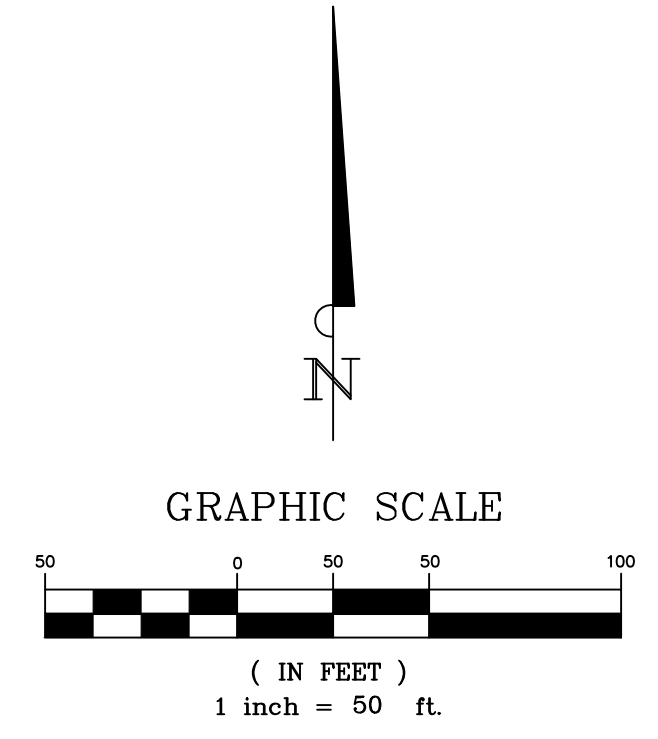


MATCHLINE



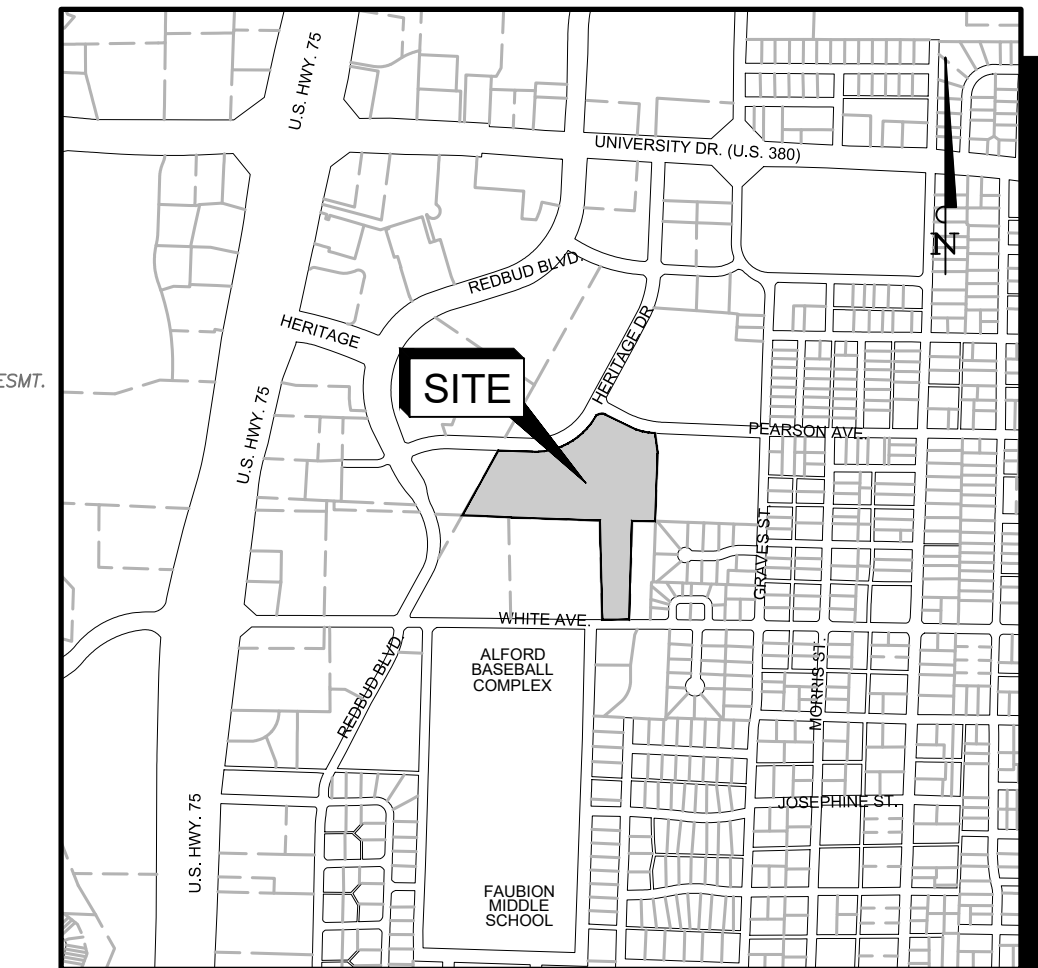
W. WHITE AVENUE
50' R.O.W.

PEARSON AVENUE
60' R.O.W.

HERITAGE DRIVE
60' R.O.W.

LOT 1
THE MERANO
9.83 ACRES

LOT 1
THE MERANO
9.83 ACRES



NOTE: BENCHMARK IS CITY OF
MCKINNEY NO. 40. ELEV. = 656.58

"PRELIMINARY-FINAL PLAT FOR
REVIEW PURPOSES ONLY"

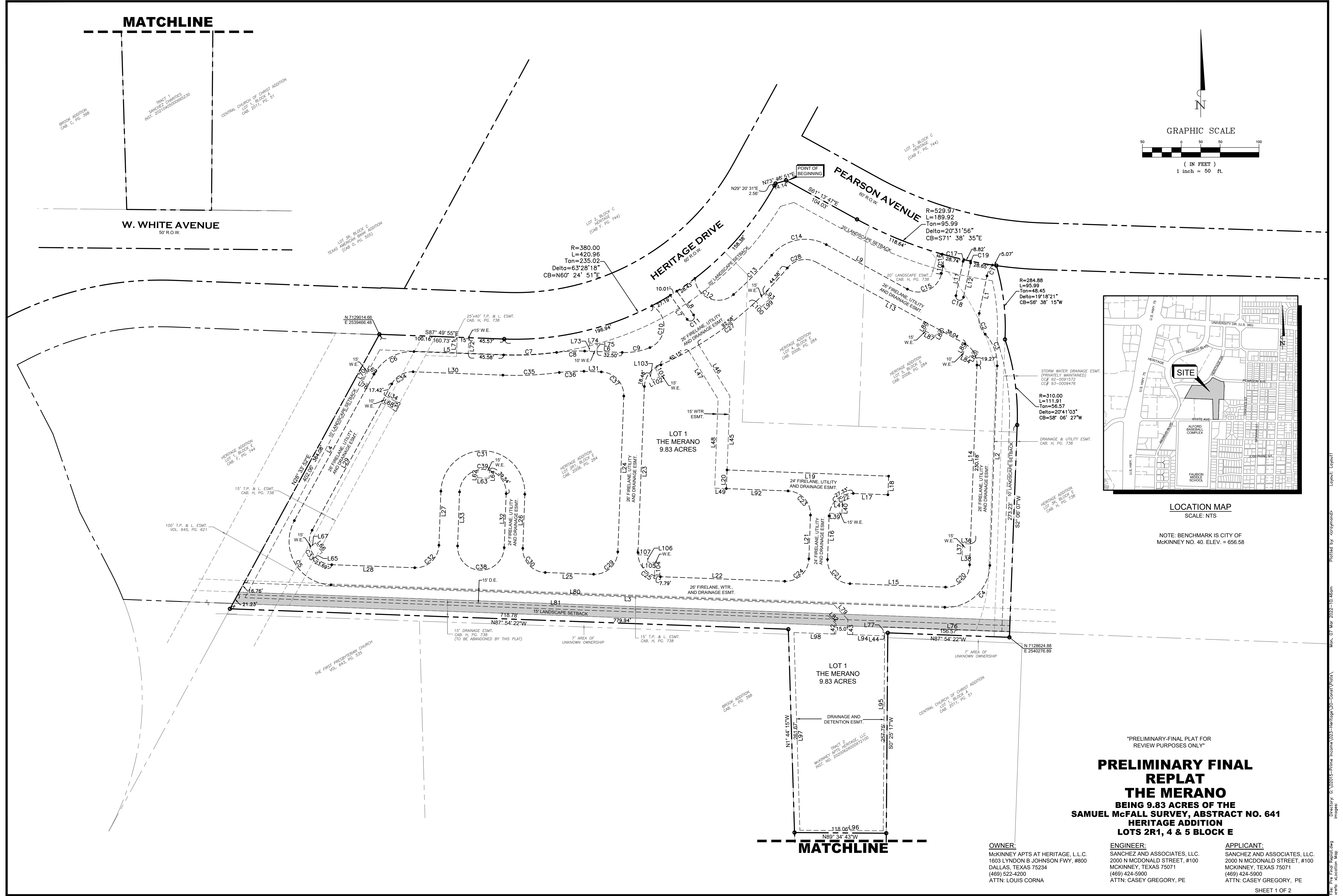
**PRELIMINARY FINAL
REPLAT
THE MERANO**
BEING 9.83 ACRES OF THE
SAMUEL McFALL SURVEY, ABSTRACT NO. 641
HERITAGE ADDITION
LOTS 2R1, 4 & 5 BLOCK E

OWNER:
MCKINNEY APTS AT HERITAGE, L.L.C.
1603 LYNDON B JOHNSON FWY, #800
DALLAS, TEXAS 75234
(469) 522-4200
ATTN: LOUIS CORNA

ENGINEER:
SANCHEZ AND ASSOCIATES, L.L.C.
2000 N MCDONALD STREET, #100
MCKINNEY, TEXAS 75071
(469) 424-5900
ATTN: CASEY GREGORY, PE

APPLICANT:
SANCHEZ AND ASSOCIATES, L.L.C.
2000 N MCDONALD STREET, #100
MCKINNEY, TEXAS 75071
(469) 424-5900
ATTN: CASEY GREGORY, PE

MATCHLINE



OWNERS DEDICATION

STATE OF TEXAS)

COUNTY OF COLLIN)

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, MCKINNEY APTS AT HERITAGE, L.L.C., do hereby adopts this final replat designating the herein above described property as THE MERANO, 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...

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

WITNESS MY HAND at _____, Texas, this ____ day of _____, 2022.

Louis Corna
McKinney Apts at Heritage, L.L.C.

STATE OF TEXAS)

COUNTY OF COLLIN)

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Roy Oliver, known to me to be the person's name that 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 this ____ day of _____, 2022.

Notary Public in and for the State of Texas

APPROVED

PLANNING AND ZONING COMMISSION CHAIRMAN
CITY OF MCKINNEY, TEXAS

DATE:

ATTEST

PLANNING AND ZONING COMMISSION CHAIRMAN
CITY OF MCKINNEY, TEXAS

DATE:

SURVEYOR'S CERTIFICATE

I, _____, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying.

Dated this the ____ day of _____, 2022.

Print Name:

Texas Registered Professional Land Surveyor No. XXXX

STATE OF TEXAS)

COUNTY OF DALLAS)

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____, known to me to be the person's name that 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 this ____ day of _____, 2022.

Notary Public in and for the State of Texas

LEGEND OF SYMBOLS & ABBREVIATIONS

5/8" CIRF = 5/8" CAPPED IRON ROD FOUND
5/8" CIRS = 5/8" CAPPED IRON ROD SET
5/8" IRF = 5/8" IRON ROD FOUND
1/2" IRF - 1/2" IRON ROD FOUND
D.R.C.C.T. = DEED RECORDS COLLIN COUNTY TEXAS
P.R.C.C.T. = PLAT RECORDS COLLIN COUNTY TEXAS
C.C.F.# = COLLIN COUNTY FILING #
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
DNG = DRAINAGE EASEMENT
S.S. = SANITARY SEWER EASEMENT
WTR. = WATER EASEMENT
V.E. = VISIBILITY EASEMENT

STATE OF TEXAS

COLLIN COUNTY

WHEREAS, MCKINNEY APTS AT HERITAGE, LLC are the owner of a 9.83 acre tract of land situated in the Samuel McFall Survey, Abstract No. 641 Collin County, Texas, said tract being all of Lots 2R1, 4, and 5 Block E of the Heritage Addition, an addition to the City of McKinney, Texas according to the plat recorded in Cabinet H, Page 738 of the Plat Records of Collin County, Texas; said tract also being part of that certain tract of land described in Special Warranty Deed to Jersey Investments, Inc. recorded in County Clerk's No. 20060718001003590 of the Deed Records of Collin County, Texas; and all of Tract 2 as recorded in County Clerk's No. 20200526000972100 of the Deed Records of Collin County, Texas; said 9.3 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod found at the intersection of the southerly right-of-way line of Pearson Avenue (a 60-foot wide right-of-way) and the southeasterly right-of-way line of Heritage Drive (a 60-foot wide right-of-way); said point also being the northermost corner of said Lot 2R1, Block E;

THENCE, along the said southerly line of Pearson Avenue, the following two (2) calls:

South 61 degrees, 13 minutes, 47 seconds East, a distance of 104.03 feet to a 5/8-inch iron rod found at the beginning of a tangent curve to the left;

In a southeasterly direction, along said curve to the left, having a delta of 20 degrees, 31 .minutes, 56 seconds, a radius of 529.97 feet, a chord bearing and distance of South 71 degrees, 38 minutes, 35 seconds East, an arc distance of 189.92 feet to a 1/2-inch iron rod found at the end of said curve; said point being the northeast corner of said Lot 2R1, Block E and the northwest corner of Lot 3R, Block E Heritage; said point also being the beginning of a non-tangent curve to the right;

THENCE, departing the said southerly line of Pearson Avenue and along the west line of said Lot 3R1, Block E, the following there (3) calls:

In a southeasterly direction, along said curve to the right, having a delta of 19 degrees, 18 .minutes, 21 seconds, a radius of 284.88 feet, a chord bearing and distance of South 06 degrees, 38 minutes, 15 seconds West, a arc distance of 95.99 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap set at the end of said curve; said point also being the beginning of a non-tangent curve to the right;

In a southeasterly direction, along said curve to the right, having a delta 20 degrees, 41.minutes, 03 seconds, a radius of 310.00 feet, a chord bearing and distance of South 08 degrees, 06 minutes, 27 seconds West, a distance of 111.91 feet to a 1/2-inch iron rod found at the end of said curve;

South 02 degrees, 06 minutes, 07 seconds West, a distance of 273.23 feet to a 1/2-inch iron rod found at the corner of said Lot 2R1, Block E;

THENCE, North 87 degrees, 54 minutes, 22 seconds West, departing the said east line of Lot 2R1, Block E and the said west line of Lot 3R, Block E and along the south line of said Lot 2R1, Block E, a distance of 156.57.

THENCE, in a southerly direction, along the West line of Lot 1, Block A, South 00 degrees, 25 minutes, 17 seconds West a distance of 257.75 feet to a X" set for corner.

THENCE, in a westerly direction, along the North line of Lot 1 and the South line of Lot 2, North 89 degrees 34 minutes, 43 seconds West a distance of 118.06 feet to a X" set for corner.

THENCE, in a northerly direction along the east line of Brook Addition and west line of Lot 2, North 01 degrees, 44 minutes, 15 seconds West a distance of 261.67 feet to a x" set for corner.

THENCE, in a westerly direction along the South line of Lot 2R1, Block E, North 87 degrees, 54 minutes, 22 seconds West a distance of 718.78 feet to a 1/2-inch iron rod found for Southwest corner of Lot 2R1 and the Southeast corner of Lot 1, Block E.

THENCE, in a northeasterly direction along the east line of Lot 1, Block E and the west line of Lot 2R1, Block E, North 28 degrees, 33 minutes, 52 seconds a distance of 364.08 for corner of Lot 2R1, Block E and the Northeast corner of Lot 1, Block E.

THENCE, departing the common line between said Lots 2R1 Block E, and Lot 1, Block E and along the said southerly and southeasterly line of Heritage Drive, the following three (3) calls:

South 87 degrees, 49 minutes, 55 seconds East, a distance of 160.73 feet to a 5/8-inch iron rod found at the beginning of a tangent curve to the left;

In a northeasterly direction, along said curve to the left, having a delta of 63 degrees, 28 minutes, 18 seconds, a radius of 380.00 feet, a chord bearing and distance of North 60 degrees, 24 minutes, 51 seconds East, a distance of 420.96 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap set at the end of said curve;

THENCE, North 29 degrees, 20 minutes 31 seconds East, a distance of 2.56 feet to a 1/2-inch iron rod found.

THENCE, North 73 degrees, 46 minutes, 51 seconds East, a distance of 14.14 feet to the POINT OF BEGINNING; and containing 428,187 square feet or 9.83 acres of land, more or less.

Table with columns: Line Table (Line #, Length, Direction), CURVE TABLE (CURVE #, LENGTH, RADIUS, DELTA, CHORD BEARING, TANGENT). Contains 20 rows of line and curve data.

Line Table with 3 columns: Line #, Length, Direction. Contains 17 rows of line data.

Line Table with 3 columns: Line #, Length, Direction. Contains 11 rows of line data.

THE PURPOSE OF THIS PRELIMINARY FINAL REPLAT IS TO COMBINE EXISTING LOTS TO ALLOW FOR A MULTIFAMILY DEVELOPMENT WITH DETENTION.

"PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY"

PRELIMINARY FINAL REPLAT THE MERANO BEING 9.83 ACRES OF THE SAMUEL McFALL SURVEY, ABSTRACT NO. 641 HERITAGE ADDITION LOTS 2R1, 4 & 5 BLOCK E

OWNER: MCKINNEY APTS AT HERITAGE, L.L.C. 1603 LYNDON B JOHNSON FWY, #800 DALLAS, TEXAS 75234 (469) 522-4200 ATTN: LOUIS CORNA

ENGINEER: SANCHEZ AND ASSOCIATES, LLC. 2000 N MCDONALD STREET, #100 MCKINNEY, TEXAS 75071 (469) 424-5900 ATTN: CASEY GREGORY, PE

APPLICANT: SANCHEZ AND ASSOCIATES, LLC. 2000 N MCDONALD STREET, #100 MCKINNEY, TEXAS 75071 (469) 424-5900 ATTN: CASEY GREGORY, PE