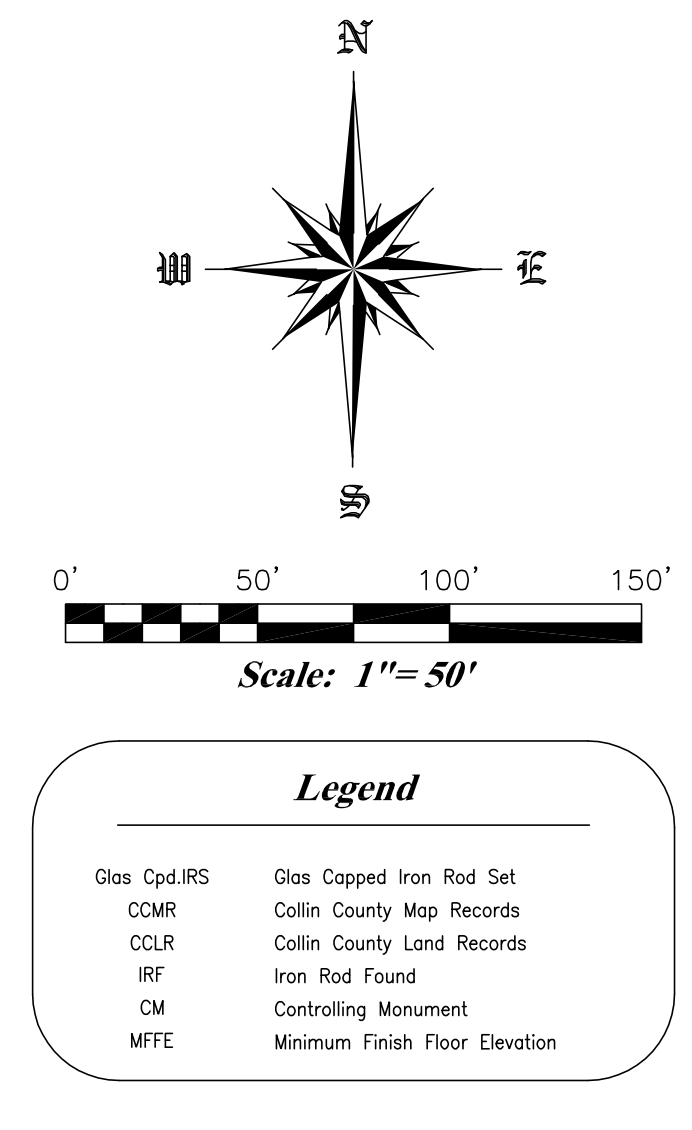
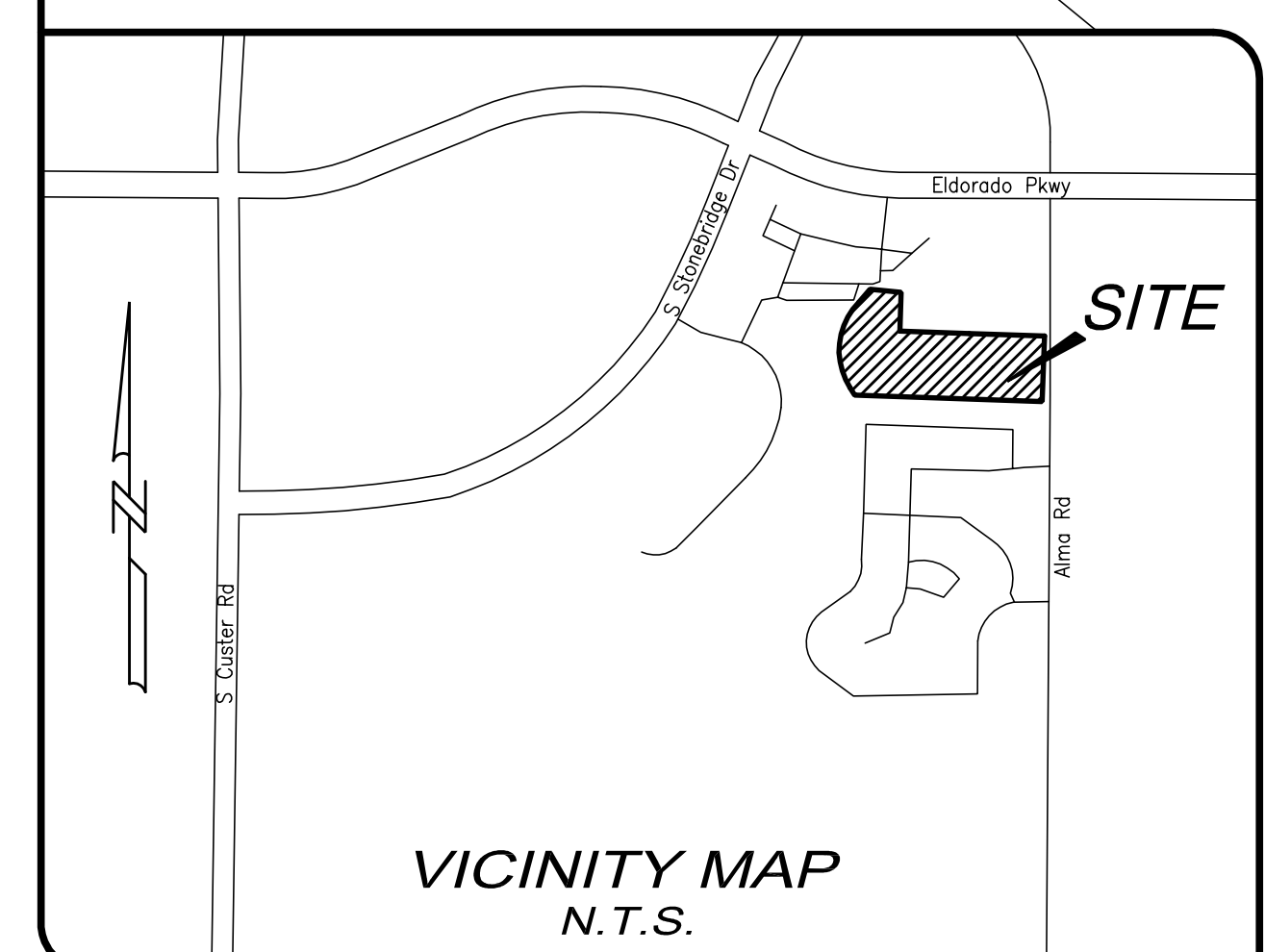
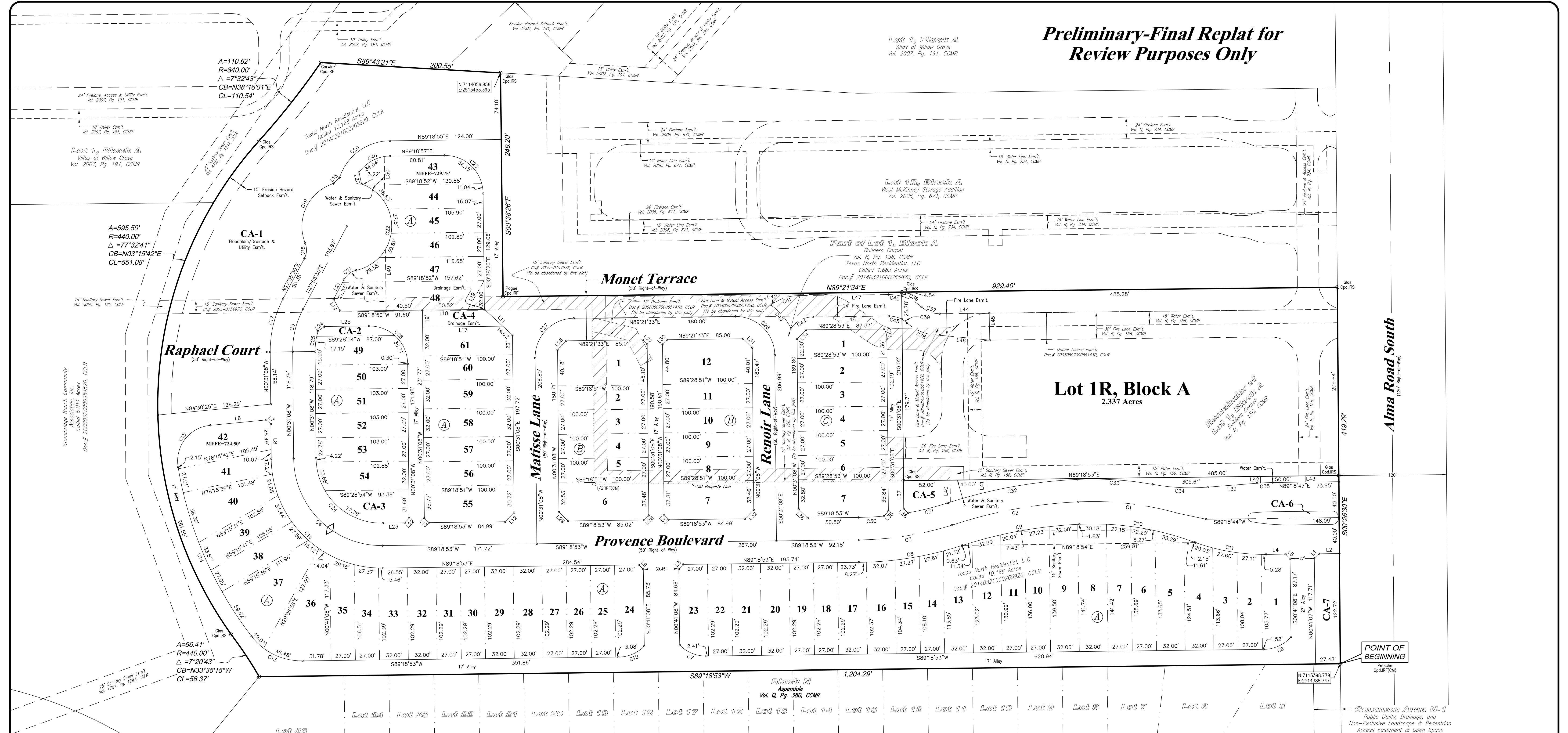


Preliminary-Final Replat for Review Purposes Only



Line Table

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N44°19'05"E	7.07'	L27	S45°34'50"E	7.05'
L2	N89°18'44"E	23.01'	L28	S44°22'22"W	7.10'
L3	N44°19'05"E	7.07'	L29	N45°36'47"W	14.07'
L4	N89°18'44"E	21.72'	L30	N44°24'58"E	7.08'
L5	S45°41'15"E	7.07'	L31	S45°34'45"E	14.13'
L6	N84°30'25"E	62.81'	L32	S44°22'52"W	14.21'
L7	S47°59'56"E	6.78'	L33	N45°37'40"W	7.03'
L8	S00°31'08"E	38.57'	L34	N44°28'53"E	14.14'
L9	S47°14'07"E	6.89'	L35	S41°46'14"W	7.43'
L10	S47°30'36"E	42.39'	L36	N45°35'55"W	14.08'
L11	S44°23'43"W	14.20'	L37	S00°31'08"E	31.56'
L12	N45°37'40"W	7.03'	L38	S50°08'11"E	6.56'
L13	N29°15'13"W	15.09'	L39	N85°27'18"E	55.06'
L14	N45°45'57"E	9.37'	L40	S00°41'10"E	24.46'
L15	N89°18'51"E	89.31'	L41	S00°41'04"E	13.90'
L16	N89°18'40"E	69.00'	L42	S00°41'11"E	7.30'
L17	N29°12'21"E	36.96'	L43	S00°41'20"E	6.94'
L18	N12°19'32"W	13.31'	L44	N89°21'34"E	55.38'
L19	N27°55'30"E	24.94'	L45	S00°38'17"E	30.00'
L20	S44°22'01"W	7.10'	L46	N84°27'24"W	55.70'
L21	S89°18'53"W	24.37'	L47	S89°21'34"W	99.75'
L22	N54°37'47"E	8.79'	L48	N89°21'34"E	84.78'
L23	N89°18'50"E	49.63'	L49	N00°41'08"W	68.08'
L24	N44°24'58"E	14.15'	L50	N00°41'08"W	51.22'

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.

Preliminary-Final Replat of Provence Townhome Addition
 being all of a called 10.168 Acre Tract as recorded under Doc.# 20140321000265920, CCLR & Lot 1, Block A of Builder's Carpet Addition as recorded in Volume R, Page 156, CCMR
14.167 Acres
 Lots: 80 Residential, 7 Common Area, and 1 Commercial
J.J. Naugle Survey, Abstract No. 662
 City of McKinney, Collin County, Texas
 August 25, 2014
 Sheet 1 of 2

<p>Engineer: Helmberger Associates, Inc. 1525 Park Lake Road Wylie, TX 75098</p> <p>Attn: Stephen Helmberger (972) 442-7459 stevehelmberger@verizon.net</p>	<p>Owner: Texas North Residential, LLC 5000 Whitestone, Suite 1033 Plano, TX 75024</p> <p>Attn: Colin Ashcroft (214) 554-1006</p>	<p>Owner Lot 1R: L&M Alma Rd LTD 705 Park Lake Drive McKinney, TX 75070</p> <p>Attn: Monty Goodwin (972) 540-6600</p>	<p>Surveyor: Glas Land Surveying 2114 FM 1563 Wolfe City, TX 75496</p> <p>Attn: John Glas (903) 496-2084 john@glaslandsurveying.com</p>
--	--	--	--

Revised: 11/20/2014
 Drawings: 2014\AC00158_REVISED.dwg

Glas Land Surveying
 2114 FM 1563, Wolfe City, Texas 75496
 Office: (903) 496-2084 Fax: (469) 547-0826
 www.glaslandsurveying.com
 TBPLS Firm No. 10193970

RECEIVED
 By Planning Department at 10:27 am, Nov 21, 2014

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS Texas North Residential, LLC & L&M Alma Rd LTD are the owners of a tract of land situated in the State of Texas, County of Collin, and City of McKinney, being part of the J.J. Naugle Survey, Abstract No. 662, being all of a called 10.168 acre tract as recorded under Document No. 20140321000265920 of the Collin County Land Records, all of a called 1.663 acre tract as recorded under Document No. 20140321000265870 of the Collin County Land Records (being part of Lot 1, Block A of Builders Carpet Addition), and Lot 1, Block A of Builders Carpet Addition, an addition to the City of McKinney as recorded in Volume R, Page 126 of the Collin County Map Records with said premises being more particularly described as follows:

BEGINNING at a Petsche capped iron rod found in the west right-of-way line of Alma Road South (120' Right-of-Way) marking the southeast corner of said 10.168 acre tract, the southeast corner of said premises, and the northeast corner of Aspendale, an addition to the City of McKinney as recorded in Volume Q, Page 380 of the Collin County Map Records;

THENCE with the south line of said 10.168 acre tract, the south line of said premises, and the north line of said Aspendale, South 89°18'53" West, 1,204.29 feet to a point for corner marking the southwest corner of said 10.168 acre tract, the southwest corner of said premises, the northwest corner of said Aspendale, and the most easterly southeast corner of a called 6.011 acre tract as recorded under Document No. 20080326000354570 of the Collin County Land Records, and being the beginning of a curve to the left;

THENCE with the west line of said 10.168 acre tract, the west line of said premises, partway with the east line of said 6.011 acre tract, and partway with an east line of Lot 1, Block A of Villas at Willow Grove, an addition to the City of McKinney as recorded in Volume 2007, Page 191 of the Collin County Map Records as follows: northwesterly along said curve through a central angle of 7°20'43" for an arc distance of 56.41 feet and having a radius of 440.00' (chord = North 33°35'15" West, 56.37 feet) to a Glas capped iron rod set marking the point of reverse curvature; northeasterly along said curve through a central angle of 77°32'41" for an arc distance of 595.50 feet and having a radius of 440.00 feet (chord = North 03°15'42" East, 551.08 feet) to a Glas capped iron rod set marking the point of reverse curvature; northeasterly along said curve through a central angle of 7°32'43" for an arc distance of 110.62 feet and having a radius of 840.00 feet (chord = North 38°16'01" East, 110.54 feet) to a Corwin capped iron rod found marking the northwest corner of said 10.168 acre tract, the northwest corner of said premises, and being the interior ell-corner of said Lot 1, Block A of Villas at Willow Grove;

THENCE with the north line of said 10.168 acre tract, the north line of said premises, and a south line of said Lot 1, Block A of Villas at Willow Grove, South 86°43'31" East, 200.55 feet to a Glas capped iron rod set marking the most northerly northeast corner of said 10.168 acre tract, the most northerly northeast corner of said premises, and the northwest corner of Lot 1R, Block A of West McKinney Storage Addition, an addition to the City of McKinney as recorded in Volume 2006, Page 671 of the Collin County Map Records;

THENCE with an east line of said 10.168 acre tract, an east line of said premises, and the west line of said Lot 1R, South 00°38'26" East, 249.20 feet to a Pogue capped iron rod found marking an interior ell-corner of said 10.168 acre tract, an interior ell-corner of said premises, and the southwest corner of said Lot 1R;

THENCE with the north line of said premises, partway with the north line of said 10.168 acre tract, partway with the north line of said Lot 1, Block A of Builders Carpet Addition, partway with the north line of said 1.663 acre tract, and the south line of said Lot 1R, North 89°21'34" East, 929.40 feet to a Glas capped iron rod set in the west right-of-way line of the aforementioned Alma Road South marking the northeast corner of said Lot 1, the northeast corner of said premises, and the southeast corner of said Lot 1R;

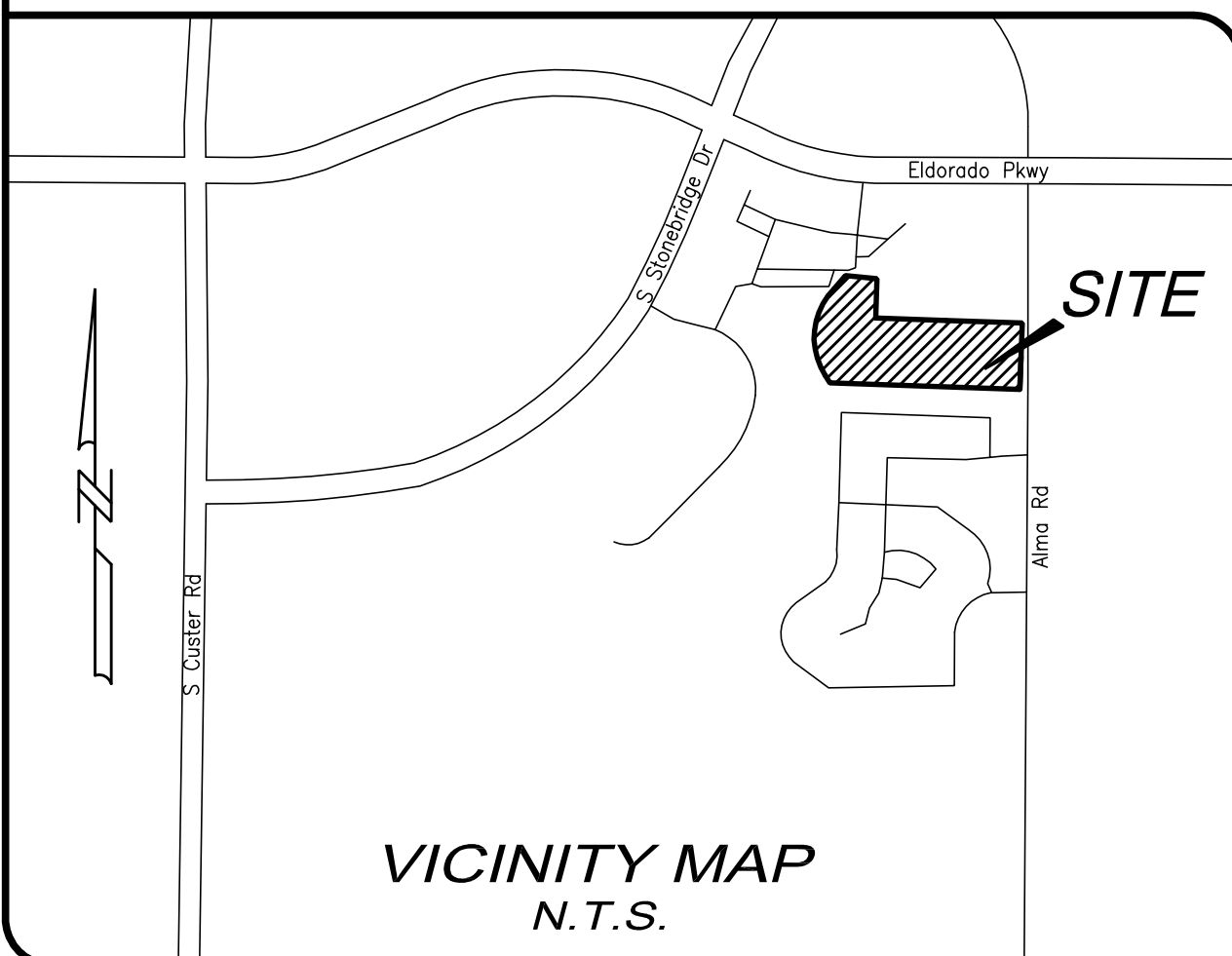
THENCE with the west right-of-way line of Alma Road South, partway with the east line of said Lot 1, partway with the east line of said 10.168 acre tract, and the east line of said premises, South 00°26'30" East, 419.29 feet to the point of beginning and containing 14.167 acres of land.

Flood Note: No part of the property described herein lies within a Special Flood Hazard Area according to the Federal Emergency Management Agency Flood Insurance Rate Map, Community-Panel No. 48085C0265 J, present effective date of map June 2, 2009, herein property situated within Zone X (unshaded). The flood statement does not imply that the property and/or structures will be free from flooding or flood damage. On occasion, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

Notes: 1) This plat was prepared without the benefit of a title commitment; 2) Subject property affected by any or all easements of record; 3) Source bearing is based on Builders Carpet Addition, an addition to the City of McKinney as recorded in Volume R, Page 156 of the Collin County Map Records; 4) State Plane Coordinates established using the State Plane Coordinates shown on the Builders Carpet Addition; 5) Common Areas to be owned and maintained by the Homeowner's Association.

Curve Table

Table with 6 columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, DELTA ANGLE. Contains 46 rows of curve data (C1 to C46).



OWNER'S DEDICATION & ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WE, Texas North Residential, LLC & L&M Alma Rd LTD, do hereby adopt this plat designating the hereinabove described property as Preliminary-Final Plat of Provence Townhome Addition, being all of a called 14.167 acre tract and Part of Lot 1, Block A of Builders Carpet Addition, an addition to Collin County, Texas, and do hereby dedicate to the public use forever, the streets and 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 the right to remove and keep removed all or parts of any building, fence, shrubs, trees, shrubs or other improvements or growths, which in anyway, endanger or interfere with the construction, maintenance or efficiency of it's respective systems in said Easements, and the City of McKinney and public utilities constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of it's respective systems without the necessity at any time procuring the permission from anyone.

This Plat approved subject to all platting ordinances, rules, regulations and resolution of the City of McKinney, Texas.

WITNESS, MY HAND, this ____ day of _____, 2014.

By:

Bob Tunnell, Power of Attorney for Texas North Residential, LLC

Monty Goodwin, Representative for L&M Alma Rd LTD (Owner Lot 1R)

ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Bob Tunnell, known to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that the same was executed for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2014.

Notary Public in and for The State of Texas

ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Monty Goodwin, known to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that the same was executed for the purposes and consideration therein expressed.

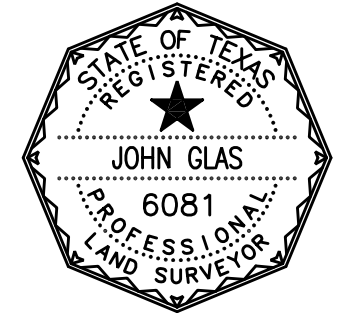
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2014.

Notary Public in and for The State of Texas

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

THAT I, John Glas, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat 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.



ACKNOWLEDGEMENT

John Glas
R.P.L.S. No. 6081

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared John Glas, known to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that the same was executed for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2014.

Notary Public in and for The State of Texas

Preliminary-Final Replat for Review Purposes Only
Preliminary-Final Replat of Provence Townhome Addition
being all of a called 10.168 Acre Tract as recorded under Doc.# 20140321000265920, CCLR & Lot 1, Block A of Builder's Carpet Addition as recorded in Volume R, Page 156, CCMR 14.167 Acres
Lots: 80 Residential, 7 Common Area, and 1 Commercial
J.J. Naugle Survey, Abstract No. 662
City of McKinney, Collin County, Texas
August 25, 2014
Sheet 2 of 2

Engineer: HelMBERger Associates, Inc. 1525 Bozman Road Wylie, Tx 75098
Attn: Stephen HelMBERger (972) 442-7459 stevehelMBERger@verizon.net

Owner: Texas North Residential, LLC 5000 Whitestone, Suite 1033 Plano, Tx 75024
Attn: Colin Ashcroft (214) 554-1006

Owner Lot 1R: L&M Alma Rd LTD 705 Park Lake Drive McKinney, Tx 75070
Attn: Monty Goodwin (972) 540-6600

Surveyor: Glas Land Surveying 2114 FM 1563 Wolfe City, Tx 75496
Attn: John Glas (903) 496-2084 john@glaslandsurveying.com

Glas Land Surveying
2114 FM 1563, Wolfe City, Texas 75496
Office: (903) 496-2084 Fax: (469) 547-0826
www.glaslandsurveying.com
TBPLS Firm No. 10193970