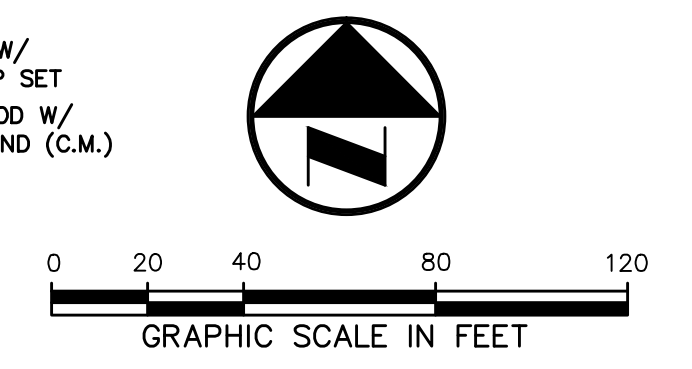


VICINITY MAP
(NOT TO SCALE)



LEGEND

- PROPERTY LINE
- - - EASEMENT LINE
- SETBACK LINE
- CONTROLLING MONUMENT
- (C.M.) 1/2-INCH IRON ROD W/ "PACHECO KOCH" CAP SET
- IRS 5/8-INCH IRON ROD W/ "DOWDY" CAP FOUND (C.M.)
- U.E. UTILITY EASEMENT
- CA COMMON AREA

LOT AREA TABLE

LOT	BLK	SQ. FT.	ACRES
1	CA	15,239	0.350
2	CA	8,045	0.183
3	CA	3,828	0.088
4	CA	1,080	0.025
5	CA	1,080	0.025
6	CA	4,332	0.113
7	CA	2,785	0.064
8	CA	513	0.012
9	CA	196,791	4.518
10	CA	2,401	0.055
11	CA	2,667	0.062
12	CA	1,080	0.025
13	CA	3,012	0.069
14	CA	4,983	0.114
15	CA	1,194	0.027
16	CA	3,020	0.069
17	CA	2,431	0.056
18	CA	1,080	0.025
19	CA	1,905	0.044
20	CA	4,888	0.112
21	CA	1,412	0.032
22	CA	75,082	1.724

LOT AREA TABLE

LOT	BLOCK	SQ. FT.	ACRES
1	A	2,700	0.062
2	A	2,700	0.062
3	A	2,700	0.062
4	A	2,700	0.062
5	A	2,700	0.062
6	A	2,700	0.062
7	A	2,700	0.062
8	A	2,700	0.062
9	A	2,700	0.062
10	A	2,700	0.062
11	A	2,700	0.062
12	A	2,700	0.062
13	A	2,700	0.062

LOT AREA TABLE

LOT	BLOCK	SQ. FT.	ACRES
1	B	2,717	0.062
2	B	2,700	0.062
3	B	2,700	0.062
4	B	2,700	0.062
5	B	2,700	0.062
6	B	2,700	0.062
7	B	2,700	0.062
8	B	2,711	0.062
9	B	2,838	0.065
10	B	2,886	0.066
11	B	2,885	0.066
12	B	2,985	0.068
13	B	2,985	0.068
14	B	2,926	0.067

LOT AREA TABLE

LOT	BLOCK	SQ. FT.	ACRES
1	C	2,808	0.064
2	C	2,809	0.064
3	C	2,896	0.067
4	C	2,864	0.066
5	C	2,814	0.065
6	C	2,700	0.062
7	C	2,700	0.062
8	C	2,700	0.062
9	C	2,700	0.062
10	C	2,700	0.062
11	C	2,700	0.062
12	C	2,700	0.062
13	C	2,700	0.062

"PRELIMINARY-FINAL REPLAT
FOR REVIEW PURPOSES ONLY"
SHEET 1 OF 2
PRELIMINARY/FINAL REPLAT
SORRELLWOOD TERRACE
LOTS 1-13, BLOCK A, LOTS 1-14, BLOCK B,
LOTS 1-13, BLOCK C, 21 COMMON AREAS
12.719 ACRES
BEING A REPLAT OF LOT 1, BLOCK E,
SORRELLWOOD PARK
OUT OF THE
JAMES HERNDON SURVEY, ABSTRACT NO. 391,
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

- NOTES**
- Bearing system for this survey is based on a bearing of North 89 degrees, 20 minutes, 57 seconds East, for the north line of Lot 1, Block E, Sorrellwood Park recorded in Cab. 2006, Page 667 of the Plat Records of Collin County, Texas.
 - Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas, Map No. 49085C0260J, Community-Panel No. 480135 0260 J, Effective Date: June 2, 2009. All of the subject property is shown to be located in Zone "X" on said map. The location of the said flood zones is based on said map, is approximate and is not located on the ground. Relevant zones are defined on said map as follows:
Zone "X" - Other Areas: Areas determined to be outside 500-year floodplain.
Zone "A" - Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood: No Base flood elevations determined.
 - All proposed lots situated in whole or in part within the city's corporate limits comply with the minimum size requirement of the governing zoning district and the subdivision ordinance.
 - Common Areas 1 thru 21 will be owned and maintained by the Sorrellwood Terrace homeowner's association; Common Area 22 will be conveyed to Sorrellwood Park HOA and maintained by the Sorrellwood Park HOA.
 - Purpose of this preliminary-final replat is to subdivide Lot 1, Block E, Sorrellwood Park to 40 residential lots and 22 common areas.
 - The distances shown hereon for adjoining and adjacent properties have been compiled from recorded plats and deeds, and do not necessarily represent field verified or monumented distances.
 - The survey abstract lines shown hereon are approximate and are not located on the ground.

OWNER:
SORRELLWOOD TH, LTD.
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75225
ATTN: ADAM BUCZEK
PHONE NO. (214) 522-4945

SURVEYOR/ENGINEER:
PACHECO KOCH CONSULTING ENGINEERS
6100 WESTERN PLACE, SUITE 1001
FORT WORTH, TEXAS 76107
ATTN: RENE SILVAS
PHONE NO. (817) 412-7155

Drawn By PMD	Checked By RS	Scale 1"=40'	Date 12/11/2014	Job Number 1857-14.421
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RECEIVED
By Planning Department at 1:27 pm, Jan 14, 2015

01/13/2015 5:45PM
 M:\DWG-18\1857-14.421\DWG\SURVEY.CSD 2014\1857-14.421\FP.DWG
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PRELIMINARY/FINAL REPLAT - SORRELLWOOD TERRACE

OWNER'S DEDICATION

STATE OF TEXAS ~

COUNTY OF COLLIN ~

WHEREAS, SORRELLWOOD TH, LTD. is the owner of a 12.719 acre tract of land situated in the James Herndon Survey, Abstract No. 391, City of McKinney, Collin County, Texas; said tract being all of Lot 1, Block E, Sorrellwood Park, an addition to the City of McKinney, Texas according to the plat recorded in Cabinet 2006, Slide 667 of the Official Public Records of Collin County, Texas; said tract being all of that tract of land described in Special Warranty Deed and Bill of Sale to Sorrellwood TH, Ltd. recorded in Instrument No. 20141113001238300 of the Official Public Records of Collin County, Texas; said 12.719 acre tract being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with "PACHECO KOCH" cap set at the southwest corner of said Block E and the most westerly northwest corner of Block A of said Sorrellwood Park; said point being the east right-of-way line of Hardin Boulevard (a 120-foot right-of-way);

THENCE, North 25 degrees, 59 minutes, 54 seconds West, with the west line of Block E and the said east line of Hardin Boulevard, a distance of 531.12 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner; said point being the beginning of a tangent curve to the right;

THENCE, in a northerly direction, with said curve to the right in the west line of Block E and the said east line of Hardin Boulevard, having a central angle of 11 degrees, 08 minutes, 41 seconds, a radius of 1,940.00 feet, a chord bearing and distance of North 20 degrees, 25 minutes, 43 seconds West, 376.76 feet, an arc distance of 377.35 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap for corner at the end of said curve; said point being the northwest corner of Block E;

THENCE, North 89 degrees, 20 minutes, 57 seconds East, a distance of 1095.57 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set at the northeast corner of Block E;

THENCE, South 01 degrees, 04 minutes, 15 seconds West, a distance of 122.28 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set at the most easterly southeast corner of Block E; said point being in the north line of said Block A;

THENCE, South 39 degrees, 27 minutes, 20 seconds West, with the southeast line of Block E and the northwest line of Block A, at a distance of 4.43 feet passing a 5/8-inch iron rod with "DOWDY" cap found at the north corner of Lot 19 of said Block A, at a distance of 763.12 feet passing a 1/2-inch iron rod found at the north corner of Lot 7 of said Block A, then continuing in all a total distance of 785.08 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set at an angle point;

THENCE, South 63 degrees, 32 minutes, 40 seconds West, continuing with the southeast line of Block E and the northwest line of Block A, a distance of 256.90 feet to the POINT OF BEGINNING;

CONTAINING: 554,048 square feet or 12.719 acres of land, more or less.

STATE OF TEXAS ~

COUNTY OF COLLIN ~

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, SORRELLWOOD TH, LTD. acting herein by and through it's duly authorized officer, does hereby adopt this replat of Lot 1, Block E, Sorrellwood Park designating the hereinabove described property as SORRELLWOOD TERRACE, LOTS 1-13, BLOCK A, LOTS 1-14, BLOCK B, LOTS 1-13, BLOCK C, an addition to the City of McKinney, Collin County, Texas, and does hereby dedicate to the public use forever, the streets, alleys, and easements shown thereon, for the mutual use and accommodation of the City of McKinney and all public utilities desiring to use or using the same. Any and all public utility and the City of McKinney shall the right to remove and keep removed all or parts of any buildings, fences, shrubs, trees or other improvements or growths, which may in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems in said easements, and the City of McKinney and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity of any time of procuring permission from anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of McKinney.

WITNESS, my hand, this the _____ day of _____, 201__.

By: Adam J. Buczek
Director
SORRELLWOOD TH, LTD.

STATE OF TEXAS ~

COUNTY OF DALLAS ~

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Adam J. Buczek, 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 this ____ day of _____, 201__.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

STATE OF TEXAS ~

COUNTY OF TARRANT ~

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, René Silvas, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual and accurate survey of the land made on the ground and 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.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. RELEASED 1/13/15.

René Silvas
Registered Professional Land Surveyor
No. 5921

STATE OF TEXAS ~

COUNTY OF TARRANT ~

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared René Silvas, 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 this ____ day of _____, 201__.

Notary Public in and for the State of Texas

CURVE TABLE with columns: CURVE, ARC LENGTH, RADIUS, DELTA ANGLE, CHORD BEARING, CHORD LENGTH. Rows C1 through C36.

LINE TABLE with columns: LINE, BEARING, DISTANCE, LINE, BEARING, DISTANCE, LINE, BEARING, DISTANCE. Rows L1 through L33.

NOTES

- 1. Bearing system for this survey is based on a bearing of North 89 degrees, 20 minutes, 57 seconds East, for the north line of Lot 1, Block E, Sorrellwood Park recorded in Cab. 2006, Page 667 of the Plat Records of Collin County, Texas.
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Zone "A" - Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood: No Base flood elevations determined.
3. All proposed lots situated in whole or in part within the city's corporate limits comply with the minimum size requirement of the governing zoning district and the subdivision ordinance.
4. All common areas will be owned and maintained by the homeowner's association.
5. Purpose of this preliminary-final replat is to subdivide Lot 1, Block E, Sorrellwood Park to 40 residential lots and 21 common areas.
6. The distances shown hereon for adjoining and adjacent properties have been compiled from recorded plats and deeds, and do not necessarily represent field verified or monumented distances.
7. The survey abstract lines shown hereon are approximate and are not located on the ground.

"PRELIMINARY-FINAL REPLAT FOR REVIEW PURPOSES ONLY" SHEET 2 OF 2 PRELIMINARY/FINAL REPLAT SORRELLWOOD TERRACE LOTS 1-13, BLOCK A, LOTS 1-14, BLOCK B, LOTS 1-13, BLOCK C, 21 COMMON AREAS 12.719 ACRES BEING A REPLAT OF LOT 1, BLOCK E, SORRELLWOOD PARK OUT OF THE JAMES HERNDON SURVEY, ABSTRACT NO. 391, CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

Pacheco Koch 6100 WESTERN PLACE, SUITE 1001 FORT WORTH, TX 76107 817.412.7155 TX REG. ENGINEERING FIRM F-14439 TX REG. SURVEYING FIRM LS-10193824 DRAWN BY: PMD CHECKED BY: RS SCALE: 1"=40' DATE: 12/11/2014 JOB NUMBER: 1857-14.421

REN,SILVAS 01/13/2015 5:05PM M:\DWG-18\1857-14.421\DWG\SURVEY_CSD_2012\1857-14.421.FIP.DWG

PRELIMINARY/FINAL REPLAT - SORRELLWOOD TERRACE