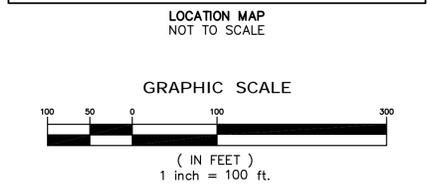
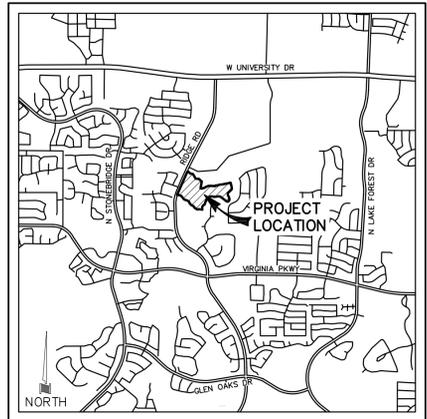


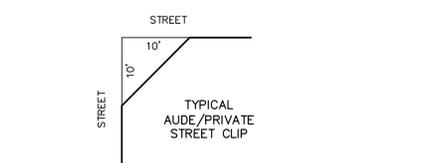
1. PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY
2. ALL PROPOSED LOTS SITUATED IN WHOLE OR IN PART WITHIN THE CITY'S CORPORATE LIMITS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE GOVERNING ZONING DISTRICT AND THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE.
3. THE STREETS HAVE NOT BEEN DEDICATED TO THE PUBLIC FOR PUBLIC ACCESS NOR HAVE THEY BEEN ACCEPTED BY THE CITY AS PUBLIC IMPROVEMENTS, AND THE STREETS SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION WITHIN THE SUBDIVISION. THE STREETS SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY SERVICE PERSONNEL, THE U.S. POSTAL SERVICE AND GOVERNMENT EMPLOYEES IN PURSUIT OF THE OFFICIAL DUTIES.



"THE OWNER AND ANY SUBSEQUENT OWNER OF COMMON AREA LOTS A-1 THRU A-4, BLOCK A, OF THIS PLAT SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE OF THE CREEK (INCLUDING ALL EROSION CONTROL) TRAVERSING SAID LOT. THE OWNER 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 CREEK, ALTHOUGH IT REMAINS THE RIGHT TO ENTER UPON THE EASEMENT FOR PUBLIC PURPOSES. THE DRAINAGE EASEMENT SHOWN HEREUNDER SHALL NOT CREATE ANY AFFIRMATIVE DUTY TO THE CITY TO REPAIR, MAINTAIN, OR CORRECT ANY CONDITION THAT EXISTS OR OCCURS DUE TO THE NATURAL FLOW OF STORM WATER RUNOFF, INCLUDING BUT NOT LIMITED TO, STORM WATER OVERFLOW, BANK EROSION AND SLOUGHING, LOSS OF VEGETATION AND TREES, BANK SUBSIDENCE, AND INTERFERENCE OF STRUCTURES. ALTERATION OF NATURAL FLOW OF WATER SHALL BE SUBJECT TO THE REGULATIONS AND ORDINANCE OF THE CITY OF MCKINNEY, THE STATE OF TEXAS, AND THE UNITED STATES OF AMERICA."



- LEGEND**
- CA = COMMON AREA
 - BL = BUILDING LINE
 - VAME = VISIBILITY ACCESS AND MAINTENANCE EASEMENT
 - SSE = SANITARY SEWER EASEMENT
 - PAE = PEDESTRIAN ACCESS EASEMENT
 - WE = WATER EASEMENT
 - DE = DRAINAGE EASEMENT
 - HOA = HOME OWNERS ASSOCIATION
 - IRF = IRON ROD FOUND
 - UE = UTILITY EASEMENT
 - VE = VISIBILITY EASEMENT
 - <CM> = CONTROL MONUMENT
 - M.R.C.C.T. = MAP RECORDS, COLLIN COUNTY, TEXAS
 - D.R.C.C.T. = DEED RECORDS, COLLIN COUNTY, TEXAS
 - CCF = COUNTY CLERK'S FILE NUMBER
 - L.S.B. = LANDSCAPE BUFFER
 - IRS = IRON ROD SET
 - ⊕ = EXISTING POWER POLE
 - ◇ = DENOTES STREET NAME CHANGE



16-206PF
 PRELIMINARY-FINAL PLAT
EMERALD HEIGHTS
 43 LOTS, 4 COMMON AREA LOTS
 31.358 ACRES
 AN ADDITION TO THE CITY OF MCKINNEY
 S.B. SEARCY SURVEY ~ ABSTRACT NO. 818
 LEONARD SEARCY SURVEY ~ ABSTRACT NO. 829
 COLLIN COUNTY, TEXAS
 JUNE, 2016 SCALE: 1"=100'

OWNER: CA A-4
JENNIFER S. & MICHAEL J. BUCHANAN
 900 GRAY BRANCH ROAD
 MCKINNEY, TEXAS 75071
 PH: 214-577-2825
 CONTACT: MICHAEL J. BUCHANAN

OWNER/DEVELOPER
POINTE EMERALD HEIGHTS, LLC
 6860 NORTH DALLAS PARKWAY, SUITE 200
 PLANO, TEXAS 75024
 PH: 972-905-2146
 FAX: 972-265-7995
 CONTACT: NEAL HECKEL

- GENERAL NOTES:**
1. ALL COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
 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.
 3. LOT CA A-1 SHALL SERVE AS AN ACCESS, UTILITY, AND DRAINAGE EASEMENT.

ENGINEER/SURVEYOR
DOWDEY, ANDERSON & ASSOCIATES, INC.
 5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
 STATE REGISTRATION NUMBER: F-399
 SURVEY FIRM REGISTRATION NUMBER: 10077800
 CONTACT : COLLIN HELFFRICH P.E.

REVISED: OCTOBER 18, 2016

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	A	11112	0.26
2	A	12324	0.28
3	A	13505	0.31
4	A	13440	0.31
5	A	13068	0.30
6	A	11099	0.25
7	A	13186	0.30
8	A	13081	0.30
9	A	26200	0.60
10	A	14247	0.33
11	A	12012	0.28
12	A	12028	0.28
13	A	16871	0.39
14	A	14209	0.33
15	A	12240	0.28
16	A	15556	0.36
17	A	13261	0.30
18	A	13265	0.30
19	A	15135	0.35
20	A	56352	1.29

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
21	A	44600	1.02
22	A	15758	0.36
23	A	11234	0.26
24	A	9919	0.23
25	A	9863	0.23
26	A	9851	0.23
27	A	9840	0.23
28	A	9818	0.23
29	A	10676	0.25
30	A	10027	0.23
31	A	13344	0.31
32	A	10774	0.25
33	A	10004	0.23
34	A	9730	0.22
35	A	10707	0.25
36	A	15913	0.37
37	A	12012	0.28
38	A	17930	0.41
39	A	11947	0.27
40	A	10577	0.24

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
41	A	10749	0.25
42	A	10790	0.25
43	A	15317	0.35

LOT LINE TABLE		
LINE	BEARING	LENGTH
T109	S54°55'47"W	34.18'
T110	S52°45'19"E	23.77'
T112	N57°15'40"E	15.06'
T114	N18°09'31"W	25.00'
T115	N65°27'44"E	25.00'
T116	S55°30'42"E	9.63'
T117	S26°28'47"E	14.73'
T118	S61°43'55"W	13.98'
T121	N14°32'58"W	31.43'

LOT CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C2	81°2'28"	275.00'	19.73'	39.39'	S55°24'11"E 39.36'
C3	69°39'12"	25.00'	17.39'	30.39'	S24°40'49"E 28.55'
C4	241°7'51"	50.00'	10.76'	21.20'	S2°00'08"E 21.04'
C5	174°03'05"	50.00'	962.30'	151.89'	S76°52'45"E 99.87'
C6	19°08'48"	50.00'	8.43'	16.71'	N25°40'07"E 16.63'
C7	41°9'17"	225.00'	8.49'	16.97'	S87°53'53"E 16.97'
C8	2°56'59"	225.00'	5.79'	11.58'	N47°37'39"W 11.58'
C9	1°34'14"	475.00'	6.51'	13.02'	S46°56'16"E 13.02'

BOUNDARY LINE TABLE		
LINE	BEARING	LENGTH
T1	S64°39'29"E	13.37'
T2	N62°32'26"E	31.58'
T3	S46°12'19"E	90.71'
T4	S77°35'54"E	102.33'
T5	S85°27'32"E	109.83'
T6	S46°57'42"E	88.67'
T7	S57°57'05"E	44.59'
T8	N79°12'34"E	43.51'
T9	S32°24'26"E	63.87'
T10	N72°31'34"E	243.41'
T11	S73°08'26"E	122.00'
T12	S83°28'42"E	84.85'
T13	S36°10'47"E	61.66'
T14	N71°49'01"E	37.32'
T15	N00°31'20"W	43.53'
T16	S72°05'20"E	101.23'
T17	N74°45'18"E	40.03'
T18	N34°22'37"E	75.33'
T19	N131°3'30"W	55.04'
T20	N38°32'41"E	32.18'

BOUNDARY LINE TABLE		
LINE	BEARING	LENGTH
T21	S59°27'15"E	27.49'
T22	N82°18'49"E	32.68'
T23	N40°29'07"E	39.24'
T24	S22°09'04"W	29.93'
T25	N89°13'33"E	48.56'
T26	N75°27'35"E	36.90'
T27	S82°27'32"E	42.79'
T28	N31°05'06"W	89.07'
T29	N65°00'41"E	22.68'
T30	S81°29'10"E	36.76'
T31	N13°27'20"E	32.18'
T32	N82°04'56"E	26.88'
T33	N49°19'21"E	37.01'
T34	S57°18'02"E	25.78'
T35	N72°50'59"E	42.60'
T36	S70°05'28"E	40.14'
T37	N41°28'17"E	30.22'
T38	N20°25'53"E	24.30'
T39	N00°43'03"W	99.77'
T40	S64°00'17"E	20.07'

BOUNDARY LINE TABLE		
LINE	BEARING	LENGTH
T41	S85°36'17"E	57.96'
T42	S02°32'55"E	123.35'
T43	S11°41'13"E	43.91'
T44	S36°28'30"W	69.42'
T45	S82°43'05"W	82.33'
T46	N82°59'59"W	10.96'
T47	S49°45'02"W	74.01'
T48	S68°49'06"W	57.07'
T49	S12°11'18"E	44.37'
T50	S18°25'25"W	66.88'
T51	S15°17'26"E	57.20'
T52	S11°27'59"E	50.03'
T53	S13°37'29"E	37.79'
T54	S09°27'36"E	40.67'
T55	S04°39'19"E	32.95'
T56	S24°45'18"W	20.81'
T57	S42°26'24"W	86.52'
T58	S50°10'19"W	63.17'
T59	S40°16'58"W	39.74'
T60	S05°13'35"E	75.36'

BOUNDARY LINE TABLE		
LINE	BEARING	LENGTH
T61	S34°26'20"E	61.64'
T62	S14°34'38"E	37.68'
T63	S06°52'46"E	54.20'
T64	S16°54'57"W	39.98'
T65	S41°44'08"W	44.34'
T66	S88°07'16"W	37.69'
T67	N60°40'17"W	34.97'
T68	N54°08'29"W	45.26'
T69	N51°09'33"W	148.13'
T70	N56°48'46"W	68.33'
T71	N78°50'51"W	55.77'
T72	S82°11'11"W	159.95'
T73	N60°20'49"W	20.18'
T74	N89°10'40"W	23.42'
T75	N80°35'01"W	52.91'
T76	N89°32'42"W	11.20'
T77	S68°03'47"W	55.04'
T78	S48°52'48"W	139.52'
T79	S27°51'18"W	102.18'
T80	S15°48'01"W	84.89'

BOUNDARY LINE TABLE		
LINE	BEARING	LENGTH
T81	S67°57'46"W	42.26'
T82	S37°32'05"W	55.32'
T83	S19°16'19"W	30.74'
T84	S00°05'13"E	65.34'
T85	S12°55'04"E	24.60'
T86	N80°29'57"W	142.08'
T87	S64°33'35"W	33.52'
T88	N60°13'57"W	113.40'
T89	N33°40'32"W	41.48'
T90	N43°44'50"W	45.53'
T91	N67°03'51"W	46.18'
T92	N55°47'41"W	31.62'
T93	N42°29'19"W	83.46'
T94	N06°03'06"W	30.12'
T95	N35°04'26"W	35.88'
T96	N59°25'01"W	67.46'
T97	N78°55'26"W	52.56'
T98	N68°56'53"W	55.26'
T99	N85°49'39"W	33.70'
T100	N66°24'30"W	46.90'

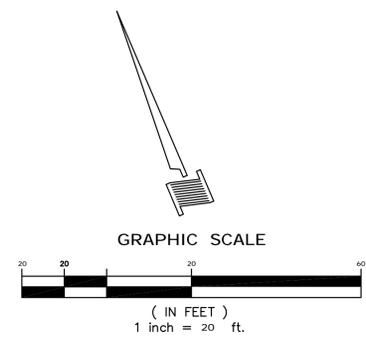
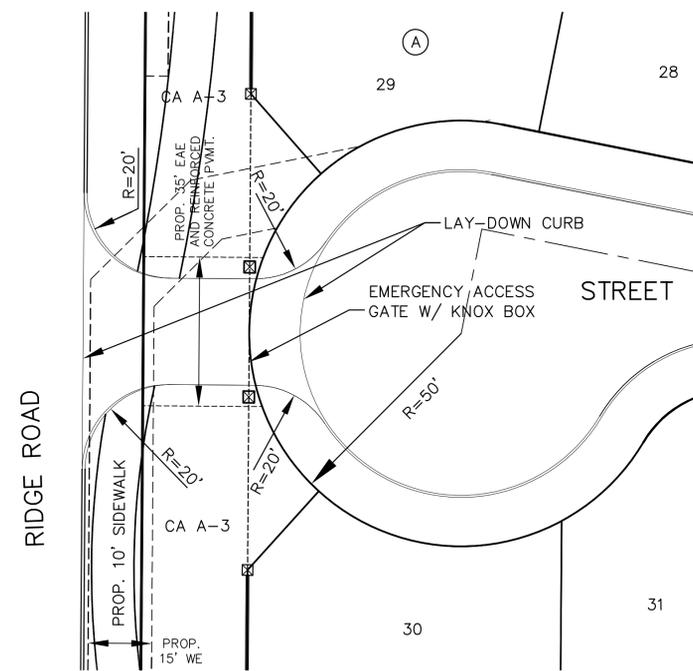
BOUNDARY LINE TABLE		
LINE	BEARING	LENGTH
T101	N89°14'17"W	64.83'

LOT CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	3°39'49"	989.98'	31.66'	63.30'	N21°49'29"E 63.29'

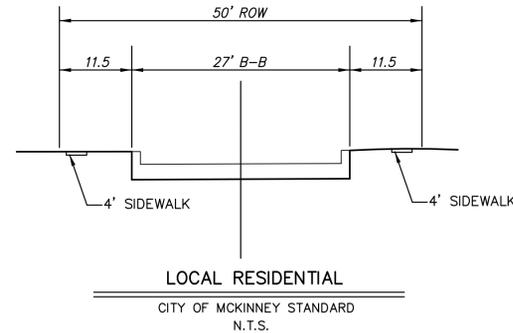
ROADWAY LINE TABLE		
LINE	BEARING	DISTANCE
T102	S66°22'40"E	19.35'
T103	S66°21'25"E	12.68'
T104	S73°54'17"E	25.00'
T105	S73°54'17"E	25.00'
T106	N34°29'18"E	25.00'
T107	N58°33'45"E	40.53'
T108	N04°15'46"E	7.57'

ROADWAY CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C11	14°42'42"	250.00'	32.27'	64.19'	S75°16'00"E 64.02'
C12	16°15'56"	500.00'	71.45'	141.94'	S74°29'23"E 141.47'
C13	31°13'16"	500.00'	139.70'	272.45'	S50°44'47"E 269.10'
C14	38°46'08"	250.00'	87.96'	169.16'	S54°31'13"E 165.95'
C15	9°21'32"	500.00'	40.93'	81.67'	S50°49'56"E 81.58'
C16	29°17'44"	250.00'	65.34'	127.83'	S60°48'02"E 126.44'
C17	45°59'21"	250.00'	106.09'	200.67'	N81°33'26"E 195.32'
C18	35°42'00"	250.00'	80.51'	155.77'	N76°24'45"E 153.26'

EMERGENCY ACCESS ONLY



* FINAL DESIGN OF EMERGENCY ACCESS TO BE APPROVED BY FIRE & ENGINEERING DEPARTMENTS AT THE TIME OF CONSTRUCTION DRAWINGS.



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3. THE STREETS HAVE NOT BEEN DEDICATED TO THE PUBLIC FOR PUBLIC ACCESS NOR HAVE THEY BEEN ACCEPTED BY THE CITY AS PUBLIC IMPROVEMENTS, AND THE STREETS SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION WITHIN THE SUBDIVISION. THE STREETS SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY SERVICE PERSONNEL, THE U.S. POSTAL SERVICE AND GOVERNMENT EMPLOYEES IN PURSUIT OF THE OFFICIAL DUTIES.

16-206PF
 PRELIMINARY-FINAL PLAT
 EMERALD HEIGHTS
 43 LOTS, 4 COMMON AREA LOTS
 31.358 ACRES
 AN ADDITION TO THE CITY OF MCKINNEY
 S.B. SEARCY SURVEY ~ ABSTRACT NO. 818
 LEONARD SEARCY SURVEY ~ ABSTRACT NO. 829
 COLLIN COUNTY, TEXAS

JUNE, 2016 SCALE: 1"=100'

OWNER: CA A-4
 JENNIFER S. & MICHAEL J. BUCHANAN
 900 GRAY BRANCH ROAD
 MCKINNEY, TEXAS 75071
 PH: 214-577-2825
 CONTACT: MICHAEL J. BUCHANAN

OWNER/DEVELOPER
 POINTE EMERALD HEIGHTS, LLC
 6860 NORTH DALLAS PARKWAY, SUITE 200
 PLANO, TEXAS 75024
 PH: 972-905-2146
 FAX: 972-265-7995
 CONTACT: NEAL HECKEL

ENGINEER/SURVEYOR
 DOWDEY, ANDERSON & ASSOCIATES, INC.
 5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
 STATE REGISTRATION NUMBER: F-399
 SURVEY FIRM REGISTRATION NUMBER: 10077800
 CONTACT: COLLIN HELFFRICH P.E.

**LEGAL DESCRIPTION:
31.358 ACRES**

BEING a tract of land situated in the S.B SEARCY SURVEY, ABSTRACT NO. 818 and the LEONARD SEARCY SURVEY, ABSTRACT NO. 829, Collin County, Texas and being part of that tract of land conveyed to Ridge Creek Ranch 31 Joint Venture, according to the document filed of record in Document Number 20120926001215720, Deed Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod with a yellow plastic cap stamped "G&A" found in the east line of Ridge Road, a 120.00 foot right-of-way, being common with the west line of a tract of land conveyed to Reins Investments, LTD, according to the document filed of record in Document Number 20121120001485580, Deed Records, Collin County, Texas,

THENCE North 00° 45' 28" East, with said common line, a distance of 155.91 feet to a point for corner at the beginning of curve to the right having a central angle of 19° 14' 04" , a radius of 990.03 feet and a chord bearing and distance of North 10° 22' 30" East, 330.80 feet, from which a 1/2 inch iron rod with a yellow plastic cap stamped "G&A" found bears North 68° 44' 20" West, 0.32 feet;

THENCE Continuing with said common line and said curve to the right, an arc distance of 332.36 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for the POINT OF BEGINNING of the tract of land described herein, being at the beginning of a compound curve to the right having a central angle of 03° 39' 49", a radius of 989.98 feet and a chord bearing and distance of North 21° 49' 29" East, 63.29 feet;

THENCE With said east line, being common with the west line of the above mentioned Ridge Creek Ranch 31 Joint Venture tract, and with said curve to the right, an arc distance of 63.30 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "G&A" found;

THENCE North 23° 39' 23" East, with said common line, a distance of 810.38 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for the most westerly, northwest corner of said Ridge Creek Ranch 31 Joint Venture tract;

THENCE South 64° 39' 29" East, leaving the above mentioned east line, a distance of 13.37 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for an interior ell corner of said Ridge Creek Ranch 31 Joint Venture tract, being common with the most westerly, southwest corner of a tract of land conveyed to Darren Kerr, according to the document filed of record in Document Number 2010406000325360, Deed Records, Collin County, Texas

THENCE Leaving said common corner, with the north line of said Ridge Creek Ranch 31 Joint Venture tract, being common with the south line of said Kerr tract, and generally along the approximate centerline of a creek, the following seven, (7) courses and distances:

North 62° 32' 26" East, a distance of 31.58 feet to a point for corner;

South 46° 12' 19" East, a distance of 90.71 feet to a point for corner;

South 77° 35' 54" East, a distance of 102.33 feet to a point for corner;

South 30° 11' 56" East, a distance of 183.48 feet to a point for corner;

South 85° 27' 32" East, a distance of 109.83 feet to a point for corner;

South 46° 57' 42" East, a distance of 88.67 feet to a point for corner;

South 57° 57' 05" East, a distance of 44.59 feet to a point for corner from which a 3/8 inch iron rod found in the east line of the above mentioned Kerr tract, being common with the west line of that tract of land conveyed to Jennifer S. Buchanan and Michael J. Buchanan according to the document filed of record in Document Number 20090107000017540, Deed Records, Collin County, Texas, bears North 01° 00' 45" West, 54.19 feet;

THENCE With the north line of the above mentioned Ridge Creek Ranch 31 Joint Venture tract, being common with the south line of said Buchanan tract, and generally along the approximate centerline of a creek, the following four, (4) courses and distances:

North 79° 12' 34" East, a distance of 43.51 feet to a point for corner;

South 32° 24' 26" East, a distance of 63.87 feet to a point for corner;

North 72° 31' 34" East, a distance of 243.41 feet to a point for corner;

South 73° 08' 26" East, a distance of 122.00 feet to a point for corner from which a 5/8 inch iron rod found in the east line of the above mentioned Buchanan tract, being common with the west line of that tract of land conveyed to Elliott Living Trust, according to the document filed of record in Document Number 788-610, Deed Records, Collin County, Texas, bears North 00° 21' 26" West, 14.83 feet;

THENCE With the north line of the above mentioned Ridge Creek Ranch 31 Joint Venture tract, being common with the south line of said Elliott Living Trust tract, and generally along the approximate centerline of a creek, the following twenty-eight, (28) courses and distances:

South 83° 28' 42" East, a distance of 84.85 feet to a point for corner;

South 36° 10' 47" East, a distance of 61.66 feet to a point for corner;

North 71° 49' 01" East, a distance of 37.32 feet to a point for corner;

North 00° 31' 20" West, a distance of 43.53 feet to a point for corner;

South 72° 05' 20" East, a distance of 101.23 feet to a point for corner;

North 74° 45' 18" East, a distance of 40.03 feet to a point for corner;

North 34° 22' 37" East, a distance of 75.33 feet to a point for corner;

North 13° 13' 30" West, a distance of 55.04 feet to a point for corner;

North 38° 32' 41" East, a distance of 32.18 feet to a point for corner;

South 59° 27' 15" East, a distance of 27.49 feet to a point for corner;

North 82° 18' 49" East, a distance of 32.68 feet to a point for corner;

North 40° 29' 07" East, a distance of 39.24 feet to a point for corner;

North 89° 13' 33" East, a distance of 48.56 feet to a point for corner;

South 22° 09' 04" West, a distance of 29.93 feet to a point for corner;

North 75° 27' 35" East, a distance of 36.90 feet to a point for corner;

South 82° 27' 32" East, a distance of 42.79 feet to a point for corner;

North 31° 05' 06" West, a distance of 89.07 feet to a point for corner;

North 65° 00' 41" East, a distance of 22.68 feet to a point for corner;

South 81° 29' 10" East, a distance of 36.76 feet to a point for corner;

North 13° 27' 20" East, a distance of 32.18 feet to a point for corner;

North 82° 04' 56" East, a distance of 26.88 feet to a point for corner;

North 49° 19' 21" East, a distance of 37.01 feet to a point for corner;

South 57° 18' 02" East, a distance of 25.78 feet to a point for corner;

North 72° 50' 59" East, a distance of 42.60 feet to a point for corner;

South 70° 05' 28" East, a distance of 40.14 feet to a point for corner;

North 41° 28' 17" East, a distance of 30.22 feet to a point for corner;

North 20° 25' 53" East, a distance of 24.30 feet to a point for corner;

North 00° 43' 03" West, a distance of 99.77 feet to a point for corner in the east line of the above mentioned Elliott Living Trust Tract, being the southwest corner of that tract of land conveyed to Bruce Mead & wife, Shelley Mead, according to the document filed of record in Document Number 20120522000597800, Deed Records, Collin County, Texas;

THENCE South 64° 00' 17" East, with the north line of the above mentioned Ridge Creek Ranch 31 Joint Venture tract, being common with the south line of said Mead tract, and generally along the approximate centerline of a creek, a distance of 20.07 feet to a point for corner;

THENCE South 85° 36' 17" East, continuing with said common line, a distance of 57.96 feet to a point for corner in the west line of CAMBRIDGE PHASE 2B, an Addition to the City of McKinney, Collin County, Texas, according to the Plat filed of record in Volume 2011, Page 266, Map Records, Collin County, Texas, for the most northerly, northeast corner of said Ridge Creek Ranch 31 Joint Venture tract;

THENCE With said common line and generally along the approximate centerline of a creek, the following twenty-two, (22) courses and distances:

South 02° 32' 55" East, a distance of 123.35 feet to a point for corner;

South 11° 41' 13" East, a distance of 43.91 feet to a point for corner;

South 36° 28' 30" West, a distance of 69.42 feet to a point for corner;

South 82° 43' 05" West, a distance of 82.33 feet to a point for corner;

North 82° 59' 59" West, a distance of 10.96 feet to a point for corner;

South 49° 45' 02" West, a distance of 74.01 feet to a point for corner;

South 68° 49' 06" West, a distance of 57.07 feet to a point for corner;

South 12° 11' 18" East, a distance of 44.37 feet to a point for corner;

South 18° 25' 25" West, a distance of 66.88 feet to a point for corner from which a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set, bears South 78° 02' 49" East, 50.00 feet;

South 15° 17' 26" East, a distance of 57.20 feet to a point for corner;

South 11° 27' 59" East, a distance of 50.03 feet to a point for corner;

South 13° 37' 29" East, a distance of 37.79 feet to a point for corner;

South 09° 27' 36" East, a distance of 40.67 feet to a point for corner;

South 04° 39' 19" East, a distance of 32.95 feet to a point for corner;

South 24° 45' 18" West, a distance of 20.81 feet to a point for corner;

South 42° 26' 24" West, a distance of 86.52 feet to a point for corner;

South 50° 10' 19" West, a distance of 63.17 feet to a point for corner;

South 40° 16' 58" West, a distance of 39.74 feet to a point for corner;

South 05° 13' 35" East, a distance of 75.36 feet to a point for corner;

South 34° 26' 20" East, a distance of 61.64 feet to a point for corner;

South 14° 34' 38" East, a distance of 37.68 feet to a point for corner;

South 06° 52' 46" East, a distance of 54.20 feet to a point for corner in the northern line of STONEBRIDGE ESTATES PHASE III, an Addition to the City of McKinney, Collin County, Texas, according to the Plat filed of record in Volume M, Page 301, Map Records, Collin County, Texas;

THENCE With the east line of said Ridge Creek Ranch 31 Joint Venture tract, the common west line of said Addition, and generally along the approximate centerline of a creek, being common with the s, the following twenty-two, (22) courses and distances:

South 16° 54' 57" West, a distance of 39.98 feet to a point for corner;

South 41° 44' 08" West, a distance of 44.34 feet to a point for corner;

South 88° 07' 16" West, a distance of 37.69 feet to a point for corner;

North 60° 40' 17" West, a distance of 34.97 feet to a point for corner;

North 54° 08' 29" West, a distance of 45.26 feet to a point for corner;

North 51° 09' 33" West, a distance of 148.13 feet to a point for corner;

North 56° 48' 46" West, a distance of 68.33 feet to a point for corner;

North 78° 50' 51" West, a distance of 55.77 feet to a point for corner;

South 82° 11' 11" West, a distance of 159.95 feet to a point for corner;

North 60° 20' 49" West, a distance of 20.18 feet to a point for corner;

North 89° 10' 40" West, a distance of 23.42 feet to a point for corner;

North 80° 35' 01" West, a distance of 52.91 feet to a point for corner;

North 89° 32' 42" West, a distance of 11.20 feet to a point for corner;

South 68° 03' 47" West, a distance of 55.04 feet to a point for corner;

South 48° 52' 48" West, a distance of 139.52 feet to a point for corner;

South 27° 51' 18" West, a distance of 102.18 feet to a point for corner;

South 15° 48' 01" West, a distance of 84.89 feet to a point for corner;

South 67° 57' 46" West, a distance of 42.26 feet to a point for corner;

South 37° 32' 05" West, a distance of 55.32 feet to a point for corner;

South 19° 16' 19" West, a distance of 30.74 feet to a point for corner;

South 00° 05' 13" East, a distance of 65.34 feet to a point for corner;

South 12° 55' 04" East, a distance of 24.60 feet to a point for corner in the west line of Lot 9, of said STONEBRIDGE ESTATES PHASE III Addition, for the most southerly corner of the above mentioned Ridge Creek Ranch 31 Joint Venture tract, being common with the most easterly, northeast corner of the above mentioned Reins Investments, LTD tract, from which a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set bears North 80° 29' 57" West, 50.00 feet;

THENCE Leaving said common corner and with the south line of said Ridge Creek Ranch 31 Joint Venture tract, being common with the north line of said Reins Investments LTD tract, and generally along the approximate center line of a creek, the follow seventeen, (17) courses and distances:

North 80° 29' 57" West, a distance of 142.08 feet to a point for corner;

South 64° 33' 35" West, a distance of 33.52 feet to a point for corner;

North 60° 13' 57" West, a distance of 113.40 feet to a point for corner;

North 33° 40' 32" West, a distance of 41.48 feet to a point for corner;

North 43° 44' 50" West, a distance of 45.53 feet to a point for corner;

North 67° 03' 51" West, a distance of 46.18 feet to a point for corner;

North 55° 47' 41" West, a distance of 31.62 feet to a point for corner;

North 42° 29' 19" West, a distance of 83.46 feet to a point for corner;

North 06° 03' 06" West, a distance of 30.12 feet to a point for corner;

North 35° 04' 26" West, a distance of 35.88 feet to a point for corner;

North 59° 25' 01" West, a distance of 67.46 feet to a point for corner;

North 78° 55' 26" West, a distance of 52.56 feet to a point for corner;

North 68° 56' 53" West, a distance of 55.26 feet to a point for corner;

North 37° 37' 52" West, a distance of 166.92 feet to a point for corner;

North 85° 49' 39" West, a distance of 33.70 feet to a point for corner;

North 66° 24' 30" West, a distance of 46.90 feet to a point for corner;

North 89° 14' 17" West a distance of 64.83 feet to the POINT OF BEGINNING and containing 31.358 acres of land, more or less.

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Sean Patton, 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 Regulations of the City of McKinney, Texas.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED, VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

SEAN PATTON
Registered Professional Land Surveyor No. 5660

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 Sean Patton, 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 and in the capacity therein stated.

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

Notary Public in and for the State of Texas

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENT:

THAT POINTE EMERALD HEIGHTS, LLC, MICHAEL J. BUCHANAN AND JENNIFER S. BUCHANAN, does hereby adopt this Preliminary-Final Plat designating the herein above described property as EMERALD HEIGHTS, an addition to the City of McKinney, Collin County, Texas and do hereby dedicate to the public use forever, the streets 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, 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 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.

POINTE EMERALD HEIGHTS, LLC.

By: _____
Mr. Neal Heckel
President Pointe Emerald Heights, LLC,

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME the undersigned, a Notary Public, 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 she 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 _____ day of _____, 2016.

Notary Public in and for the State of Texas

PRELIMINARY FINAL PLAT USE ONLY, THE REFERENCED CA A-4 TRACT SHALL NOT BE RECORDED.

By: _____
MICHAEL J. BUCHANAN
OWNER OF CA A-4

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE me the undersigned, a Notary Public, 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 she 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 _____ day of _____, 2016.

Notary Public in and for the State of Texas

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE me the undersigned, a Notary Public, 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 she 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 _____ day of _____, 2016.

Notary Public in and for the State of Texas

PRELIMINARY FINAL PLAT USE ONLY, THE REFERENCED CA A-4 TRACT SHALL NOT BE RECORDED.

By: _____
JENNIFER S. BUCHANAN
OWNER OF CA A-4

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE me the undersigned, a Notary Public, 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 she 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 _____ day of _____, 2016.

Notary Public in and for the State of Texas

1. PRELIMINARY-FINAL PLAT 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 STREETS HAVE NOT BEEN DEDICATED TO THE PUBLIC FOR PUBLIC ACCESS NOR HAVE THEY BEEN ACCEPTED BY THE CITY AS PUBLIC IMPROVEMENTS, AND THE STREETS SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION WITHIN THE SUBDIVISION. THE STREETS SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY SERVICE PERSONNEL, THE U.S. POSTAL SERVICE AND GOVERNMENT EMPLOYEES IN PURSUIT OF THE OFFICIAL DUTIES.

**16-206PF
PRELIMINARY-FINAL PLAT
EMERALD HEIGHTS
43 LOTS, 4 COMMON AREA LOTS
31.358 ACRES**

AN ADDITION TO THE CITY OF MCKINNEY
S.B. SEARCY SURVEY ~ ABSTRACT NO. 818
LEONARD SEARCY SURVEY ~ ABSTRACT NO. 829
COLLIN COUNTY, TEXAS

JUNE, 2016 SCALE: 1"=100'

OWNER: CA A-4
JENNIFER S. & MICHAEL J. BUCHANAN
900 GRAY BRANCH ROAD
MCKINNEY, TEXAS 75071
PH: 214-577-2825
CONTACT: MICHAEL J. BUCHANAN

OWNER/DEVELOPER
POINTE EMERALD HEIGHTS, LLC
6860 NORTH DALLAS PARKWAY, SUITE 200
PLANO, TEXAS 75024
PH: 972-905-2146
FAX: 972-265-7995
CONTACT: NEAL HECKEL

ENGINEER/SURVEYOR
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399
SURVEY FIRM REGISTRATION NUMBER: 10077800
CONTACT : COLLIN HELFFRICH P.E.