AND WITH THE EAST LINE OF SAID RIDGE ROAD, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- N 34°50'45" E, A DISTANCE OF 427.42 FEET, TO A CAPPED IRON ROD FOUND, AT THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 3160.00 FEET;
- WITH SAID CURVE TO THE LEFT, A CHORD BEARING AND DISTANCE OF, N 27°18'35" E, 853.80 FEET, AN ARC LENGTH OF 856.42 FEET, TO A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING";

THENCE, N 64°09'36" E, A DISTANCE OF 14.22 FEET, TO A CAPPED IRON ROD FOUND IN THE SOUTH R.O.W. LINE OF SAID CHISHOLM TRL, IN THE NORTH LINE OF SAID HINES MCKINNEY TRACT;

THENCE, WITH THE COMMON LINE BETWEEN SAID HINES MCKINNEY TRACT AND THE SOUTH R.O.W. LINE OF SAID CHISHOLM TRL, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- S 71°09'26" E, A DISTANCE OF 138.09 FEET, TO A CAPPED IRON ROD FOUND, AT THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 480.0 FEET;
- WITH SAID CURVE TO THE LEFT, A CHORD BEARING AND DISTANCE OF, S 74°21'34" E, A DISTANCE OF 52.41 FEET, AN ARC DISTANCE OF 52.44 FEET, TO THE PLACE OF BEGINNING AND CONTAINING 6.356 ACRES OF LAND AS SURVEYED ON THE GROUND UNDER THE SUPERVISION OF SHELBY J. HOFFMAN, R.P.L.S. NO. 6084, ON MARCH 11, 2013. ALL BEARINGS RECORDED HEREIN ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83 (CORS 96).



PRELIMINARY NOT TO BE RECORDED FOR ANY REASON

REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6084

PRELIMINARY FINAL PLAT
LOTS 1 AND 2, BLOCK 1,
THE LEARNING EXPERIENCE ADDITION
IN THE OLIVER HEDGECOXE SURVEY, ABSTRACT NO. 392, BEING OUT OF A
6.356 ACRE TRACT OF LAND, AS DESCRIBED IN A DEED, RECORDED IN
INSTRUMENT NO. 2011121900136900,
DEED RECORDS, COLLIN COUNTY, TEXAS.

GEOMATIC SOLUTIONS, INC.

3000 S. HULEN ST., SUITE 124, #236, FORT WORTH, TEXAS 76109
OFFICE: 817-487-8916

Scale: 1"=80'	Date: 9/13/13	DWG: 2013048-FINAL PLAT
Drawn: OF	Checked: SJH	Job: 2013-048