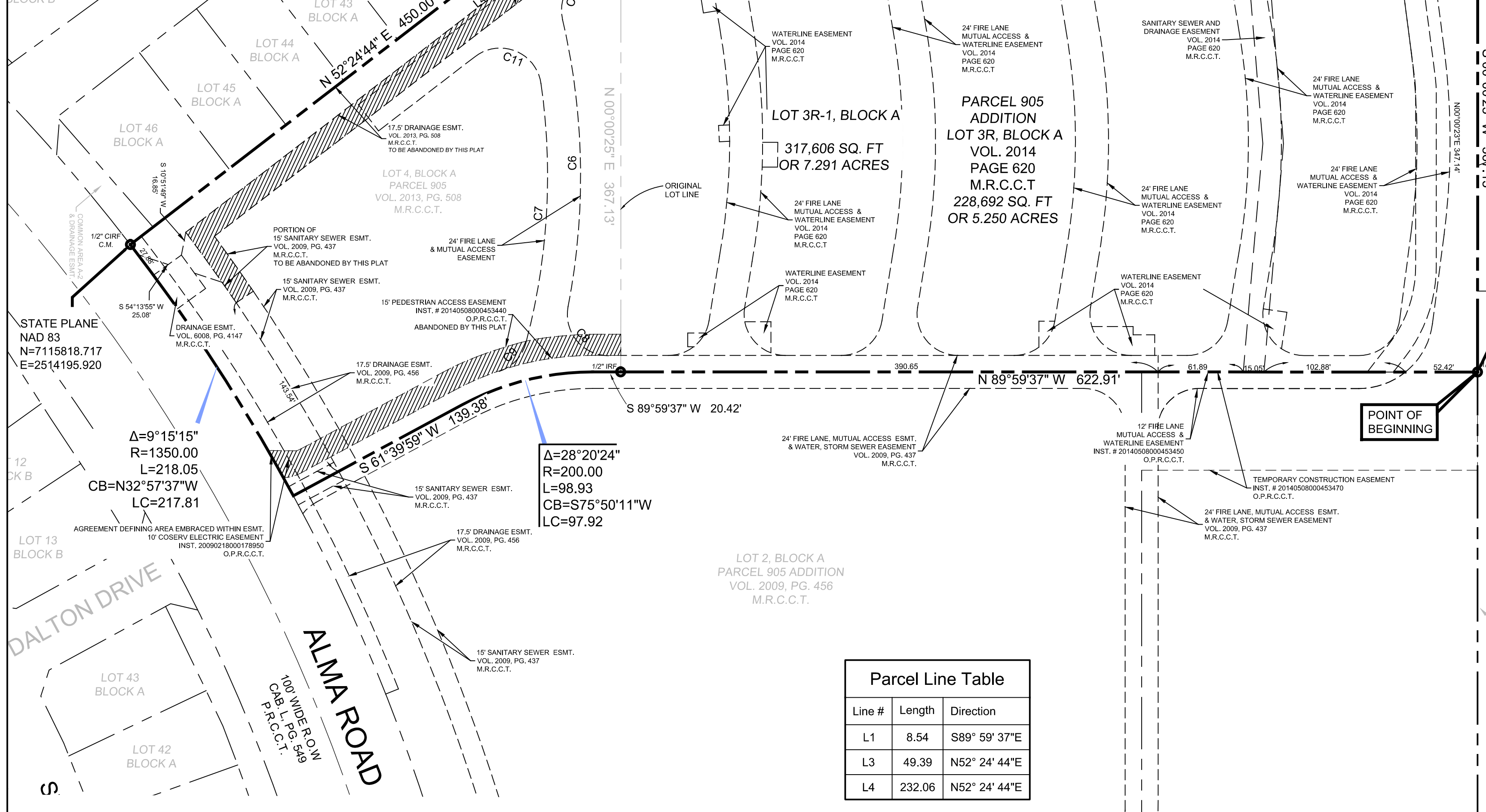


VICINITY MAP



**GENERAL NOTES:**

- The area (acres) shown hereon is based on the mathematical closure of the courses and distances reflected on this Survey. It does not include the tolerances that may be present due to positional accuracy of the boundary monuments in place.
- Reference Bearing: Bearings based on plat of Parcel 905, recorded in Volume 2009, Page 437 of the Map Records of Collin County, Texas.
- All lots situated in whole or in part within the city's corporate limits comply with the minimum size requirements as required by the governing zoning district and requirements of the Subdivision Ordinance.
- The purpose of this minor replat is to develop the property for Multifamily-Senior Apartment Living.

**DETENTION POND MAINTENANCE NOTE:**

The owner and all subsequent owners of Lot 3R, Block A of this plat shall be solely responsible for the perpetual maintenance of their respective storm water detention systems. The owners 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 systems, although it retains the right to enter upon the easements for public purposes.

**Parcel Line Table**

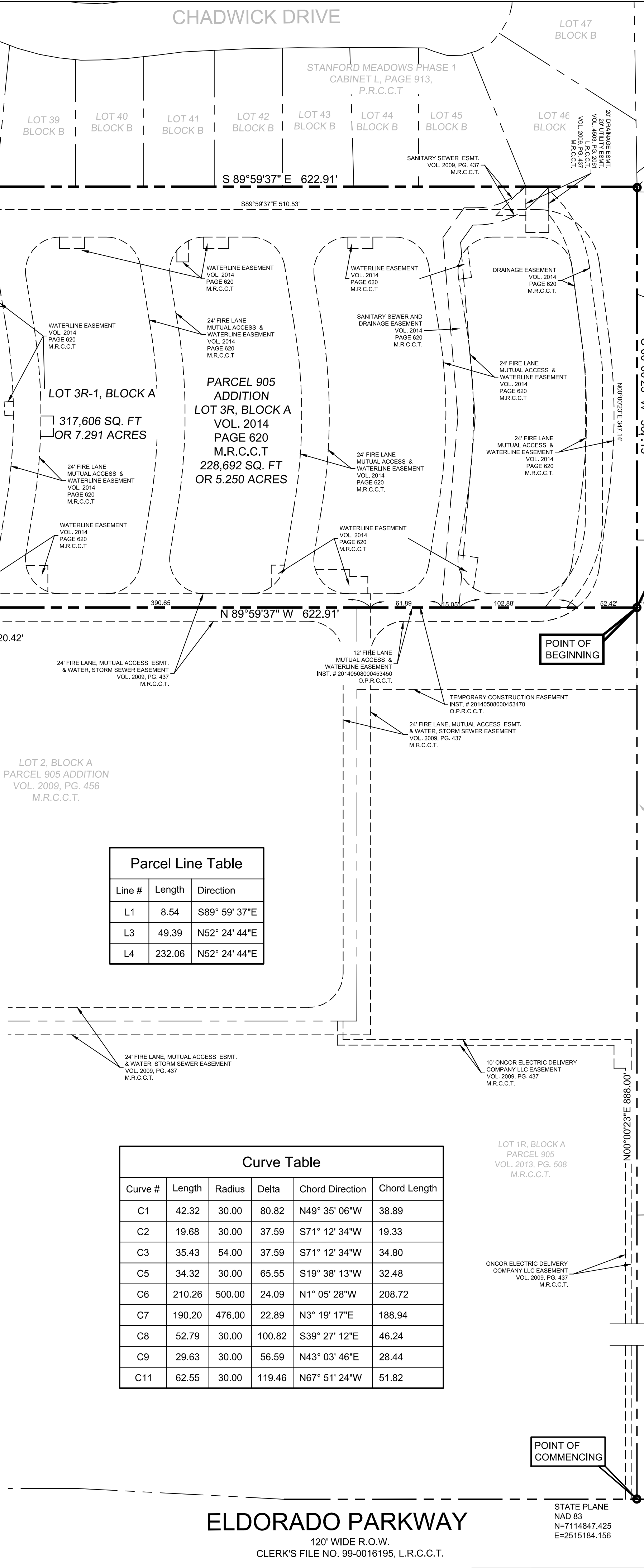
Line #	Length	Direction
L1	8.54	S89° 59' 37"E
L3	49.39	N52° 24' 44"E
L4	232.06	N52° 24' 44"E

**Curve Table**

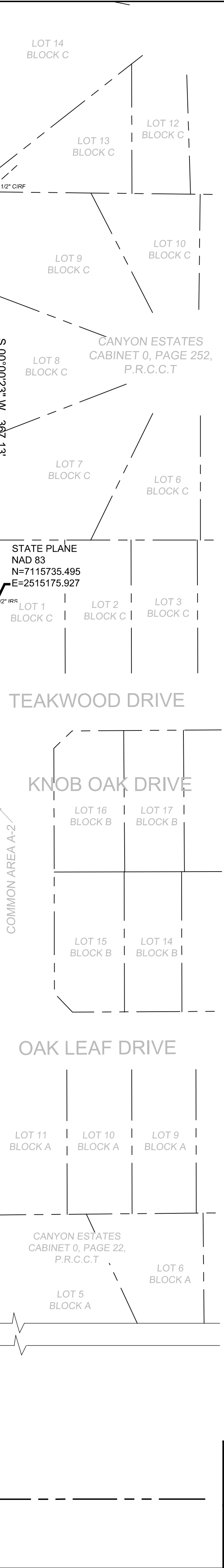
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	42.32	30.00	80.82	N49° 35' 06"W	38.89
C2	19.68	30.00	37.59	S71° 12' 34"W	19.33
C3	35.43	54.00	37.59	S71° 12' 34"W	34.80
C5	34.32	30.00	65.55	S19° 38' 13"W	32.48
C6	210.26	500.00	24.09	N1° 05' 28"W	208.72
C7	190.20	476.00	22.89	N3° 19' 17"E	188.94
C8	52.79	30.00	100.82	S39° 27' 12"E	46.24
C9	29.63	30.00	56.59	N43° 03' 46"E	28.44
C11	62.55	30.00	119.46	N67° 51' 24"W	51.82



**RECEIVED**  
By Planning Department at 4:28 pm, Jan 08, 2015



**ELDORADO PARKWAY**  
120' WIDE R.O.W.  
CLERK'S FILE NO. 99-0016195, L.R.C.C.T.



**STATE PLANE NAD 83**  
N=7114847.425  
E=2515184.156

STATE OF TEXAS §

COUNTY OF COLLIN §

WHEREAS, EMERALD COTTAGES OF STONEBRIDGE, LTD., a Texas limited partnership is the owner of that certain lot, tract or parcel of land situated in the J. Magner Survey, Abstract Number 624, in the City of McKinney, Collin County, Texas, and being all of Lot 3 and Lot 4, Block A, Parcel 905 Addition, an addition to the City of McKinney, Collin County, Texas, according to the plat thereof recorded in Volume 2013, Page 508, Map Records, Collin County, Texas, and being a portion of that certain tract of land described in a deed to Fourteenth Street Limited Partnership, a Texas limited partnership as filed for record under Clerk's File No. 2006041000467920, of the Land Records of Collin County, Texas, and being more particularly described as follows:

COMMENCING AT A 1/2 inch iron rod found at a northeast corner of Eldorado Parkway, as filed for record Under Clerk's File No. 99-0016197 of the Land Records of Collin County, Texas, said corner being in the northwest corner of Eldorado Parkway as per Canyon Estates, according to the record Plat thereof, as filed for record in Cabinet O, Page 252 of the Plat Records of Collin County, Texas;

THENCE North 00°00'23" East, along the common line of said Lot 1R, Block A, and said Canyon Estates, a distance of 888.00 feet to a 1/2 inch capped iron rod set found for the POINT OF BEGINNING;

THENCE North 89°59'37" West, crossing said Lot 1R, Block A, passing the northeast corner of Lot 2, Block A, Parcel 905 Addition, an addition to the City of McKinney, Collin County, Texas, according to the plat thereof recorded in Volume 2009, Page 456, Plat Records, Collin County, Texas, at a distance of 244.26 feet, and continuing a total distance of 622.91 feet to a 1/2 inch capped iron rod set for corner, said point being the southeast corner of Lot 4, Block A, Parcel 905 Addition, an addition to the City of McKinney, Collin County, Texas, according to the plat thereof recorded in Volume 2013, Page 508, Map Records, Collin County, Texas;

THENCE North 89°59'37" West, a distance of 20.42 feet to an "X" cut in concrete found for corner, said point being the beginning of a curve to the left having a radius of 200.00 feet, a delta angle of 28°20'24", a chord bearing and distance of South 75°50'11" West, 97.92 feet;

THENCE along said curve to the left an arc distance of 98.93 feet, to an "X" cut in concrete found for corner;

THENCE South 61°39'59" West, 139.38 feet to an "X" cut in concrete found for the northwest corner of said Lot 2, Block A, and being in the east right-of-way line of said Alma Road, said point also being in a curve to the left having a radius of 1350.00 feet, and a delta angle of 09°15'15", a chord distance and bearing of North 32°57'37" West, 217.81 feet;

THENCE along the east right-of-way line of said Alma Road, and along said curve to the left an arc distance of 218.05 feet, a chord bearing and distance of North 32°57'37" West, 217.81 feet to a 1/2 inch capped iron rod found for the northwest corner of said Lot 1, Block A, said point being the southwest corner of Parkview Estates, Phase 2, an addition in the City of McKinney as recorded in Volume 2006, Page 73, Map Records, Collin County, Texas;

THENCE North 52°24'44" East, along the common line of said Lot 1, and said Parkview Estates, Phase 2, a distance of 450.00 feet to a 1/2 inch capped iron rod found for westerly southeast corner of said Parkview Estates, Phase 2, said point also being the southerly southwest corner of Stanford Meadows, Phase 1, an addition in the City of McKinney as recorded in Cabinet L, Page 913, Plat Records, Collin County, Texas;

THENCE South 89°59'37" East, along the common line of said Lot 3, and said Stanford Meadows, Phase 1, a distance of 622.91 feet to a 1/2 inch iron rod found at the southeast corner of said Stanford Meadows, and being in the west line of said Canyon Estates;

THENCE South 00°00'23" West, along the common line of said Lot 3, Block A and said Canyon Estates, 367.13 feet to the POINT OF BEGINNING and containing 317,606 square feet or 7.291 acres of computed land.

**OWNER'S CERTIFICATE**  
STATE OF TEXAS §

COUNTY OF COLLIN §  
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, EMERALD COTTAGES OF STONEBRIDGE, LTD., a Texas limited partnership, do hereby adopt this Minor Replat designating the hereon described property as PARCEL 905 ADDITION, LOT 3R-1, BLOCK A, and being a replat of Lot 3R, Block A and Lot 4 Block A, Parcel 905 Addition, an addition to the City of McKinney, Collin County, Texas, and do hereby dedicate to the public use forever, the streets and easements shown hereon for the purpose as indicated. The Firelane, Mutual Access and Utility Easement being hereby dedicated for the mutual use and accommodation of the City of McKinney and all public utilities desiring to use or using same. The Firelane, Mutual Access and City Utility Easements created hereby shall also impose on the hereon described property, for the benefit of each owner hereof, their successors and assigns, and all employees, agents, tenants, licensees, invitees, and guests of every such owner and their tenant(s), a non-exclusive, continuous, and perpetual easement for roadways, walkways, vehicular and pedestrian ingress and egress (but not for parking) over, across, and upon the Firelane, Mutual Access and City Utility Easements. 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, 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 \_\_\_\_\_ day of \_\_\_\_\_, 2014.

EMERALD COTTAGES OF STONEBRIDGE, LTD.  
4849 GREENVILLE AVE., SUITE 250  
DALLAS, TEXAS 75206

By: \_\_\_\_\_  
Name: Kris Silverthorn  
Title: President

COUNTY OF COLLIN §  
STATE OF TEXAS §

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 and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the \_\_\_\_\_ day of \_\_\_\_\_, 2014.

Notary Public, State of Texas  
My commission expires: \_\_\_\_\_

**CERTIFICATE OF SURVEYOR**

That I, William P. Price, 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 Regulation of the City of McKinney, Collin County, Texas.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2014.

FOR REVIEW ONLY SEPT. 29, 2014  
William P. Price  
Registered Professional Land Surveyor No. 3047

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 William P. Price, 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 purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the \_\_\_\_\_ day of \_\_\_\_\_, 2014.

Notary Public, State of Texas  
My commission expires: \_\_\_\_\_

**MINOR REPLAT**  
of  
Parcel 905 Addition  
Lot 3R-1, Block A (7.291 Acres)  
being a replat of  
Lot 3R, Block A (5.250 Acres) and  
Lot 4, Block A (2.041 Acres)

AN ADDITION TO THE CITY OF MCKINNEY  
COLLIN COUNTY, TEXAS  
SITUATED IN THE  
J. MAGNER SURVEY, ABSTRACT NO. 624  
LOCATED IN THE  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

SHEET: 1 OF 1

<b>SURVEY GROUP</b> SURVEYING * CONSULTING * MANAGEMENT	JOB NO.: 13-158 MINOR REPLAT	
	DATE: SEPT. 29, 2014	
TBPS No. 101733-00	SCALE: 1" = 60'	DRAWN BY: R.M.
400 SOUTH INDUSTRIAL BLVD., STE 219 EULESS, TEXAS 78040	(817) 354-1445 (817) 354-1451 FAX	

OWNER/DEVELOPER  
EMERALD COTTAGES OF STONEBRIDGE, LTD.  
4849 GREENVILLE AVE.  
SUITE 250  
DALLAS, TEXAS 75206  
PHONE (214) 521-4446  
FAX (214) 361-4004  
CONTACT: MARK MATISE