

COMPLEX I ADDITION
CAB. C, PG. 491
P.R.C.C.T.

CALLED 0.049 ACRE
CITY OF MCKINNEY
INST. NO. 2007081000112552
O.P.R.C.C.T.

COMPLEX I
SOUTH ADDITION
CAB. F, PG. 446
P.R.C.C.T.

COMMUNITY AVENUE
VOL. 2007, PG. 382
L.R.C.C.T.
(80' WIDTH ROW)

P.O.B.
STATE PLANE COORDINATE
N = 7128521.56
E = 2535620.27

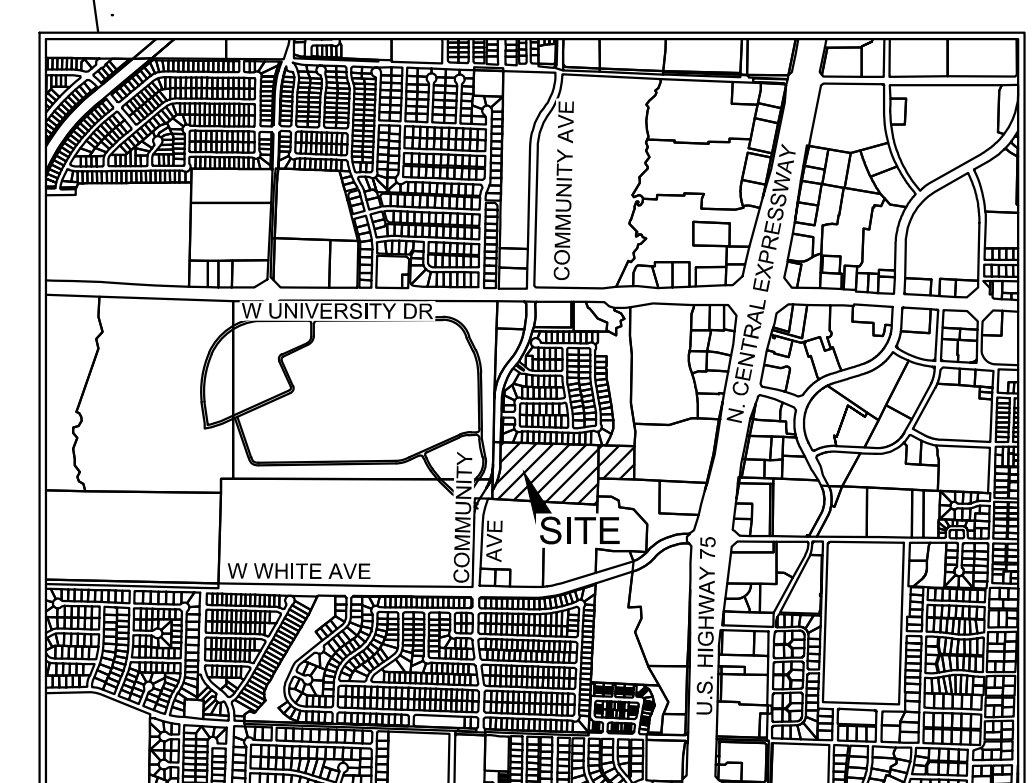
CALLED 11.997 ACRES
NEXMETRO NORTHSIDE, LP
INST. NO. 20160603000697390
O.P.R.C.C.T.

CALLLED 10.342 ACRES
MCKINNEY 90 TOWNHOUSE, LLC
INST. NO. 20140606000572760
O.P.R.C.C.T.

CALLLED 3.6 ACRES
DON MITCHELL
VOL. 1176, PG. 871
D.R.C.C.T.

STATE PLANE COORDINATE
N = 7128491.00
E = 2536726.28

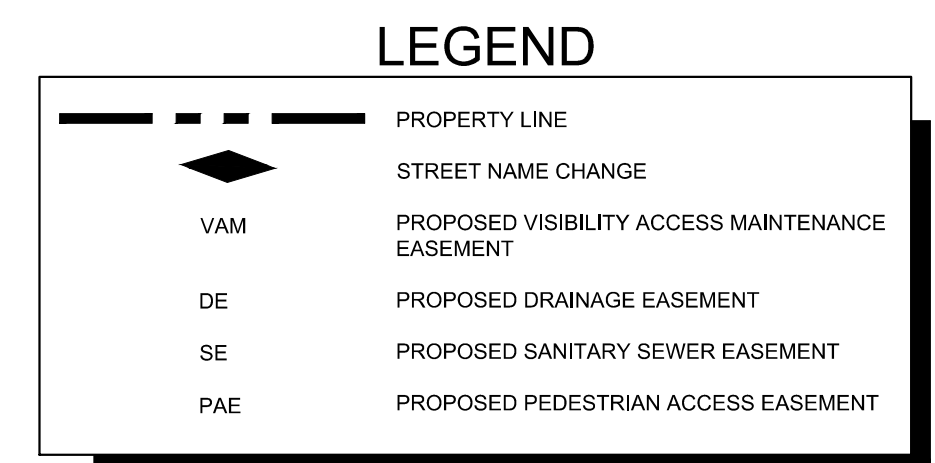
CALLLED 7.304 ACRES
MISTLETOE HEIGHTS, L.L.C.
INST. NO. 2008117001645440
O.P.R.C.C.T.
NOW KNOWN AS
DUDLEY FAMILY PARTNERSHIP, LTD
INST. NO. 20120821001035350
O.P.R.C.C.T.



- NOTES:**
- PRELIMINARY-FINAL PLAT FOR REVIEW 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, AND REQUIREMENTS OF THE SUBDIVISION ORDINANCE.
 - REFER TO SETBACK EXHIBIT FOR ALL FRONT, SIDE, AND BACK YARD SETBACKS
 - COMMON AREAS TO BE OWNED AND MAINTAINED BY HOA.
 - THE OWNER AND ANY SUBSEQUENT OWNER OF COMMON AREA A-2, BLOCK A OF THIS PLAT SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE OF THE CREEK (INCLUDING EROSION CONTROL) TRaversing SAID LOT. THE OWNER SHALL FURTHER HOLD THE CITY OF MCKINNEY HARMLESS FROM ANY DAMAGES TO PERSONS, TO THE OWNERS LOT OR ANY AFFECTED LOT ARISING FROM SUCH MAINTENANCE RESPONSIBILITY. THE CITY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF THE REFERENCED CREEK, ALTHOUGH IT RETAINS THE RIGHT TO ENTER UPON THE EASEMENT FOR PUBLIC PURPOSES. THE DRAINAGE EASEMENT SHOWN HEREUNDER SHALL NOT CREATE ANY AFFIRMATIVE DUTY TO THE CITY TO REPAIR, MAINTAIN, OR CORRECT ANY CONDITION THAT EXISTS OR OCCURS DUE TO THE NATURAL FLOW OF STORM WATER RUNOFF, INCLUDING BUT NOT LIMITED TO, STORM WATER OVERFLOW, BANK EROSION AND SLOUGHING, LOSS OF VEGETATION AND TREES, BANK SUBSIDENCE, AND INTERFERENCE WITH STRUCTURES, ALTERATION OF NATURAL FLOW OF WATER SHALL BE SUBJECT TO THE REGULATIONS AND ORDINANCES OF THE CITY OF MCKINNEY, THE STATE OF TEXAS, AND UNITED STATES OF AMERICA.
 - THE OWNERS OF BLOCK A, LOT A-3 OF THIS PLAT SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE OF THE STORM WATER DETENTION SYSTEM AS WELL AS THE MAINTENANCE OF THE CREEK (INCLUDING ALL EROSION CONTROL) TRaversing SAID LOT. THE OWNER SHALL FURTHER HOLD THE CITY OF MCKINNEY HARMLESS FROM ANY DAMAGES TO PERSONS, TO THE OWNERS LOT OR ANY AFFECTED LOT ARISING FROM SUCH MAINTENANCE RESPONSIBILITY. THE DRAINAGE EASEMENT SHOWN HEREUNDER SHALL NOT CREATE ANY AFFIRMATIVE DUTY TO THE CITY TO REPAIR, MAINTAIN, OR CORRECT ANY CONDITION THAT EXISTS OR OCCURS DUE TO THE NATURAL FLOW OF THE STORM WATER RUNOFF, INCLUDING BUT NOT LIMITED TO STORM WATER OVERFLOW, BANK EROSION AND SLOUGHING, LOSS OF VEGETATION AND TREES, BANK SUBSIDENCE, AND INTERFERENCE WITH STRUCTURES. THE CITY RETAINS THE RIGHT TO ENTER UPON THESE EASEMENTS FOR PUBLIC PURPOSES. ALTERATION OF THE NATURAL FLOW OF WATER SHALL BE SUBJECT TO THE REGULATIONS AND ORDINANCES OF THE CITY OF MCKINNEY, THE STATE OF TEXAS AND UNITED STATES OF AMERICA.

LINE	LENGTH	BEARING
L1	160.77	S88°25'26.60"E
L2	413.21	S88°25'26.60"E
L3	205.12	S81°08'56.59"E
L4	270.00	S1°34'33.40"W
L5	133.40	S81°46'35.26"W
L6	463.45	N88°25'26.60"W
L7	66.06	N88°25'26.60"W
L8	4.79	N65°39'02.72"W
L9	330.00	S1°34'33.40"W

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	500.00'	63.49'	S84°47'12"E	63.44'	7°16'30"	31.79'
C2	500.00'	85.52'	S86°40'34"W	85.41'	9°47'58"	42.86'
C3	350.00'	139.11'	N77°02'15"W	138.20'	22°46'24"	70.49'



RECEIVED
By Planning Department at 8:01 am, Apr 12, 2017

PRELIMINARY-FINAL PLAT FOR ADOLPHUS MCKINNEY
56 RESIDENTIAL LOTS / 4 COMMON AREAS BEING 17.65 ACRES OUT OF THE JACOB DANBAUGH SURVEY, ABSTRACT NO. 257 SAMUEL MCFALL SURVEY, ABSTRACT NO. 841 IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

OWNER: Wells Fargo Bank National Association 333 Market Street San Francisco, CA 94105 Tel: 415-371-3731 Contact: David L. Ash	DEVELOPER: Swaim Construction Group, LLC 7850 Greenvalley Lane Frisco, TX 75033 Tel: 214-912-8852 Contact: Doug Swaim	ENGINEER/SURVEYOR: Kimley»Horn 5750 Genesis Ct., Suite 200 Frisco, TX 75034 Tel: (972) 335-3580 Contact: DAVID K. KOCHALKA, P.E.
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DESIGNED: MMH	DRAWN: MMH	CHECKED: DKK	SCALE: AS SHOWN	DATE: APRIL	KH PROJECT NO.: 088151002	P-1
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KIMLEY-HORN AND ASSOCIATES, INC. 4110071212PM
 PROJECT NO. 151017-0001-0001
 DRAWING NO. 151017-0001-0001-0001
 DATE: 4/12/17
 THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

PLOTTER BY: JOSHUEEN, AREA: 4/11/2017 4:06 PM
DRAWN NAME: K:\P\1476485\102 - ADOLPHUS MCKINNEY DEV 1DWG\PRELIMINARY\PLAN SET\PL_PRELIMINARY\FINAL\PLAT
LAST SAVED: 4/11/2017 2:12 PM
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

STATE OF TEXAS §

COUNTY OF COLLIN §

OWNER'S CERTIFICATE

WHEREAS WELLS FARGO BANK NATIONAL ASSOCIATION is the owner of a 17.65 acre tract of land situated in the Jacob Dunbough Survey, Abstract No. 257, and in the Samuel Mcfall Survey, Abstract No. 641, and being a portion of a called 53.019 acre tract of land conveyed to Wells Fargo Bank National Association, as evidenced in special trustee's deed and bill of sale recorded in instrument No. 20101209001349230 of the official public records of collin county, texas, and being more particularly described as follows:

BEGINNING AT A 1/2-INCH IRON ROD FOUND FOR THE MOST NORTHERLY SOUTHEAST CORNER OF LOT 1, COMPLEX I SOUTH ADDITION, AN ADDITION TO THE CITY OF MCKINNEY, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET F, PAGE 446 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS, ON THE NORTH LINE OF A CALLED 11.997 ACRE TRACT OF LAND CONVEYED TO NEXMETRO NORTHSIDE, L.P., AS EVIDENCED IN SPECIAL WARRANTY DEED RECORDED IN INSTRUMENT NO. 20160603000697390 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS;

THENCE NORTH 01°54'58" EAST, DEPARTING THE NORTHERLY LINE OF SAID 11.997 ACRE TRACT, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 96.09 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "RPLS 4701" FOUND ON THE EASTERLY RIGHT OF WAY LINE OF COMMUNITY AVENUE, A VARIABLE WIDTH RIGHT OF WAY, RECORDED IN VOLUME 2007, PAGE 382 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS;

THENCE NORTH 29°09'21" EAST, DEPARTING THE EAST LINE OF SAID LOT 1 AND ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID COMMUNITY AVENUE, A DISTANCE OF 5.35 FEET TO A 1/2-INCH IRON ROD FOUND AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 28°28'55", A RADIUS OF 640.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 16°09'24" EAST, 314.88 FEET;

THENCE IN A NORTHEASTERLY DIRECTION, CONTINUING ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID COMMUNITY AVENUE, WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 318.15 FEET TO A 60D NAIL FOUND AT THE END OF THE CURVE;

THENCE NORTH 01°54'56" EAST, CONTINUING ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID COMMUNITY AVENUE, A DISTANCE OF 204.82 FEET TO A POINT FOR CORNER, BEING THE SOUTHWEST CORNER OF A CALLED COMMON AREA OF LIVE OAK CREEK, AN ADDITION TO THE CITY OF MCKINNEY, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET S, PAGE 257 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS;

THENCE SOUTH 88°25'02" EAST, DEPARTING THE EASTERLY RIGHT OF WAY LINE OF SAID COMMUNITY AVENUE, ALONG THE SOUTHERLY LINE OF SAID LIVE OAK CREEK ADDITION, A DISTANCE OF 1390.71 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "DA" FOUND FOR THE SOUTHEAST CORNER OF SAID LIVE OAK ADDITION, ON THE WEST LINE OF LOT 1, BLOCK A OF CAMERON CROSSING, AN ADDITION TO THE CITY OF MCKINNEY, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET K, PAGE 441 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS, SAME BEING ON THE EASTERLY LINE OF AFORESAID 53.019 ACRE TRACT;

THENCE SOUTH 03°37'28" WEST, ALONG THE WEST LINE OF SAID LOT 1, BLOCK A AND THE EASTERLY LINE OF SAID 53.019 ACRE TRACT, A DISTANCE OF 357.29 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "RPLS 4701" FOUND FOR EASTERNMOST, SOUTHEAST CORNER OF SAID 53.019 ACRE TRACT, THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK A, AND BEING ON THE NORTHERLY LINE OF A CALLED 7.304 ACRE TRACT OF LAND CONVEYED TO MISTLETOE HEIGHTS, L.L.C., (ALSO KNOWN AS DUDLEY FAMILY PARTNERSHIP, LTD, AS PER A MERGER RECORDED IN INSTRUMENT NO. 20120821001235350) AS EVIDENCED IN SPECIAL WARRANTY DEED RECORDED IN INSTRUMENT NO. 20061117001645440 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS;

THENCE NORTH 87°38'05" WEST, ALONG A SOUTHERLY LINE OF SAID 53.019 ACRE TRACT AND THE NORTHERLY LINE OF SAID 7.304 ACRE TRACT, A DISTANCE OF 355.51 FEET TO THE NORTHERLY NORTHWEST CORNER OF SAID 7.304 ACRE TRACT, FROM SAID CORNER, A FOUND 1/2-INCH IRON ROD BEARS NORTH 34°48' EAST, 0.4 FEET;

THENCE SOUTH 01°26'30" WEST, ALONG AN EASTERLY LINE OF SAID 53.019 ACRE TRACT, A DISTANCE OF 258.06 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE SOUTHERNMOST, SOUTHEAST CORNER OF SAID 53.019 ACRE TRACT;

THENCE NORTH 88°25'27" WEST, ALONG THE SOUTHERLY LINE OF SAID 53.019 ACRE TRACT, A DISTANCE OF 1106.60 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 17.660 ACRES (769, 273 SQUARE FEET) OF LAND, MORE OR LESS.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, I, **WELLS FARGO BANK NATIONAL ASSOCIATION**, do hereby adopt this plat designating the hereinabove described property as **ADOLPHUS MCKINNEY**, an addition to the City of McKinney, Collin County, Texas, and does hereby dedicate to the public use forever, the 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. All and any public utility and the City of McKinney shall have right to remove and keep removed all or parts of any buildings, fences, shrubs, trees 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. The City of McKinney and all public utilities 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 and adding to or removing all or parts of its respective systems without the necessity, at any time, of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of McKinney, Texas.

WITNESS MY HAND at _____, Texas, this the _____ day of _____, 20__.

BY: **WELLS FARGO BANK NATIONAL ASSOCIATION**

By: _____
DAVID L. ASH

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 for the purpose and consideration therein expressed.

Given under my hand and seal of office this the _____ day of _____, 20__.

NOTARY PUBLIC in and for the STATE OF _____

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Michael B. Marx, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land 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.

Michael B. Marx
Registered Professional Land Surveyor No. 5181
Kimley-Horn and Associates, Inc.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
Phone 972-335-3580
Fax 972-335-3779

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

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 Michael B. Marx, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 20__.

Notary Public, State of Texas

NOTES:

- PRELIMINARY-FINAL PLAT FOR REVIEW ONLY.
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- REFER TO SETBACK EXHIBIT FOR ALL FRONT, SIDE, AND BACK YARD SETBACKS
- COMMON AREAS TO BE OWNED AND MAINTAINED BY HOA.
- THE OWNER AND ANY SUBSEQUENT OWNER OF COMMON AREA A-2, BLOCK A OF THIS PLAT SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE OF THE CREEK (INCLUDING EROSION CONTROL) TRAVERSING SAID LOT. THE OWNER SHALL FURTHER HOLD THE CITY OF MCKINNEY HARMLESS FROM ANY DAMAGES TO PERSONS, TO THE OWNER'S LOT OR ANY AFFECTED LOT ARISING FROM SUCH MAINTENANCE RESPONSIBILITY. THE CITY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF THE REFERENCED CREEK, ALTHOUGH IT RETAINS THE RIGHT TO ENTER UPON THE EASEMENT FOR PUBLIC PURPOSES. THE DRAINAGE EASEMENT SHOWN HEREUNDER SHALL NOT CREATE ANY AFFIRMATIVE DUTY TO THE CITY TO REPAIR, MAINTAIN, OR CORRECT ANY CONDITION THAT EXISTS OR OCCURS DUE TO THE NATURAL FLOW OF STORM WATER RUNOFF, INCLUDING BUT NOT LIMITED TO, STORM WATER OVERFLOW, BANK EROSION AND SLOUGHING, LOSS OF VEGETATION AND TREES, BANK SUBSIDENCE, AND INTERFERENCE WITH STRUCTURES. ALTERATION OF NATURAL FLOW OF WATER SHALL BE SUBJECT TO THE REGULATIONS AND ORDINANCES OF THE CITY OF MCKINNEY, THE STATE OF TEXAS, AND UNITED STATES OF AMERICA.

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer: DAVID K. KOCHALKA
P.E. No. 87781 Date: 4/11/2017

PRELIMINARY-FINAL PLAT
FOR
ADOLPHUS MCKINNEY
56 RESIDENTIAL LOTS / 4 COMMON AREAS
BEING 17.65 ACRES
OUT OF THE
JACOB DANBAUGH SURVEY, ABSTRACT NO. 257
SAMUEL MCFALL SURVEY, ABSTRACT NO. 641
IN THE
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

OWNER: Wells Fargo Bank National Association 333 Market Street San Francisco, CA 94105 Tel: 415-371-3731 Contact: David L. Ash	DEVELOPER: Swaim Construction Group, LLC 7850 Greenvalley Lane Frisco, TX 75033 Tel: 214-912-8852 Contact: Doug Swaim	ENGINEER/SURVEYOR: Kimley»Horn 5750 Genesis Ct., Suite 200 Frisco, TX 75034 Tel: (972) 335-3580 Contact: DAVID K. KOCHALKA, P.E.
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DESIGNED NMH	DRAWN NMH	CHECKED DKK	SCALE AS SHOWN	DATE APRIL	KH PROJECT NO. 068151002	P-2
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