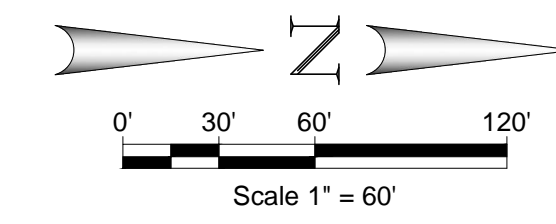
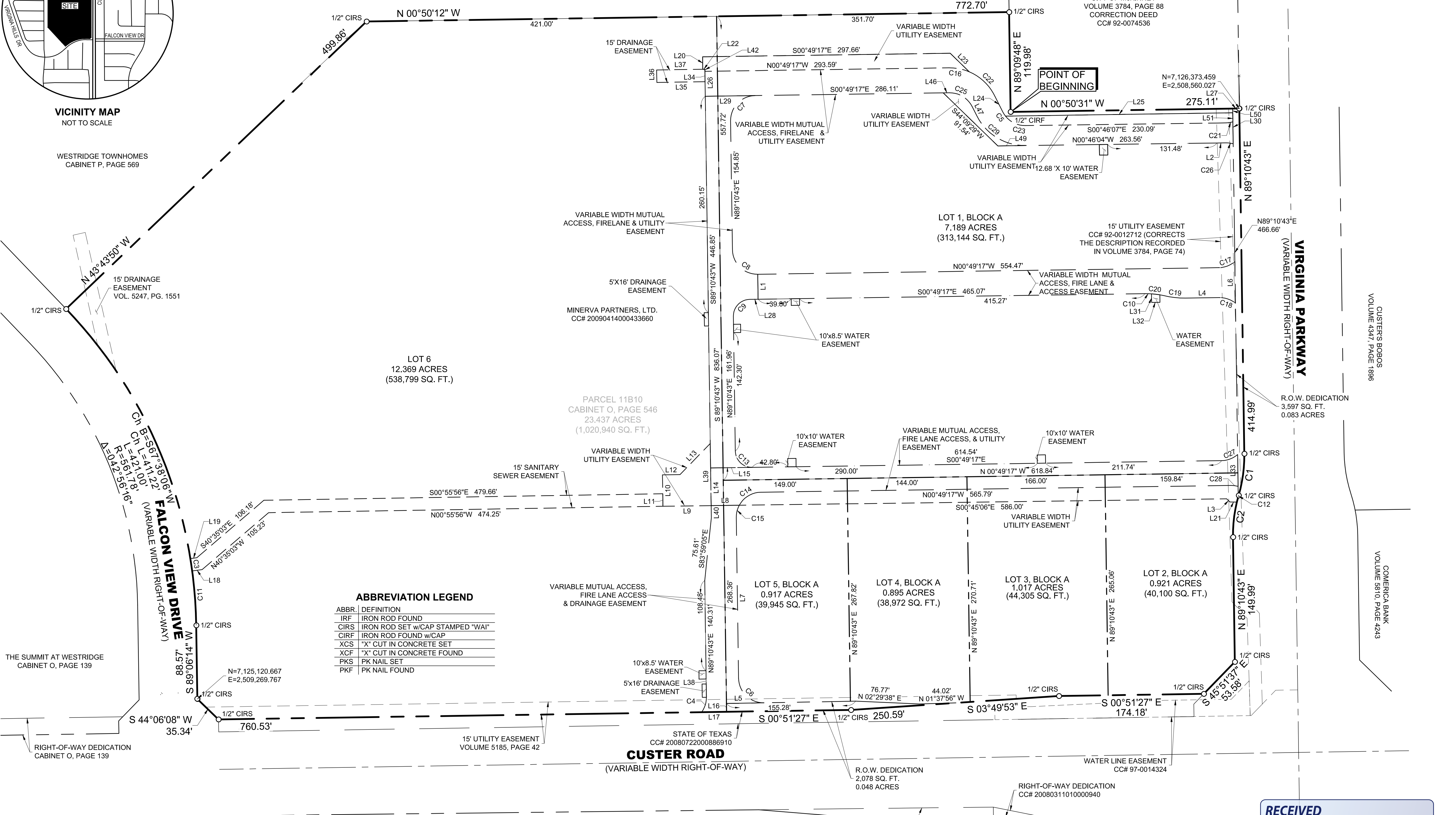


VICINITY MAP
NOT TO SCALE

WESTRIDGE TOWNHOMES
CABINET P, PAGE 569



Scale 1" = 60'



ABBREVIATION LEGEND

ABBR.	DEFINITION
IRF	IRON ROD FOUND
CIRS	IRON ROD SET w/CAP STAMPED "WAI"
CIRF	IRON ROD FOUND w/CAP
XCS	"X" CUT IN CONCRETE SET
XCF	"X" CUT IN CONCRETE FOUND
PKS	PK NAIL SET
PKF	PK NAIL FOUND

FALCON CREEK, PHASE III
VOLUME J, PAGE 786
CC# 97-00501122

FALCON CREEK, PHASE II
VOLUME J, PAGE 160

STATE OF TEXAS
CC# 20081030001278660

LOT 3R, BLOCK A
MATSON ADDITION
CC# 20080311010000940

"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.

RECEIVED
By Kathy Wright at 4:12 pm, Oct 18, 2012

PRELIMINARY-FINAL PLAT
WATER TOWER ADDITION
LOTS 1-6, BLOCK A
23.437 ACRES (1,020,940 SQ. FT.) OUT OF THE G. S.
BACCUS SURVEY, ABSTRACT NO. 119 IN THE
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

Winkelmann & Associates, Inc.
REGISTERED PROFESSIONAL ENGINEERS
6750 HILLCREST PLAZA, SUITE 315
DALLAS, TEXAS 75230
Phone: (972) 480-1500
Fax: (972) 480-1599
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G. S. BACCUS SURVEY, ABSTRACT NO. 119
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS
MALOUF INTERESTS, INC.
3811 TURTLE CREEK BOULEVARD, SUITE 1800
DALLAS, TEXAS 75219

PRELIMINARY-FINAL PLAT
WATER TOWER ADDITION
LOTS 1-6, BLOCK A
23.437 ACRES (1,020,940 SQ. FT.)
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

Date: 09.13.12
Scale: 1" = 60'
File: 47602-RPLT
Project No.: 47602

SHEET
1
OF
2

G:\47602\SURVEY\Plats\47602-RPLT.dwg

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

BEING all that certain tract of land situated in the G. S. BACCUS SURVEY, ABSTRACT NO. 119, in the City of McKinney, Collin County, Texas, being a portion of a tract of land described in deed to Minerva Partners, Ltd. as recorded in County Clerk's Instrument No. 20090414000433660, Official Public Records, Collin County, Texas, also being a portion of Parcel 11B10, an addition to the City of McKinney, Collin County, Texas, according to the Plat thereof recorded in Volume O, Page 546, Plat Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with a plastic cap stamped "HEWITT-ZOLLAR" found for the Southeast corner of a tract of land described in deed to the City of McKinney as recorded in Volume 3784, Page 88 (Correction Deed filed in County Clerk's Instrument No. 92-0074536), Deed Records, Collin County, Texas;

THENCE North 00 deg 50 min 31 sec West, along the East line of said City of McKinney tract and the Westerly line of said Minerva Partners tract, a distance of 275.11 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for corner on the Southerly right-of-way line of Virginia Parkway, a variable width right-of-way, said point being the Northeast corner of said City of McKinney tract and the most Northerly Northwest corner of said Minerva Partners tract;

THENCE along said Southerly right-of-way line of Virginia Parkway and the Northerly line of said Minerva Partners tract, the following courses and distances:

North 89 deg 10 min 43 sec East, a distance of 414.99 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for corner, said point being the beginning of a curve to the right having a radius of 170.42 feet, a central angle of 17 deg 04 min 00 sec, a chord bearing of South 82 deg 17 min 33 sec East, and a chord length of 50.58 feet;

Along said curve to the right, an arc distance of 50.76 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for corner, said point being the beginning of a curve to the left having a radius of 170.42 feet, a central angle of 17 deg 04 min 00 sec, a chord bearing of South 82 deg 17 min 33 sec East, and a chord length of 50.58 feet;

Along said curve to the left, an arc distance of 50.76 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for corner;

North 89 deg 10 min 43 sec East, a distance of 149.99 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for corner at the North end of a corner clip at the intersection of said Southerly right-of-way line of Virginia Parkway with the Westerly right-of-way line of Custer Road, a variable width right-of-way;

THENCE South 45 deg 51 min 37 sec East, along said corner clip, a distance of 53.58 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for corner at the South end of said corner clip, said point being on said Westerly right-of-way line of Custer Road as established by deed to the State of Texas as recorded in County Clerk's Instrument No. 20080722000886910, Official Public Records, Collin County, Texas;

THENCE along said Westerly right-of-way line of Custer Road, over and across said Minerva Partners tract and Parcel 11B10, the following courses and distances:

South 00 deg 51 min 27 sec East, a distance of 174.18 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for corner;

South 03 deg 49 min 53 sec East, a distance of 250.59 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for corner;

South 00 deg 51 min 27 sec East, a distance of 760.53 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for corner at the North end of a corner clip at the intersection of said Westerly right-of-way line of Custer Road with the Northerly right-of-way line of Falcon View Drive, a variable width right-of-way established by the Record Plat of Cotton Ridge Road North, Falcon View Drive & Virginia, an addition to the City of McKinney, Collin County, Texas, according to the Plat thereof recorded in Cabinet O, Page 96, Plat Records, Collin County, Texas;

THENCE South 44 deg 06 min 08 sec West, along said corner clip, a distance of 35.34 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for corner at the South end of said corner clip;

THENCE South 89 deg 06 min 14 sec West, along said Northerly right-of-way line of Falcon View Drive and the Southerly line of said Minerva Partners tract, a distance of 88.57 feet, to a point for corner, said point being the beginning of a curve to the left having a 561.78 feet, a central angle of 42 deg 56 min 16 sec, a chord bearing of South 67 deg 38 min 06 sec West, and a chord length of 411.22 feet;

THENCE continuing along said Northerly right-of-way line of Falcon View Drive and the Southerly line of said Minerva Partners tract, an arc distance of 421.00 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for corner, said point being the Southeast corner of Westridge Townhomes, an addition to the City of McKinney, Collin County, Texas, according to the Plat thereof recorded in Cabinet P, Page 569, Plat Records, Collin County, Texas;

THENCE North 43 deg 43 min 50 sec West, departing said Northerly right-of-way line of Falcon View Drive, along the Southwesterly line of said Minerva Partners tract and the Easterly line of said Westridge Townhomes, a distance of 499.86 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for corner;

THENCE North 00 deg 50 min 12 sec West, along the Westerly line of said Minerva Partners tract and the Easterly line of said Westridge Townhomes, a distance of 772.70 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for corner on the Southerly line of said City of McKinney tract;

THENCE North 89 deg 09 min 48 sec East, along the Southerly line of said City of McKinney tract, a distance of 119.98 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 1,020,940 square feet or 23.437 acres of land, more or less.

DEDICATION STATEMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS

THAT the _____, acting herein by and through it's duly authorized officers, do hereby adopt this Preliminary-Final Plat designating the heretofore described property as _____, an addition to the City of McKinney, Texas and do hereby dedicate in fee simple to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The Easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed in any Easements. Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of McKinney's use thereof. The City of McKinney and public utility entities shall have the right to remove and keep removed improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements. The City of McKinney and public utility entities shall at all times have full right of purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone. This Preliminary-Final Replat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of McKinney, Texas.

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WITNESS, my hand, this the _____ day of _____, 2012.

OWNER:

BY: _____

By: _____
<Signatory for Owner>

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity herein stated.

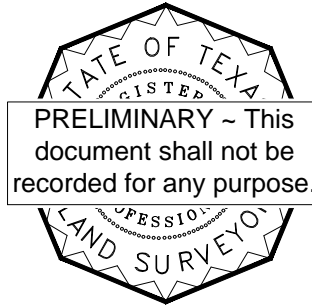
GIVEN under my hand and seal of office, this the _____ day of _____, 2012.

Notary Public in and for Collin County, Texas
My Commission expires: _____

SURVEYOR'S CERTIFICATE

That I, Leonard J. Lueker, do hereby certify that I have prepared this plat and the field notes shown hereon from an on the ground survey of the land, and this plat is a true, correct and accurate representation of the physical evidence found at the time of survey; that the corner monuments shown hereon were found and/or placed under my personal supervision. This plat was prepared in accordance with the platting rules and regulations of the City of McKinney, Texas.

Leonard J. Lueker
Registered Professional Land Surveyor
Texas Registration No. 5714
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 325
Dallas, Texas 75230
490-7090



STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Leonard J. Lueker, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity herein stated.

GIVEN under my hand and seal of office, this the _____ day of _____, 2012.

Notary Public in and for Dallas County, Texas
My Commission expires: _____

LINE TABLE with columns: LINE #, BEARING, DISTANCE. Rows L1 to L20.

LINE TABLE with columns: LINE #, BEARING, DISTANCE. Rows L21 to L42.

CURVE TABLE with columns: NO., DELTA, RADIUS, LENGTH, CH. L, CH. B. Rows C1 to C20.

LINE TABLE with columns: LINE #, BEARING, DISTANCE. Rows L46 to L51.

CURVE TABLE with columns: NO., DELTA, RADIUS, LENGTH, CH. L, CH. B. Rows C21 to C29.

"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.

RECEIVED
By Kathy Wright at 4:13 pm, Oct 18, 2012

PRELIMINARY-FINAL PLAT
WATER TOWER ADDITION
LOTS 1-6, BLOCK A
23.437 ACRES (1,020,940 SQ. FT.) OUT OF THE G. S. BACCUS SURVEY, ABSTRACT NO. 119 IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

SHEET
2 of 2

Winkelmann & Associates, Inc. logo and contact information.

REVISION, APPROVAL, DATE, No. table and project information.

G. S. BACCUS SURVEY, ABSTRACT NO. 119
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
MALOUF INTERESTS, INC.
3811 TURTLE CREEK BOULEVARD, SUITE 1800
DALLAS, TEXAS 75219

PRELIMINARY-FINAL PLAT
WATER TOWER ADDITION
LOTS 1-6, BLOCK A
23.437 ACRES (1,020,940 SQ. FT.)
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

Date: 01.03.11
Scale: N/A
File: 47602-RPLT
Project No.: 47602