

OWNERS:
BIRMINGHAM MEMORIAL LAND TRUST
301 NORTH BALLARD ST.
P.O. BOX 546
WYLIE, TEXAS 75098

DEVELOPER:
1331 COUNTRY CLUB ROAD, LLC
P.O. BOX 863264
PLANO, TEXAS 75086

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS: THAT JON LEWIS, EXECUTIVE DIRECTOR, BY AND THROUGH THE UNDERSIGNED, ITS OWNER, DOES HEREBY ADOPT THIS PLAT DESIGNATED AS THE HEREINBEFORE DESCRIBED PROPERTY AS THREE OAKS ADDITION, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER ALL STREETS, RIGHTS-OF-WAY, ALLEYS, AND EASEMENTS SHOWN THEREON.

WITNESS MY HAND AT THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, THIS THE _____ DAY OF _____, 2014.

JON LEWIS
EXECUTIVE DIRECTOR
BIRMINGHAM MEMORIAL LAND TRUST

STATE OF TEXAS
COUNTY OF COLLIN

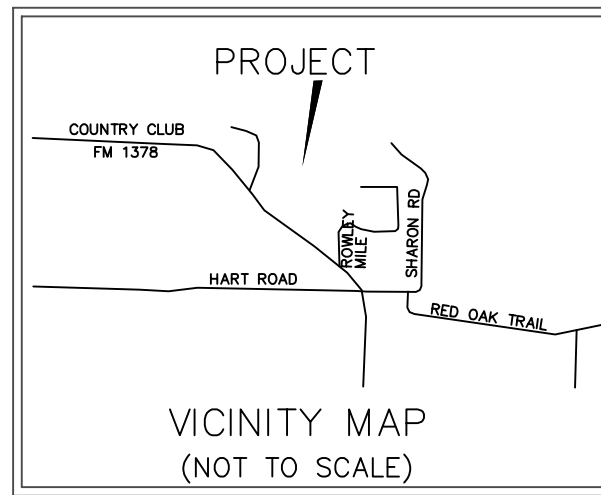
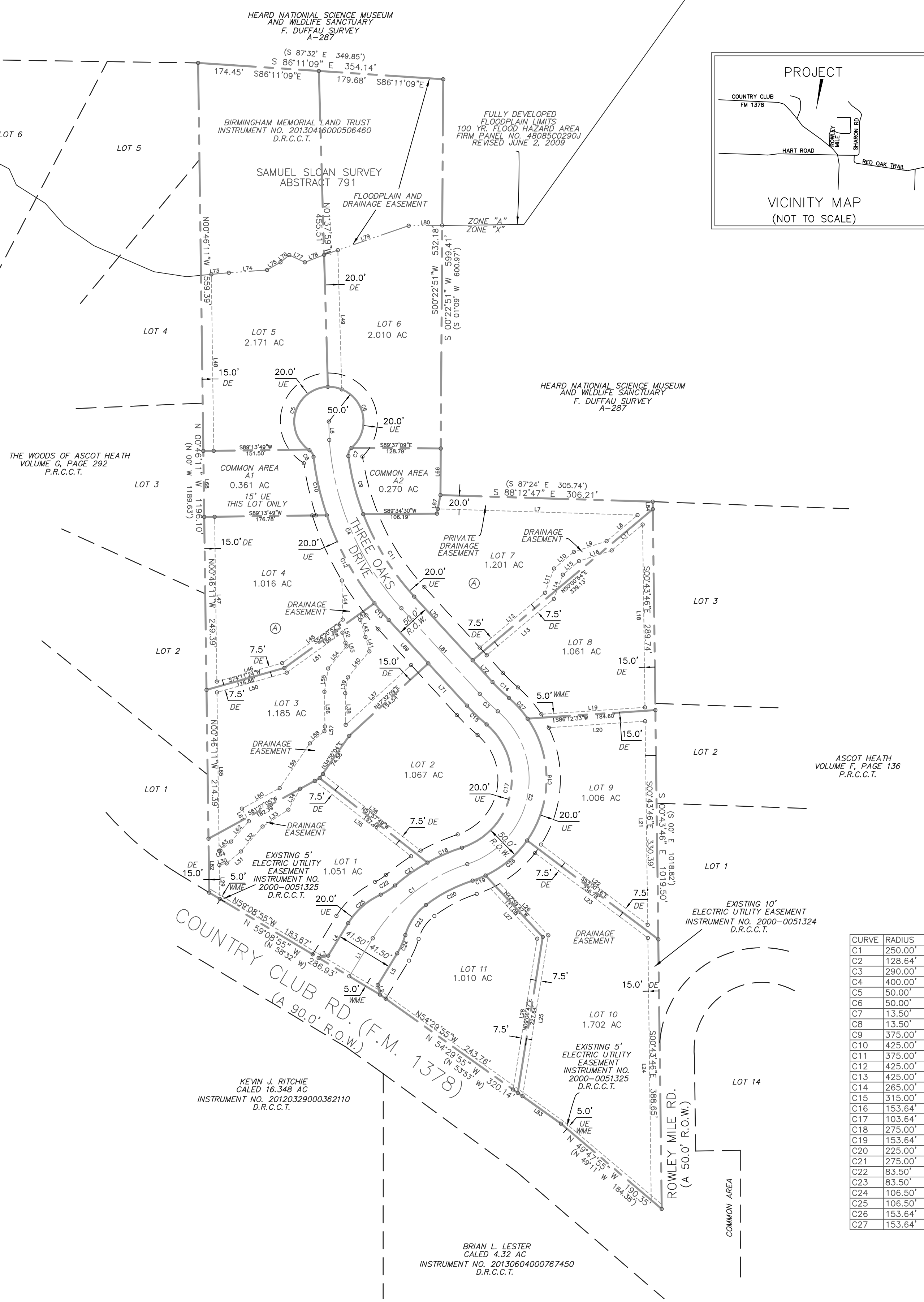
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED JON LEWIS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2014.

NOTARY PUBLIC

FLOODPLAIN NOTES:

ACCORDING TO THIS SURVEYOR'S INTERPRETATION OF INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) "FLOOD INSURANCE RATE MAP" (FIRM), COMMUNITY PANEL NO. 48085C0290 J, APPROVED JUNE 02, 2009, THIS PROPERTY LIES WITHIN A "SPECIAL FLOOD HAZARD AREA (SFHA) INUNDATED BY 100-YEAR FLOOD" ZONE AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, OR THE FEDERAL EMERGENCY MANAGEMENT AGENCY.



LINE	BEARING	DISTANCE
L1	N31°37'51"E	64.33
L2	S13°45'32"E	14.05
L3	N76°14'28"E	14.24
L4	N31°37'51"E	54.90
L5	S31°37'51"W	53.77
L6	N01°24'59"W	26.48
L7	S88°12'47"E	288.16
L8	N50°00'54"E	58.45
L9	N71°53'13"E	49.50
L10	N50°00'54"E	37.36
L11	N20°21'17"E	37.26
L12	N50°00'54"E	122.96
L13	N50°00'54"E	126.29
L14	N20°21'17"E	37.26
L15	N50°00'54"E	30.49
L16	N71°53'13"E	49.50
L17	N50°00'54"E	58.19
L18	S00°43'46"E	263.59
L19	S86°12'33"W	149.66
L20	S86°12'33"W	139.18
L21	S00°43'46"E	293.48
L22	S53°00'16"E	193.38
L23	S53°00'16"E	203.58
L24	S00°43'46"E	377.76
L25	N09°06'47"E	235.03
L26	N42°59'47"W	101.96
L27	N42°59'47"W	98.82
L28	N09°06'47"E	220.25
L29	N00°46'11"W	48.93
L30	N78°00'22"E	10.79
L31	N50°05'21"E	26.85
L32	N41°06'43"E	47.61
L33	N55°44'44"E	44.40
L34	N29°29'09"E	34.64
L35	N51°57'49"W	176.36
L36	N51°57'49"W	178.94
L37	N47°32'09"E	114.67
L38	S00°47'25"E	45.66
L39	S09°03'46"W	23.05
L40	S39°38'34"W	48.81
L41	S15°17'24"E	21.45
L42	S16°36'53"E	25.89
L43	S54°20'52"W	10.79
L44	N01°09'19"W	56.35
L45	S54°20'52"W	107.52
L46	S74°11'24"W	97.80
L47	N00°46'11"W	237.59
L48	N00°46'11"W	254.35
L49	N01°09'19"W	200.74
L50	S74°11'24"W	104.46
L51	S54°20'52"W	98.94
L52	S16°36'53"E	15.19
L53	S15°17'24"E	5.51
L54	S39°38'34"W	41.42
L55	S09°03'46"W	33.83
L56	S00°47'25"E	50.23
L57	S06°38'14"W	6.65
L58	S50°01'09"W	27.39
L59	S34°01'20"W	77.83
L60	S61°27'05"W	61.86
L61	N28°32'55"W	20.77
L62	N41°06'43"E	38.72
L63	N50°05'21"E	20.31
L64	N78°00'22"E	1.85
L65	N00°46'11"W	228.42
L66	S00°22'51"W	67.23
L67	S10°41'55"W	27.20
L68	S00°46'11"E	95.09
L69	S42°27'51"E	84.82
L70	S42°27'51"E	75.31
L71	S42°27'51"E	82.44
L72	S42°27'51"E	42.59
L73	S84°44'33"W	40.40
L74	S85°51'33"W	55.30
L75	S59°45'58"W	22.21
L76	S59°55'53"W	16.47
L77	N65°06'54"W	24.67
L78	S69°05'34"W	29.72
L79	S70°55'36"W	128.97
L80	S89°26'59"W	48.44
L81	N42°27'51"W	167.26
L82	S00°46'11"E	77.85
L83	N54°29'55"W	76.38
L84	S00°43'46"E	10.72

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	250.00'	176.90'	173.24'	S51°54'10"W	40°32'36"
C2	128.64'	273.41'	224.77'	N11°17'08"E	121°48'40"
C3	290.00'	36.14'	36.11'	S46°02'01"E	7°08'21"
C4	400.00'	269.04'	264.00'	S23°11'43"E	38°32'16"
C5	50.00'	124.12'	94.62'	S17°14'37"W	142°14'05"
C6	50.00'	123.08'	94.27'	N21°07'34"W	141°02'03"
C7	13.50'	13.41'	12.87'	S20°40'45"W	56°55'09"
C8	13.50'	11.54'	11.20'	N31°30'45"W	48°59'34"
C9	375.00'	86.61'	86.42'	N14°23'48"W	13°13'58"
C10	425.00'	86.43'	86.28'	S12°50'32"E	11°39'07"
C11	375.00'	140.40'	139.58'	S31°44'19"E	21°27'03"
C12	425.00'	144.93'	144.22'	S28°26'14"E	19°32'17"
C13	425.00'	31.58'	31.58'	S40°20'07"E	4°15'28"
C14	265.00'	33.02'	33.00'	N46°02'01"W	7°08'21"
C15	315.00'	39.25'	39.22'	N46°02'01"W	7°08'21"
C16	153.64'	187.17'	175.81'	N00°15'39"E	69°48'07"
C17	103.64'	220.27'	181.09'	N11°17'08"E	121°46'40"
C18	275.00'	54.16'	54.07'	S68°31'58"W	11°17'03"
C19	153.64'	20.05'	20.04'	N68°26'09"E	7°28'38"
C20	225.00'	76.21'	75.84'	S62°28'17"W	19°24'22"
C21	275.00'	57.42'	57.32'	S54°54'30"W	11°57'49"
C22	83.50'	24.52'	24.43'	N57°20'24"E	16°49'36"
C23	83.50'	53.51'	52.60'	S34°43'58"W	36°42'56"
C24	106.50'	28.96'	28.87'	N23°50'30"E	15°34'42"
C25	106.50'	63.43'	62.49'	S48°41'32"W	34°07'21"
C26	153.64'	79.36'	78.48'	N49°53'59"E	29°35'42"
C27	153.64'	40.12'	40.01'	S42°07'18"E	14°57'47"



LEGEND

IRF	IRON ROD FOUND
CIRS	IRON ROD SET WITH CAP STAMPED "CSI SURVEYING"
CIRF	CAPPED IRON ROD FOUND
C.M.	CONTROLLING MONUMENT
R.O.W.	RIGHT-OF-WAY
DE	DRAINAGE EASEMENT
WME	WALL MAINTENANCE EASEMENT
UE	UTILITY EASEMENT

SURVEYOR'S NOTES:

- ALL BEARINGS, AND COORDINATES SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD 83 (CORS 96).
- ALL PROPOSED LOTS SITUATED ENTIRELY OUTSIDE OF THE CITY'S CORPORATE LIMITS, AND WITHIN THE CITY'S EXTRATERRITORIAL JURISDICTION, COMPLY WITH THE SUBDIVISION ORDINANCE.
- PRELIMINARY-FINAL PLAT: FOR REVIEW PURPOSES ONLY.
- ALL DRAINAGE EASEMENT AREAS SHALL BE MAINTAINED BY THE PROPERTY OWNER.
- NO LOT TO LOT DRAINAGE ALLOWED WITHOUT PRIVATE DRAINAGE EASEMENTS ON EACH LOT.
- RECORD PLAT REQUIRED TO BE APPROVED PRIOR TO ANY PERMITS.
- ALL DETENTION PONDS AND ASSOCIATED PRIVATE PIPING SYSTEM SHALL BE FULLY MAINTAINED BY THE PROPERTY OWNER.
- AN INTER-LOCAL AGREEMENT IS REQUIRED WITH CITY OF FAIRVIEW FOR FAIRVIEW TO SERVE THIS PROPERTY OR DEVELOPER TO EXTEND WATER TO SITE.
- TXDOT PERMIT REQUIRED FOR ANY WORK IN TXDOT RIGHT-OF-WAY. NO PERMITS FOR SITE CONSTRUCTION WILL BE ISSUED PRIOR TO TXDOT APPROVAL.
- ALL HOUSES REQUIRED TO IMPLEMENT A FIRE SUPPRESSION SYSTEM.
- THE OWNERS OF COMMON AREA LOTS 1A AND 1B OF THIS PLAT SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE OF THE STORM WATER DETENTION SYSTEM. THE OWNER SHALL FURTHER HOLD THE CITY OF MCKINNEY HARMLESS FROM ANY DAMAGES TO PERSONS, TO THE OWNER'S LOT OR ANY ADJACENT LOT ARISING FROM SUCH MAINTENANCE RESPONSIBILITY. THE CITY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF THE REFERENCED SYSTEM, ALTHOUGH IT RETAINS THE RIGHT TO ENTER UPON THE EASEMENT FOR PUBLIC PURPOSES.

THIS SURVEY EXHIBIT WAS PREPARED FROM A SURVEY PERFORMED ON THE GROUND, AND ALL MONUMENTS SET UNDER THE SUPERVISION OF SHELBY J. HOFFMAN, R.P.L.S. NO. 6084, ON NOVEMBER, 23 2013.

PROPERTY DESCRIPTION

BEING A 16.484 ACRE TRACT OF LAND IN THE SAMUEL SLOAN SURVEY, ABSTRACT NO. 791, COLLIN COUNTY TEXAS, CALLED FIFTH TRACT, AS DESCRIBED IN A DEED, RECORDED IN VOLUME 776, PAGE 360, DEED RECORDS, COLLIN COUNTY, TEXAS (D.R.C.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF THE WOODS OF ASCOT HEATH, AS RECORDED IN VOLUME G, PAGE 292, PLAT RECORDS, COLLIN COUNTY, TEXAS, P.R.C.C.T., SAME BEING THE SOUTHWEST CORNER OF SAID FIFTH TRACT, IN THE NORTH LINE OF F.M. 1378, A VARIABLE WIDTH RIGHT-OF-WAY (R.O.W.);

THENCE, WITH THE COMMON LINE BETWEEN SAID FIFTH TRACT AND THE EAST BOUNDARY LINE OF SAID THE WOODS OF ASCOT HEATH, N 00°46'11" W, A DISTANCE OF 1196.10 FEET, TO A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID FIFTH TRACT, SAME BEING THE NORTHWEST CORNER OF SAID THE WOODS OF ASCOT HEATH, IN THE SOUTH LINE OF A TRACT OF LAND CONVEYED TO THE HEARD NATIONAL SCIENCE MUSEUM AND WILDLIFE SANCTUARY;

THENCE, WITH THE COMMON LINE BETWEEN SAID FIFTH TRACT, AND SAID HEARD TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. S 86°11'09" E, A DISTANCE OF 354.14 FEET, TO A 1/2" IRON ROD FOUND;
2. S 00°22'51" W, A DISTANCE OF 599.41 FEET TO A NAIL FOUND IN A WOOD POST, AT AN INTERIOR ELL CORNER OF SAID FIFTH TRACT;
3. S 88°12'47" E, A DISTANCE OF 306.21 FEET, TO A CAPPED IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID FIFTH TRACT, AS RECORDED IN VOLUME F, PAGE 136, P.R.C.C.T.;

THENCE, WITH THE COMMON LINE BETWEEN SAID FIFTH TRACT, AND SAID ASCOT HEATH TRACT, S 00°43'46" E, A DISTANCE OF 1019.50 FEET, TO A CAPPED IRON ROD SET, STAMPED "RPLS 6084", FOR THE SOUTHEAST CORNER OF SAID FIFTH TRACT, SAME BEING IN THE NORTH LINE OF SAID F.M. 1378;

THENCE, WITH THE COMMON LINE BETWEEN SAID FIFTH TRACT, AND THE NORTH LINE OF SAID F.M. 1378, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. N 49°47'55" W, A DISTANCE OF 190.35 FEET, TO A CAPPED IRON ROD SET, STAMPED "RPLS 6084";
2. N 54°29'55" W, A DISTANCE OF 320.14 FEET TO A CAPPED IRON ROD SET, STAMPED "RPLS 6084";
3. N 59°08'55" W, A DISTANCE OF 286.93 FEET, TO THE PLACE OF BEGINNING AND CONTAINING 16.484 ACRES AND AS SURVEYED ON THE GROUND UNDER THE SUPERVISION OF SHELBY J. HOFFMAN, R.P.L.S. NO. 6084, ON NOVEMBER 26, 2012.



RECEIVED
By Planning Department at 9:07 am, Aug 14, 2014

PRELIMINARY FINAL PLAT
THREE OAKS ADDITION,
LOTS 1 THROUGH 11, BLOCK A,
AND TWO COMMON AREAS, CA-1, AND CA-2,
IN THE SAMUEL SLOAN SURVEY, ABSTRACT NO. 791,
BEING A 16.484 ACRE TRACT OF LAND,
AS DESCRIBED IN A DEED, RECORDED IN
INSTRUMENT NO. 20130416000506460,
DEED RECORDS, COLLIN COUNTY, TEXAS.

PRELIMINARY NOT TO BE RECORDED FOR ANY REASON

REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6084

REVISED 8-13-2014

GEOMATIC SOLUTIONS, INC.
3000 S. HULEN ST., SUITE 124, #236, FORT WORTH, TEXAS 76109
OFFICE: 817-487-8916

Scale: 1"=100'	Date: 11/25/13	DWG: 2012067-PRE-FINAL
Drawn: OF	Checked: SJH	Job: 2012-067