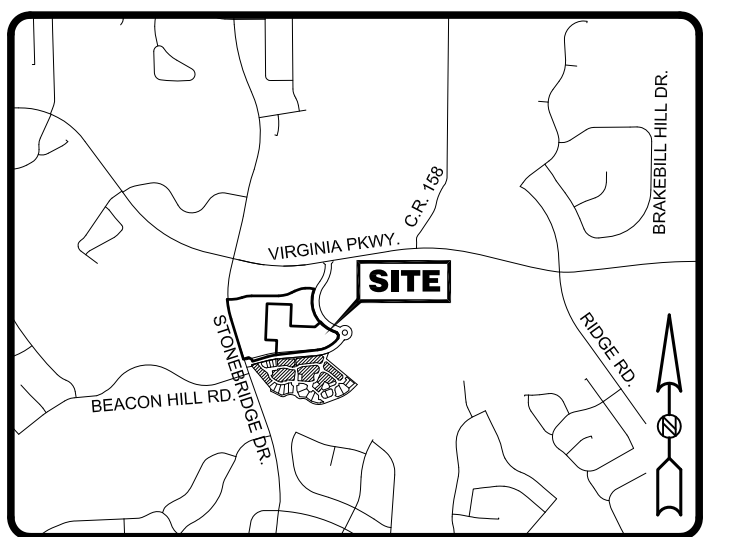


BASIS OF BEARINGS
NORTH R.O.W. LINE OF MEDITERRANEAN DR.
S 83°10'20" W
(VOLUME 2009, PAGE 72, M.R.C.C.T.)

LEGEND

- | | |
|-------------|--|
| 5/8" I.R.S. | 5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "R.P.L.S. 5199" |
| (C.M.) | CONTROLLING MONUMENT |
| D.R.C.C.T. | DEED RECORDS, COLLIN COUNTY, TEXAS |
| I.R.F. | IRON ROD FOUND |
| M.R.C.C.T. | MAP RECORDS, COLLIN COUNTY, TEXAS |
| PG. | PAGE |
| P.O.B. | POINT OF BEGINNING |
| R.O.W. | RIGHT-OF-WAY |
| VOL. | VOLUME |



LOCATION MAP
SCALE: 1"=2000'

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	NORTH	62.51'
L2	N 12°05'06" W	74.79'
L3	S 12°05'06" E	74.79'
L4	SOUTH	81.74'
L5	NORTH	47.29'
L6	SOUTH	86.00'
L7	S 76°48'27" W	51.12'

CURVE TABLE

NUMBER	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	94°16'44"	30.00'	49.36'	N 47°08'22" W	43.98'
C2	94°16'44"	56.00'	92.15'	N 47°08'22" W	82.10'
C3	90°00'00"	56.00'	87.96'	N 45°00'00" E	79.20'
C4	90°00'00"	56.00'	87.96'	S 45°00'00" E	79.20'
C5	90°00'00"	30.00'	47.12'	S 45°00'00" E	42.43'
C6	87°09'19"	30.00'	45.63'	S 46°25'21" W	41.36'
C7	88°31'05"	56.74'	87.66'	S 45°00'00" W	79.20'
C8	84°55'15"	30.05'	44.53'	S 42°27'37" E	40.57'
C9	20°29'14"	30.00'	10.73'	S 17°04'17" E	10.67'
C10	88°15'09"	30.74'	47.35'	S 45°07'58" W	42.80'
C11	68°21'04"	30.00'	35.79'	N 62°56'23" W	33.70'
C12	61°52'04"	56.00'	60.47'	N 59°41'54" W	57.57'
C13	89°08'10"	30.00'	46.67'	N 44°34'05" W	42.11'
C14	90°00'00"	30.00'	47.12'	N 45°00'00" E	42.43'
C15	90°00'00"	30.00'	47.12'	S 45°00'00" E	42.43'
C16	39°31'03"	56.00'	38.62'	S 70°14'29" E	37.86'
C17	12°05'06"	92.50'	19.51'	N 06°02'33" W	19.47'
C18	04°43'34"	181.90'	15.00'	N 77°54'54" E	15.00'
C19	12°05'06"	107.50'	22.67'	S 06°02'33" E	22.63'
C20	03°11'54"	56.05'	3.13'	S 84°29'02" W	3.13'

**MINOR REPLAT
ADRIATICA ADDITION
LOT 6 AND LOT 7, BLOCK A**

BEING A REPLAT OF LOT 2, BLOCK A
ADRIATICA ADDITION

(VOLUME 2009, PAGE 72, M.R.C.C.T.)

13.3219 ACRES out of the
J.R. GRAY SURVEY, ABSTRACT No. 343 and the
HENRY JOHNSON SURVEY, ABSTRACT NO. 482
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

PROJECT INFORMATION

Date of Survey: 12/04/2012
Job Number: 1190170
Drawn By: W.J.J.
Date of Drawing: 02/12/2013
File: St Paul's Sq Prelim-Plat.Dwg



RECEIVED
By Kathy Wright at 3:39 pm, Feb 15, 2013

APPLICANT:
VERDUNITY, INC.
2316 Kilharney Drive
McKinney, Texas 75070
(469) 667-3022

OWNER:
IBG ADRIATICA HOLDINGS, INC.
1600 Redbud Boulevard
Suite 400
McKinney, Texas 75069-3258

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 THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE.

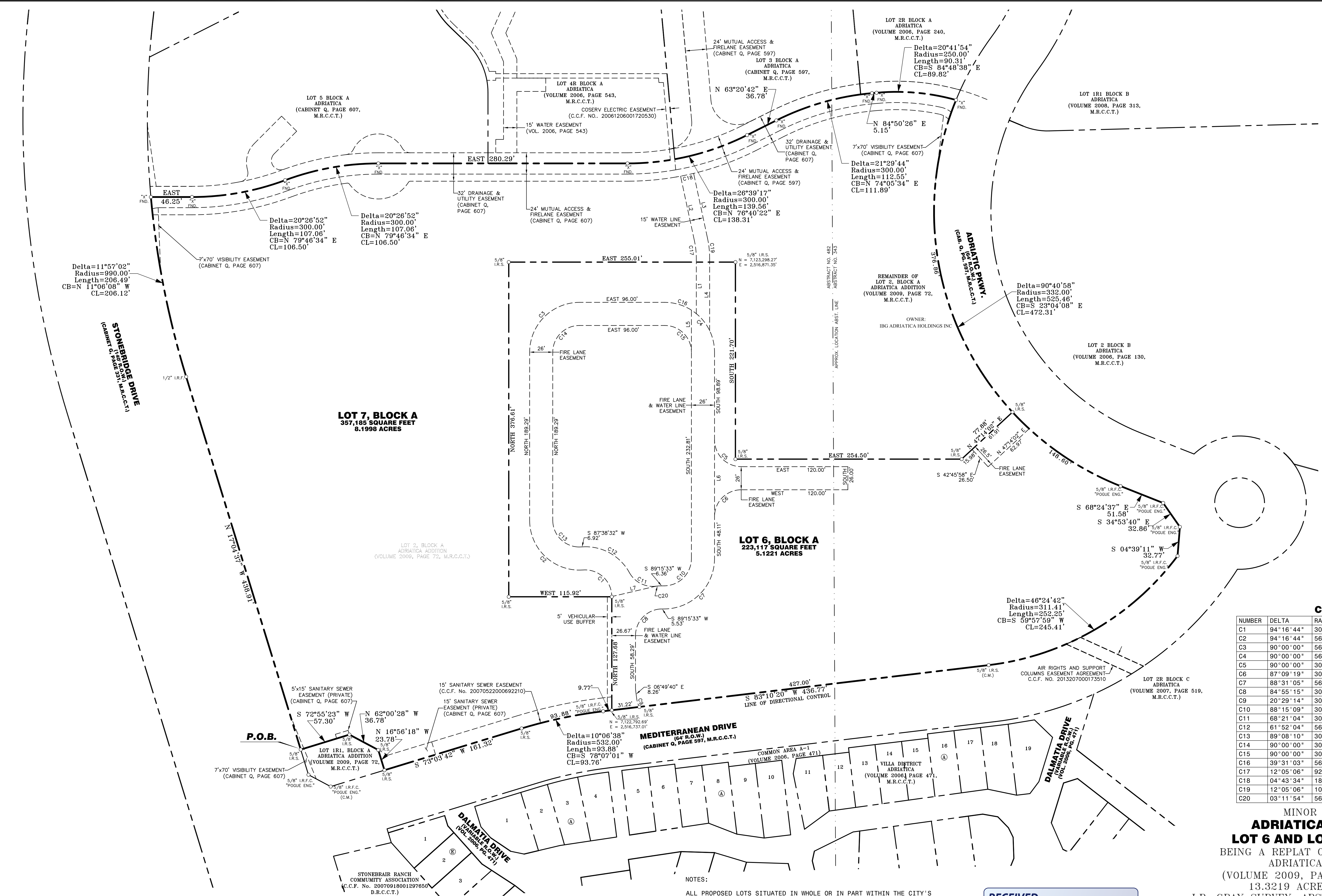
THE PURPOSE OF THIS REPLAT IS TO CREATE A SEPARATE LOT AND EASEMENTS NECESSARY FOR A MULTI-FAMILY APARTMENT DEVELOPMENT.

THERE ARE NO TREES LOCATED ON THE SUBJECT PROPERTY.

NOTES:

COORDINATE NOTE
Coordinates shown hereon are State Plane Coordinates, Texas North Central Zone, North American Datum of 1983 (NAD83).

MONUMENTATION NOTE
All lot corners shown hereon are 5/8" iron rod set with red plastic cap stamped "R.P.L.S. 5199" unless otherwise noted.



OWNERS CERTIFICATE OF DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, **IBG ADRIATICA HOLDINGS, INC.** is the owner of a tract of land located in the City of McKinney, Collin County, Texas, part of the J.R. Gray Survey, Abstract No. 343 and the Henry Johnson Survey, Abstract No. 482, being all of Lot 2, Block A, Adriatica Addition, and addition to the City of McKinney according to the plat thereof recorded in Volume 2009, Page 72, Map Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with cap stamped "Pogue Eng." found for the most westerly southwest corner of said Lot 2, being the northwest corner of Lot 1R1, Block A, said Adriatica Addition;

THENCE, along the west line of said Lot 2 and the east line of Stone Ridge Drive as follows:
North 17 degrees 04 minutes 37 seconds West, a distance of 438.91 feet to a 1/2" iron rod found, the beginning of a curve to the right;
Along said curve to the right, through a central angle of 11 degrees 57 minutes 03 seconds, a radius of 990.00 feet, an arc length of 206.49 feet, a chord bearing of North 11 degrees 06 minutes 08 seconds West and a chord distance of 206.12 feet to an "X" in concrete found for the northwest corner of said Lot 2;
THENCE, along the north line of said Lot 2 as follows:
East, a distance of 46.25 feet to an "X" in concrete found, the beginning of a curve to the left;
Along said curve to the left through a central angle of 20 degrees 26 minutes 52 seconds, a radius of 300.00 feet, an arc length of 107.06 feet, a chord bearing of North 79 degrees 46 minutes 34 seconds East and a chord distance of 106.50 feet to an "X" in concrete found, the beginning of a curve to the right;
Along said curve to the right through a central angle of 20 degrees 26 minutes 52 seconds, a radius of 300.00 feet, an arc length of 107.06 feet, a chord bearing of North 79 degrees 46 minutes 34 seconds East and a chord distance of 106.50 feet to an "X" in concrete found;
East a distance of 280.29 feet to an "X" in concrete found, the beginning of a curve to the left;
Along said curve to the left through a central angle of 26 degrees 39 minutes 17 seconds, a radius of 300.00 feet, an arc length of 139.56 feet,, a chord bearing of North 76 degrees 40 minutes 22 seconds East and a chord distance of 138.31 feet to an "X" in concrete found;
North 63 degrees 20 minutes 42 seconds East, a distance of 36.78 feet the beginning of a curve to the right;
Along said curve to the right through a central angle of 21 degrees 29 minutes 44 second, a radius of 300.00 feet, an arc length of 112.55 feet, a chord bearing of North 74 degrees 05 minutes 34 seconds East and a chord distance of 111.89 feet;
North 84 degrees 50 minutes 26 seconds East, a distance of 5.15 feet to an "X" in concrete found, the beginning of a curve to the right;
Along said curve to the right through a central angle of 20 degrees 41 minutes 54 seconds, a radius of 250.00 feet, an arc length of 90.31 feet, a chord bearing of South 84 degrees 48 minutes 38 seconds East and a chord distance of 89.82 feet to an "X" in concrete found for the north corner of said Lot 2, being in the westerly right-of-way line of Adriatica Parkway (64' R.O.W.), the beginning of a non-tangent curve to the left;
THENCE, along the easterly line of said Lot 2 and the westerly line of Adriatica Parkway as follows:
Along said curve to the left through a central angle of 90 degrees 40 minutes 58 seconds, a radius of 332.00 feet, an arc length of 525.46 feet, a chord bearing of South 23 degrees 04 minutes 08 seconds East and a chord distance of 472.31 feet to a 5/8" iron rod with cap stamped "Pogue Eng.";
South 68 degrees 24 minutes 37 seconds East, a distance of 51.58 feet to a 5/8" iron rod with cap stamped "Pogue Eng.",
South 34 degrees 53 minutes 40 seconds East, a distance of 32.86 feet to a 5/8" iron rod with cap stamped "Pogue Eng.", being the most easterly corner of said Lot 2 and being in the northerly right-of-way line of Mediterranean Drive;
THENCE, along the southerly line of said Lot 2 and the northerly line of Mediterranean Drive as follows:
South 04 degrees 39 minutes 11 seconds West, a distance of 32.77 feet to a 5/8" iron rod set with plastic cap stamped "R.P.L.S. 5199", the beginning of a curve to the right;
Along said curve to the right through a central angle of 46 degrees 24 minutes 42 seconds, a radius of 311.41 feet, an arc length of 252.25 feet, a chord bearing of South 59 degrees 57 minutes 59 seconds West and a chord distance of 245.41 feet;
South 83 degrees 10 minutes 20 seconds West, a distance of 436.77 feet to 5/8" iron rod with cap stamped "Pogue Eng.", the beginning of a curve to the left;
Along said curve to the left through a central angle of 10 degrees 06 minutes 39 seconds, a radius of 532.00 feet, an arc length of 93.89 feet, a chord bearing of South 78 degrees 07 minutes 01 seconds West and a chord distance of 93.76 feet to a 5/8" iron rod set with plastic cap stamped "R.P.L.S. 5199";
South 73 degrees 03 minutes 42 seconds West, a distance of 161.32 feet to a 5/8" iron rod set with plastic cap stamped "R.P.L.S. 5199", being the southeast corner of aforementioned Lot 1R1;

THENCE, along the common line of said Lot 1R1 and Lot 2 as follows:
North 16 degrees 56 minutes 18 seconds West, a distance of 23.78 feet to a 5/8" iron rod set with plastic cap stamped "R.P.L.S. 5199";
North 62 degrees 00 minutes 28 seconds West, a distance of 36.78 feet to a 5/8" iron rod set with plastic cap stamped "R.P.L.S. 5199";
South 72 degrees 55 minutes 23 seconds West, a distance of 57.30 feet to the **POINT OF BEGINNING** and containing 580,302 square feet or 13.3219 acres of land more or less.

PREPARED FOR:
VERDUNITY, INC.
2915 Killarney Drive
McKinney, Texas 75070
(469) 667-3022

OWNER:
IBG ADRIATICA HOLDINGS, INC.
1600 Redbud Boulevard
Suite 400
McKinney, Texas 75069-3258

OWNERS CERTIFICATE OF DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, We, **IBG ADRIATICA HOLDINGS, INC.** do hereby adopt this plat designating the herein above described property as **ADRIATICA, LOTS 2R2 & 2R3, BLOCK A**, an addition to the City of McKinney, Collin County, Texas, and do hereby dedicate to the public use forever, the streets, alleys, and public use areas shown hereon. The easements, as shown, are hereby dedicated for the purpose as indicated. The Utility and Drainage Easements being hereby dedicated for the 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 the right to remove and keep removed all or parts of any building, 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, and the City of McKinney and all public utilities shall, at all times, have the full right of ingress and egress to or from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems, with the necessity, at any time, of procuring the permission of anyone.

EXECUTED THIS ____ day of _____, 2013.

IBG ADRIATICA HOLDINGS, INC.

By: (AUTHORIZED SIGNATURE) _____

**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 _____ 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 considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2013.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT, I **Douglas S. Loomis**, do hereby certify that I prepared this Plat from an actual survey of the land and that the corner monuments shown thereon were properly placed under my supervision in accordance with the Platting Rules and Regulations of the City of McKinney, Collin County, Texas.

RELEASED 2/12/2013 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

Douglas S. Loomis
Registered Professional Land Surveyor, No. 5199

**STATE OF TEXAS §
COUNTY OF COLLIN §**

BEFORE ME, the undersigned authority, a Notary Public in and for Collin County, Texas, on this day personally appeared Douglas S. Loomis, 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 considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2013.

Notary Public in and for the State of Texas

"APPROVED AND ACCEPTED"

Robert Clark
Planning and Zoning Chairman
City of McKinney, Texas

Date

NOTE:

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.

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THERE ARE NO TREES LOCATED ON THE SUBJECT PROPERTY.

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**ADRIATICA ADDITION
LOT 6 AND LOT 7, BLOCK A**
BEING A REPLAT OF LOT 2, BLOCK A
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CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

PROJECT INFORMATION
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Job Number: 1190170
Drawn By: W.J.L.
Date of Drawing: 02/12/2013
File: St Paul's Sq Prelim-Plat.Dwg
SHEET 2 OF 2



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