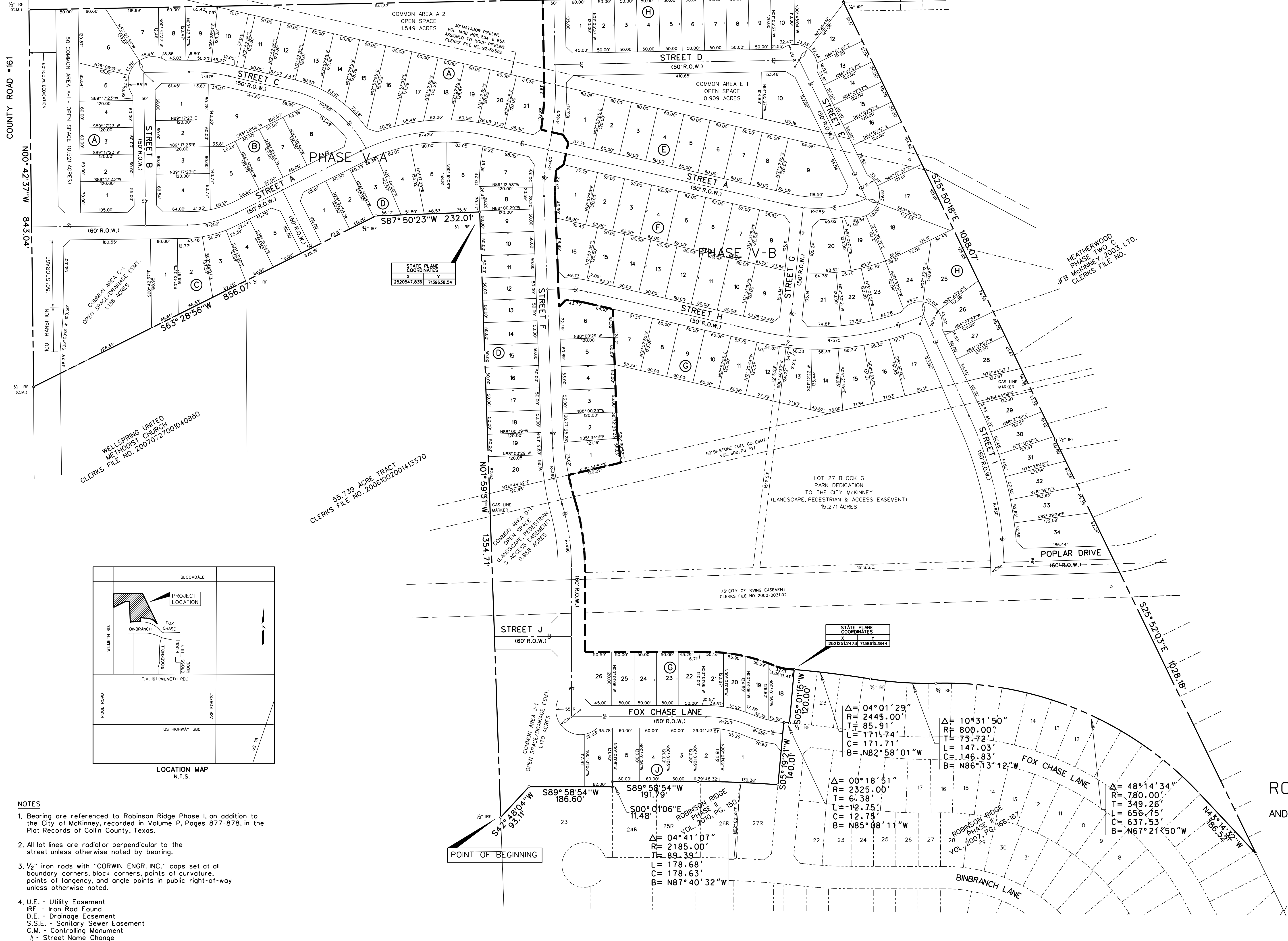
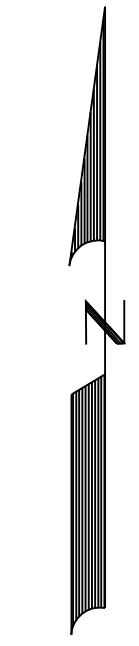
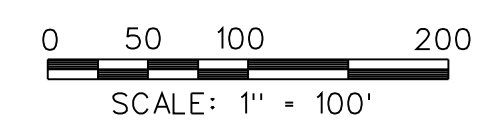


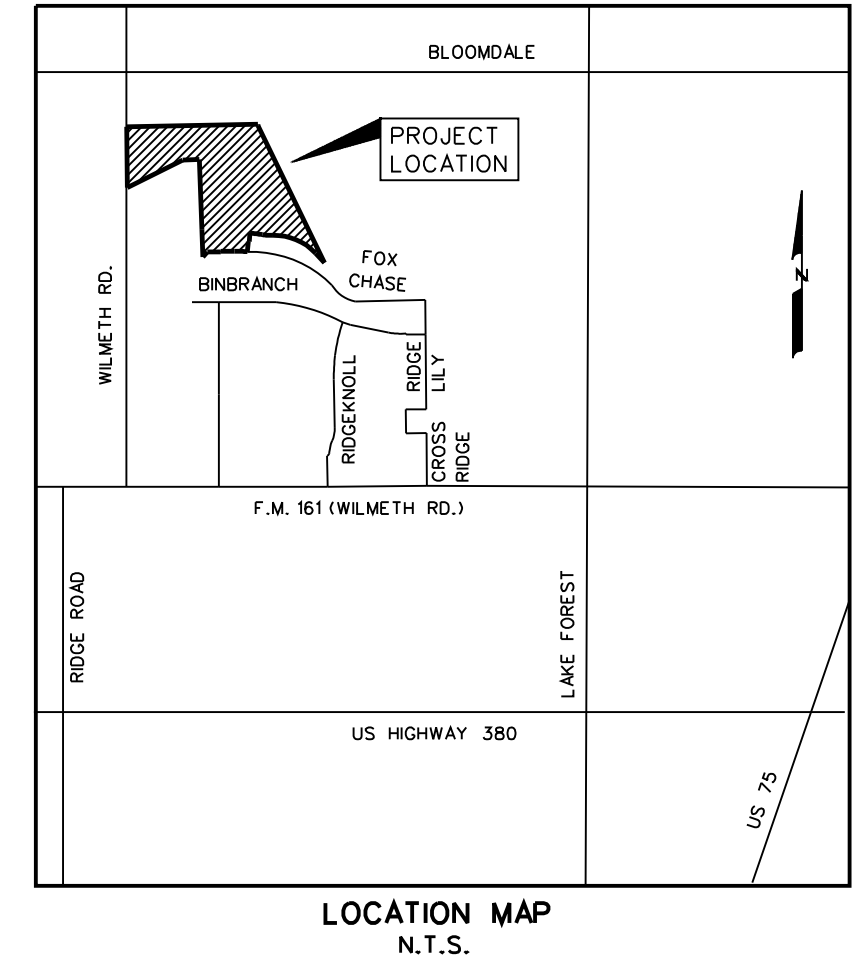
FOUR CHRISTIE INVESTMENT PROPERTIES, L.T.D.
CLERKS FILE NO. 2008114004335350

ADG LAND HEATHERWOOD LLC.
CLERKS FILE NO. 20110414000389350



STATE PLANE COORDINATES
X 2520547.836 Y 719638.34

STATE PLANE COORDINATES
X 2521251.247 Y 7158615.1844



TOTAL ACRES	59.686
PHASE V-A	76
PHASE V-B	72
TOTAL LOTS	148
TOTAL COMMON AREAS	6

PRELIMINARY/FINAL PLAT
OF
ROBINSON RIDGE PHASE V

OUT OF THE
ANDREW S. STAPP SURVEY, ABSTRACT NO. 833
IN THE

CITY OF MCKINNEY
COLLIN COUNTY, TEXAS

OWNER
GEHAN HOMES, LTD.
15725 N. DALLAS PARKWAY #300
ADDISON, TEXAS 75001
972-383-4304

PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

- NOTES
- Bearing are referenced to Robinson Ridge Phase I, an addition to the City of McKinney, recorded in Volume P, Pages 877-878, in the Plat Records of Collin County, Texas.
 - All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
 - 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
 - U.E. - Utility Easement
IRF - Iron Rod Found
D.E. - Drainage Easement
S.S.E. - Sanitary Sewer Easement
C.M. - Controlling Monument
- Street Name Change
 - 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.
 - All common areas to be dedicated to and maintained by the HOA. (Common Area- A1, A2, C1, D1, E1 & J1)

RECEIVED
By Kathy Wright at 2:54 pm, Feb 05, 2014

STATE OF TEXAS
COUNTY OF COLLIN
LEGAL DESCRIPTION

BEING, a tract of land situated in the Andrew Stapp Survey, Abstract No. 833, in the City of McKinney, Collin County, Texas, being part of a 77.4 acre tract, as described in Clerks File No. 95-0029718 in the Deed Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found at the most westerly northwest corner of Robinson Ridge Phase II, an addition to the City of McKinney, as described in Volume 2007, Page 166-167, in the Plat Records of Collin County, Texas, being in the east line of a 55.739 acre tract, as described in Clerks File No. 20061002001413370, in said Deed Records:

THENCE, North 01° 59' 31" West, along the west line of said 77.4 acre tract and the east line of said 55.739 acre tract, for a distance of 1354.71 feet, to a 1/2 inch iron rod found at an interior corner of said 77.4 acre tract being the northeast corner of the 55.739 acre tract:

THENCE, South 87° 50' 23" West, along a south line of said 77.4 acre tract and along the north line of said 55.739 acre tract, for a distance of 232.01 feet, to a 3/8 inch iron rod found:

THENCE, South 63° 28' 56" West, continuing along said south line and with said north line at 325.16 feet, passing a 3/8 inch iron rod found being the northeast corner of a 10.00 acre tract, as described in Clerks File No. 20070727001040860, in said Deed Records, continuing for a total distance of 856.07 feet, to a 1/2 inch iron rod found at the northwest corner of said 10.00 acre, being the approximate center of County Road 161, same being the most westerly southwest corner of said 77.4 acre tract:

THENCE, North 00° 42' 37" West, along the west line of said 77.4 acre tract and said approximate center line, for a distance of 843.04 feet, to a 1/2 inch iron rod found at the northwest corner of said 77.4 acre tract:

THENCE, North 88° 54' 23" East, departing said center line and along the north line of said 77.4 acre tract, for a distance of 1822.17 feet, to a 1/2 inch iron rod found at the northeast corner of said 77.4 acre tract:

THENCE, South 00° 36' 34" East, along the east line of said 77.4 acre tract, for a distance of 17.64 feet, to a 3/8 inch iron rod found:

THENCE, South 25° 50' 18" East, continuing along said east line, for a distance of 1088.07 feet, to a 1/2 inch iron rod found:

THENCE, South 25° 52' 03" East, continuing along said east line, for a distance of 1028.18 feet, to a 1/2 inch iron rod set in the north line of said Robinson Ridge Phase II:

THENCE, North 43° 14' 32" West, departing said east line and along said north line, for a distance of 186.52 feet, to a 1/2 inch iron rod set at the point of curvature of a curve to the left, having a radius of 780.00 feet, a central angle of 48° 14' 34", and a tangent of 349.26 feet:

THENCE, continuing along said north line and with said curve to the left for an arc distance of 656.75 feet (Chord Bearing North 67° 21' 50" West - 637.53 feet), to a 3/8 inch iron rod found at the point of reverse curvature of a curve to the right, having a radius of 800.00 feet, a central angle of 10° 31' 50", and a tangent of 73.72 feet:

THENCE, continuing along said north line and with said curve to the right for an arc distance of 147.03 feet (Chord Bearing North 86° 13' 12" West - 146.83 feet), to a 3/8 inch iron rod found at the point of reverse curvature of a curve to the left, having a radius of 2445.00 feet, a central angle of 04° 01' 29", and a tangent of 85.91 feet:

THENCE, continuing along said north line and with said curve to the left for an arc distance of 171.74 feet (Chord Bearing North 82° 58' 01" West - 171.71 feet), to a 1/2 inch iron rod set at the most northerly corner of said Robinson Ridge Phase II:

THENCE, South 05° 01' 15" West, along a west line of said Phase II, for a distance of 120.00 feet, to a 1/2 inch iron rod found on a non-tangent curve to the left, having a radius of 2325.00 feet, a central angle of 00° 18' 51", and a tangent of 6.38 feet:

THENCE, continuing along said west line and with said curve to the left for an arc distance of 12.75 feet (Chord Bearing North 85° 08' 11" West - 12.75 feet), to a 1/2 inch iron rod set:

THENCE, South 05° 19' 21" West, continuing along said west line, for a distance of 140.01 feet, to a 1/2 inch iron rod set at the northeast corner of Lot 24R, 25R, 26R & 27R, Block M, Robinson Ridge Phase II, an addition to the City of McKinney, as described in Volume 2010, Page 150, in said Plat Records, being on a curve to the left, having a radius of 2185.00 feet, a central angle of 04° 41' 07", and a tangent of 89.39 feet:

THENCE, departing said west line and along the north line of said Lot 24R, 25R, 26R & 27R, Block M, Robinson Ridge Phase II and with said curve to the left, for an arc distance of 178.68 feet (Chord Bearing North 87° 40' 32" West - 178.63 feet), to a 1/2 inch iron rod set at the point tangency:

THENCE, South 89° 58' 54" West, continuing along said north line, for a distance of 191.79 feet, to a 1/2 inch iron rod set at the northwest corner of said Lot 24R, 25R, 26R & 27R, Block M, Robinson Ridge Phase II:

THENCE, South 00° 01' 06" East, along the west line of said Lot 24R, 25R, 26R & 27R, Block M, Robinson Ridge Phase II, for a distance of 11.48 feet, to a 1/2 inch iron rod set at the northeast corner of Lot 23, Block M out of said Robinson Ridge Phase II, Volume 2007, Page 166-167:

THENCE, South 89° 58' 54" West, along the north line of said Lot 23, for a distance of 186.60 feet, to a 1/2 inch iron rod set:

THENCE, South 42° 48' 04" West, continuing along said north line, for a distance of 93.11 feet, to the POINT OF BEGINNING and containing 59.686 acres of land.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS that I, WARREN L. CORWIN, do hereby certify that I prepared this Plat and the field notes from an actual and accurate survey of the land, that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the subdivision Regulations of the City of McKinney, Texas.

WARREN L. CORWIN
R.P.L.S. No. 4621

THE STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared WARREN L. CORWIN, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2014.

NOTARY PUBLIC, STATE OF TEXAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT we GEHAN HOMES, LTD. the undersigned do hereby adopt this plat designating the herein described property as "ROBINSON RIDGE PHASE V, an addition to the City of McKinney, Collin County, Texas, and do hereby dedicate to the public use forever the streets, alleys and public use areas shown hereon. The easements, as shown, are hereby dedicated for the purpose as indicated. The Utility and Drainage 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 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 part of its respective system without the necessity, at any time, of procuring the permission of anyone. This plat approved subject to all plotting ordinances, rules, regulations, and resolutions of the City of McKinney, Texas.

WITNESS MY HAND AT _____ Texas, this the _____ day of _____, 2014.

GEHAN HOMES, LTD.

Chris Lynch
Authorized Representative

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared CHRIS LYNCH, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2014.

Notary Public in and for the State of Texas

"Approved and Accepted"

Chairman, Planning & Zoning Commission
City of McKinney

Date

PRELIMINARY/FINAL PLAT
OF
ROBINSON RIDGE PHASE V
OUT OF THE
ANDREW S. STAPP SURVEY, ABSTRACT NO. 833
IN THE
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PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
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JANUARY 2014

SCALE: 1"=100'

SHEET 2 OF 2

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