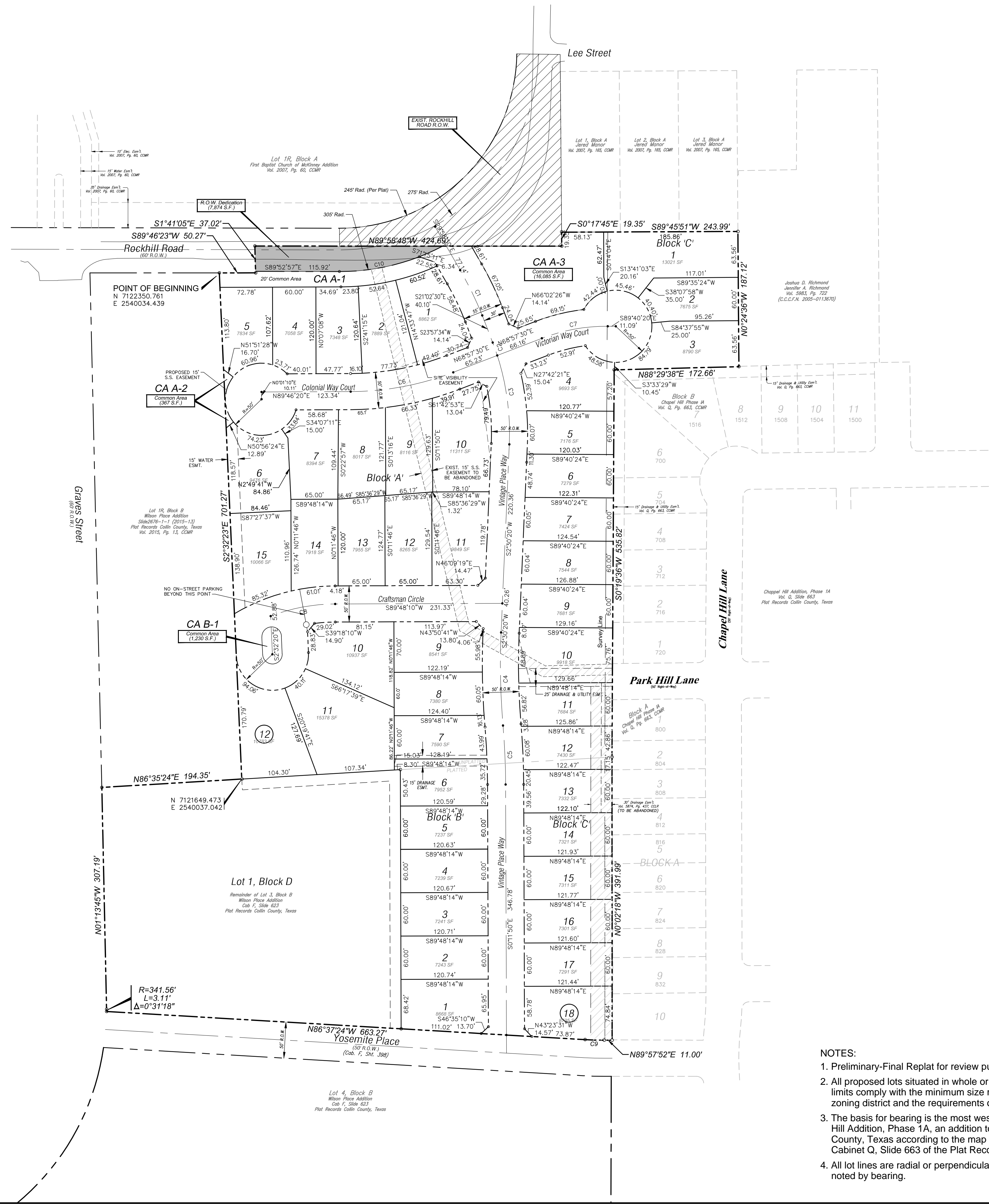
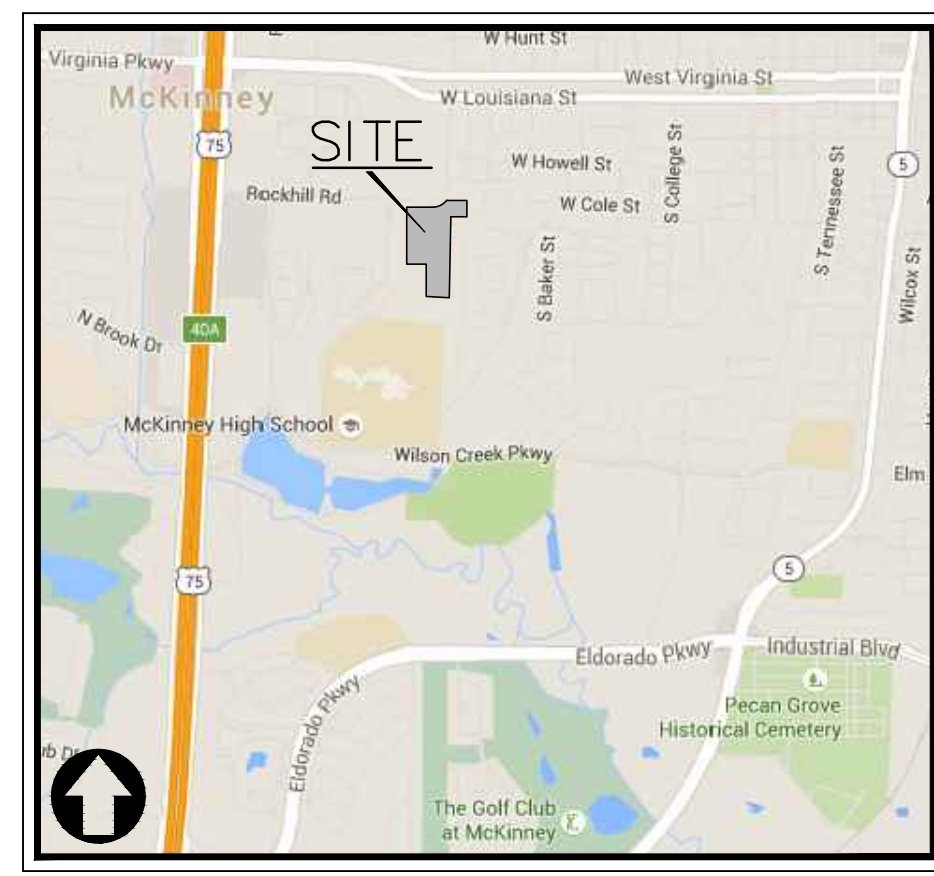


Drawing name: C:\Users\vdietz\Dropbox (dietz_engineering)\dietz\Project\SCD-001\Mckinney\dwg\CURRENT\PLAT\PRE-PLAT_06202016.dwg Plotted on: Jun 29, 2016 11:08am



CURVE	LENGTH	RADIUS	DELTA	CH. BRG.	CH. DIST.
C1	62.37'	400.00'	8°56'04"	S25°30'28"E	62.31'
C2	143.84'	350.00'	23°32'50"	S9°16'01"E	142.83'
C3	143.84'	350.00'	23°32'50"	S9°16'01"E	142.83'
C4	128.93'	1000.00'	7°23'14"	S11°11'14"E	128.84'
C5	81.76'	1000.00'	4°41'05"	S2°32'18"E	81.74'
C6	145.31'	400.00'	20°48'49"	N79°21'58"E	144.51'
C7	93.23'	250.00'	21°22'02"	N79°36'35"E	92.69'
C8	91.36'	250.00'	20°56'14"	S79°20'07"W	90.85'
C9	26.55'	375.00'	4°03'22"	S88°27'24"E	26.54'
C10	113.06'	305.00'	21°14'20"	N79°29'51"E	112.41'



VICINITY MAP
N.T.S.

PRELIMINARY-FINAL REPLAT VINTAGE PLACE

LOTS 1-15, BLOCK A
LOTS 1-12, BLOCK B
LOTS 1-18, BLOCK C
LOT 1, BLOCK D
COMMON AREAS CA A-1, A-2, A-3 and CA B-1
15.22 Acres

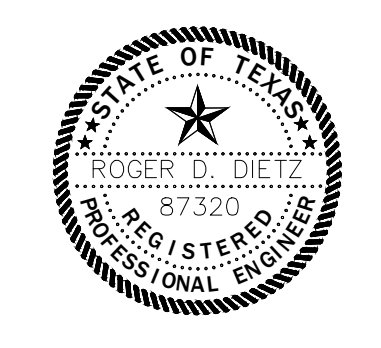
Being a Replat of Lot 3, Block B, Wilson Place Addition, and addition to the City of McKinney, according to the Plat recorded in Cabinet F, Page 623 Plat Records, Collin County, McKinney, Texas and being a 0.803 acre tract of land described in a deed to Vintage Place LP recorded in property deed 20150803000967470, a 1.00 acre tract of land described in a deed to Vintage Place LP recorded in property deed 20151106001404450, and a 6.49 acre tract of land described in a deed to Vintage Place Fund LP recorded in property deed 20150803000967470, Deed Records, Collin County, Texas situated in the
ED BRADLEY SURVEY, ABSTRACT. NO. 85 & W.D. THOMPSON SURVEY, ABSTRACT. NO. 891 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

- NOTES:
1. Preliminary-Final Replat for review purposes only
 2. 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.
 3. The basis for bearing is the most westerly northwest line of Chapel Hill Addition, Phase 1A, an addition to the City of McKinney, Collin County, Texas according to the map or plat thereof recorded in Cabinet Q, Slide 663 of the Plat Records of Collin County, Texas.
 4. All lot lines are radial or perpendicular to the Streets unless otherwise noted by bearing.

OWNER / DEVELOPER:
Vintage Place Partners, LLC
Attn: Gary Schell
16200 Dallas Pkwy, Ste 245
Dallas, Texas 75248
(214) 533-8233

PREPARED BY:
dietz engineering
205 s. alma drive
allen . texas . 75013
(972) 889.9977

dietz engineering
F-5049
CIVIL ENGINEERING - SURVEYING
PHONE: 972.889.9977
FAX: 972.889.9993
205 S. Alma Drive
Allen, Texas 75013



DATE SIGNED:
BENCHMARKS:
BM # 1:
City of McKinney Monument No. 43
Aluminum disc located on the east back of curb of Murray at the northeast corner of the intersection of Murray and Louisiana.
ELEVATION: 586.464'
BM # 2:
X
X
X
X
ELEVATION: X

VINTAGE PLACE PRELIMINARY-FINAL REPLAT

Collin County, City of McKinney, Texas



SCALE:
Horizontal: 1" = 80'
Vertical:

VERIFY SCALES
BAR IS ONE INCH ON ORIGINAL DRAWING
0" = 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

Project No.: E-SCD-001
Date: 06/20/16
Issue: Review
Drawn By: MWW
Checked By: JMC
Revisions:

Sheet Title:
Preliminary-Final Replat
Sheet No.:
PP1.0

RECEIVED
By Planning Department at 3:30 pm, Jun 29, 2016

Drawing name: C:\Users\vdietz\Dropbox (dietz engineering)\Project\SCD\SCD-001\McKinney.dwg\CURRENT\PLAT\FRE-PLAT_06202016.dwg Plotted on: Jun 29, 2016 - 11:25am

BEING a 15.22 acre tract of land situated in the Ed Bradley Survey, Abstract No. 85 and the W.D. Thompson Survey, Abstract No. 891, in the City of McKinney, Collin County, Texas, and being all of the following tracts of land. A called 7.64 acre tract (Tract 1) and a called 0.83 acre tract (Tract 2) conveyed to Vintage Place Fund LP from Richard H. Bass and wife, Dianna F. Bass in Instrument No. 201508004000971880 of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.), also being a portion of that called 1.03 acre tract (Tract 1) and an access easement (Tract 2) conveyed from Richard H. Bass and wife Dianna F. Bass to D&R Bass Family, LTD. as described in C.C.C.F.N. 2005-0058781. And also all that called 1.00 acre tract save and except a tract of land described in Special Warranty Deed from Fay Powell Bass and Richard H. Bass, individually and as co-executors of the estate of William D. Bass to Fay Powell Bass and Richard H. Bass, co-trustees for the Bass Family Trust as recorded in Volume 3660, Page 358 in the Deed Records of Collin County, Texas (D.R.C.C.T.), and also being a portion of that tract of land described in Collin County District Court Cause No. 23052, dated April 2, 1955, Bill D. Bass vs. unknown stockholders of Thompson Gin Co., et al, said District Court tract also being described in Quit Claim Deed from J.M. Carleton and wife, Mary Lou Carleton to Bill D. Bass, as recorded in Volume 494, Page 463, D.R.C.C.T.. Also a called 0.2648 acre tract of land conveyed to Vintage Place Fund LP from Jim Wilson in Instrument No. 20150922001205070, O.P.R.C.C.T., and all of Lot 3, Block B, of the Wilson Place addition as recorded in Cabinet F, Slide 623, Plat Records Collin County, Texas (P.R.C.C.T.) and being more fully described as follows:

BEGINNING at a one-half inch iron rod found for the northwest corner of said 0.83 acre tract and also for the northeast corner of Lot 1R, Block B, of the Wilson Place Addition to the City of McKinney, Collin County, Texas, as recorded in Slide 2676-1-1 (2015-13) of the Map or Plat Records of Collin County, Texas, and also lying on the occupied south right-of-way line of Rockhill Road (an apparent 60-foot R.O.W.);

THENCE N 89°46'23"E, along the north line of said 0.83 acre tract and the south right-of-way line of Rockhill Road, a distance of 50.27 feet to a one-half inch iron rod found at the northeast corner of said 0.83 acre tract;

THENCE N 01°41'05"W, a distance of 37.02 feet to a point for the northwest corner of said 7.64 acre tract in the asphalt pavement of said Rockhill Road;

THENCE N 89°58'48"E, along said asphalt roadway and the north line of said 7.64 acre tract, at 244.89 feet passing a point for the northwest corner of a tract described as first tract in gift deed from Ruth Wilson to her grandson Jim T. Wilson, Jr. as recorded in C.C.C.F.N. 94-0106112, a total distance of 424.69 feet to an angle point;

THENCE N 00°17'45"W, a distance of 19.35 feet to an angle point in the north line of said Wilson tract;

THENCE N 89°45'51"E, a distance of 243.99 feet to a one-half inch iron rod found at the northeast corner of said Collin County District Court tract and the said 1.03 acre Bass tract and also lying in the west line of a 1.558 acre tract of land conveyed to Joshua D. Richmond and Jennifer A. Richmond by warranty deed recorded in C.C.C.F.N. 2005-0113670;

THENCE S 00°24'36"E, along the common line of said Richmond tract and said Collin County District Court tract, a distance of 187.12 feet to a one-half inch iron rod found at the southeast corner of said Collin County District Court tract and the said 1.03 acre Bass tract and also being the southwest corner of said Richmond tract and also lying in the north line of Chapel Hill Addition, Phase 1A, an Addition to the City of McKinney according to the map or plat recorded in Cabinet Q, Slide 663 of the Plat Records of Collin County, Texas;

THENCE S 88°29'38"W, following along and near a wire fence and along the common line of said north line of Chapel Hill Addition, Phase 1A, and said Collin County District Court tract and the said 1.03 acre Bass tract, a distance of 172.66 feet to a one-half inch iron rod found at the most easterly northeast corner of said Chapel Hill Addition, Phase 1A;

THENCE S 00°19'36"E, along and near a wire fence and a wood fence adjacent to and east of said wire fence and also along the common line of said 7.64 acre tract and said Chapel Hill Addition, Phase 1A, for a distance of 535.82 feet to an angle point, said point being the northeast corner of Lot 3, Block B, according to the replat of Lot 2, Block B, of the Wilson Place Addition, as recorded in Cabinet F, Slide 623, of the Map or Plat records of Collin County, Texas;

THENCE S 00°02'18"E, along the common line of said Lot 3, Block B and said Chapel Hill Addition, Phase 1A, for a distance of 391.99 feet to an angle point, said point being in the north right-of-way line of Yosemite Place (50' R.O.W.) as shown on said replat of Lot 2, Block B;

THENCE S 89°57'52"W, leaving said common line of said Lot 3, Block B and said Chapel Hill Addition, Phase 1A and along said north right-of-way, for a distance of 11.00 feet to a point of curvature of a curve to the right with a radius of 375.00 feet and a chord bearing N 88°27'17"W for a distance of 26.54 feet;

THENCE in a northwesterly direction along said curve a distance of 26.55 feet to a point of tangency;

THENCE N 86°37'54"W, along said north right-of-way, a distance of 663.27 feet to an angle point, said point being the intersection of the north right-of-way line of said Yosemite Place with the east line of Graves Street (80' R.O.W.), and also being a point on curve of a curve to left having a radius of 341.56 feet;

THENCE in a northerly direction along said curve a distance of 3.11 feet to a point of tangency;

THENCE N 01°13'45"W, along said east right-of-way of Graves Street, a distance of 307.19 feet to an angle point being in the north line of said Lot 3, Block B, and also in south line of said Lot 1R, Block B ;

THENCE S 86°35'24"W, along said north line of said Lot 3, Block B, and the south line of said Lot 1R, Block B, a distance of 194.35 feet to an iron rod found at the southwest corner of said 7.64 acre Bass tract;

THENCE N 02°32'23"W, along the common line of said Lot 1R, Block B and leaving the said north line of said Lot 3, Block B, a distance of 701.27 feet to the POINT OF BEGINNING and containing 663,002 square feet or 15.22 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That WE, VINTAGE PLACE LP, VINTAGE PLACE FUND LP and HILLCREST CHRISTIAN CHURCH, acting herein by and through his (its) duly authorized officers, do hereby adopt this plat designating the herein above described property as Vintage Place, being a Replat of Lot 3, Block B, Wilson Place Addition, and addition to the City of McKinney, according to the Plat recorded in Cabinet F, Page 623 Plat Records, Collin County, McKinney, Texas and being a 0.803 acre tract of land described in a deed to Vintage Place LP recorded in property deed 20150803000967470, a 1.00 acre tract of land described in a deed to Vintage Place LP recorded in property deed 20151106001404450, and a 6.49 acre tract of land described in a deed to Vintage Place Fund LP recorded in property deed 20150803000967470, Deed Records, Collin County, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, 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 or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City Council of the City of McKinney. In addition, utility 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. City of McKinney, Texas Subdivision Regulations The City of McKinney and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other 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 the full right of ingress and egress to or from their respective easements for the 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 plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of McKinney, Texas.

WITNESS MY HAND, this the ____ day of _____, 20____.

Vintage Place LP and Vintage Place Fund LP

BY: _____ Gary Schell General Partner (Vintage Place LP and Vintage Place Fund LP)

STATE OF TEXAS COUNTY OF COLLIN

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, Owner, 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 considerations therein expressed.

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

Notary Public in and for the State of Texas

My Commission Expires On: _____

WITNESS MY HAND, this the ____ day of _____, 20____.

Hillcrest Christian Church

BY: _____ Renardo Walker Chair of Elders

STATE OF TEXAS COUNTY OF COLLIN

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, Owner, 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 considerations therein expressed.

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

Notary Public in and for the State of Texas

My Commission Expires On: _____

- NOTES:
1. Preliminary-Final Replat for review purposes only
2. 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.
3. The basis for bearing is the most westerly northwest line of Chapel Hill Addition, Phase 1A, an addition to the City of McKinney, Collin County, Texas according to the map or plat thereof recorded in Cabinet Q, Slide 663 of the Plat Records of Collin County, Texas.
4. All lot lines are radial or perpendicular to the Streets unless otherwise noted by bearing.

SURVEYOR CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, John Glas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the subdivision Regulations of the City of McKinney, Texas.

Signature of Registered Public Land Surveyor Registration No. 6081 Date _____

STATE OF TEXAS

COUNTY OF COLLIN

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared John Glas, Land Surveyor, 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 considerations therein expressed. Given under my hand and seal of office, this ____ day of _____, 20____.

Notary Public in and for the State of Texas

My Commission Expires On: _____

PRELIMINARY-FINAL REPLAT VINTAGE PLACE

LOTS 1-15, BLOCK A
LOTS 1-12, BLOCK B
LOTS 1-18, BLOCK C
LOT 1, BLOCK D
COMMON AREAS CA A-1, A-2, A-3 and CA B-1
15.22 Acres

Being a Replat of Lot 3, Block B, Wilson Place Addition, and addition to the City of McKinney, according to the Plat recorded in Cabinet F, Page 623 Plat Records, Collin County, McKinney, Texas and being a 0.803 acre tract of land described in a deed to Vintage Place LP recorded in property deed 20150803000967470, a 1.00 acre tract of land described in a deed to Vintage Place LP recorded in property deed 20151106001404450, and a 6.49 acre tract of land described in a deed to Vintage Place Fund LP recorded in property deed 20150803000967470, Deed Records, Collin County, Texas situated in the

ED BRADLEY SURVEY, ABSTRACT. NO. 85 & W.D. THOMPSON SURVEY, ABSTRACT. NO. 891 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

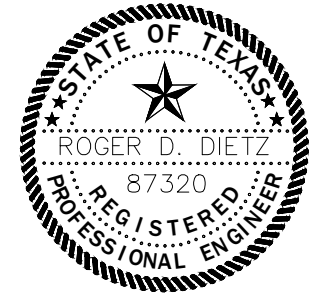
OWNER / DEVELOPER:
Vintage Place Partners, LLC
Attn: Gary Schell
16200 Dallas Pkwy., Ste 245
Dallas, Texas 75248
(214) 533-8233

PREPARED BY:
dietz engineering
205 s. alma drive
allen, texas . 75013
(972) 889.9977

dietz engineering
F-5049
CIVIL ENGINEERING • SURVEYING

PHONE: 972.889.9977
FAX: 972.889.9993

205 S. Alma Drive
Allen, Texas 75013



DATE SIGNED: _____

BENCHMARKS:
BM # 1:
City of McKinney Monument No. 43
Aluminum disc located on the east back of curb of Murray at the northeast corner of the intersection of Murray and Louisiana.
ELEVATION: 586.464'

BM # 2:
X
X
X
X
X
ELEVATION: X

VINTAGE PLACE
PRELIMINARY-FINAL REPLAT
Collin County, City of McKinney, Texas

SCALE:

Horizontal:
Vertical:

VERIFY SCALES
BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

Project No.: E-SCD-001
Date: 06/28/16
Issue: Review
Drawn By: MWW
Checked By: RDD
Revisions: _____

Sheet Title:
Preliminary-Final Replat

Sheet No.:
PP1.1

RECEIVED
By Planning Department at 3:30 pm, Jun 29, 2016