

OWNERS DEDICATION

STATE OF TEXAS}

COUNTY OF COLLIN

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, Lake Forest-McKinney Investors Ltd. and Kinstead Dallas Apartments LLC, do hereby adopt this minor replat designating the herein above described property as Common Area B-1 of LAKE FOREST/SH 121 ADDITION as recorded in Instrument No. 20090715010001760 and a 12.63 acre remainder tract of land recorded in Instrument No. 20061107001592880 of the Official Public Records of Collin County, Texas to the City of McKinney, Collin County, Texas and do hereby dedicate to public use forever, their streets, alleys, and public use area shown hereon, the easements, as shown, for mutual use and accommodation of the City of McKinney and all public utilities desiring to use of using same. All and any public utility and the Clty 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 anyway may interfere with the construction, maintenance, or efficiency of it's 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 it's respective systems, without the necessity, at anytime, or 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 _____, 2018

Roy Oliver Lake Forest - McKinney Investors LTD

STATE OF TEXAS}

COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Roy Oliver, known to me to be the person's name that is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2018.

Notary Public in and for the State of Texas

	Line T	able
Line #	Length	Direction
L7	26.00	N25° 16' 09"W
L8	79.71	N64° 43' 51"E
L9	79.71	S64° 43' 51"W
L10	25.91	S24° 39' 16"E
L11	194.55	N24° 39' 15"W
L12	98.73	S24° 39' 05"E
L13	64.39	S65° 20' 55"W
L14	309.59	N65° 20' 55"E
L15	206.17	N65° 20' 55"E
L16	205.37	S25° 16' 09"E
L17	90.24	N24° 39' 05"W
L18	96.45	N24° 39' 05"W
L19	39.58	S65° 20' 55"W
L20	38.72	S65° 20' 55"W
L21	26.00	N64° 43' 51"E
L22	89.50	N25° 16' 09"W
L23	489.10	N25° 16' 09"W
L24	131.39	N25° 16' 09"W
L25	204.75	S65° 20' 55"W
L26	203.82	S65° 20' 55"W

	Line T	able
Line #	Length	Direction
L48	268.12	S65° 51' 23"W
L49	15.75	S83° 01' 21"W
L50	3.63	N83° 01' 21"E
L51	10.00	N6° 58' 39"W
L52	81.95	S6° 58' 39"E
L53	370.19	N6° 58' 39"W
L54	5.43	N17° 08' 28"W
L55	10.00	N72° 51' 32"E
L56	8.42	N72° 51' 32"E
L57	170.25	S24° 39' 05"E
L58	38.12	S13° 35' 55"E
L59	88.15	S24° 39' 05"E
L60	113.03	N6° 58' 39"W
L61	30.27	S84° 06' 32"W
L62	5.00	S7° 08' 06"E
L63	19.20	N72° 51' 32"E
L64	5.00	N17° 08' 28"W
L65	10.34	N72° 51' 07"E
L66	39.51	S84° 06' 32"W
L67	17.92	S84° 06' 32"W

WITNESS MY HAND at	_, Texas,
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Jason Haun

Representative - Kinstead Dallas Apartments LLC

STATE OF TEXAS

COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Roy Oliver, known to me to be the person's name that is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2018.

Notary Public in and for the State of Texas

	Line T	able
Line #	Length	Direction
L68	2.57	S6° 58' 39"E
L69	7.93	N69° 39' 05"W
L70	20.36	N69° 39' 05"W
L71	70.75	N24° 39' 05"W
L72	8.00	S65° 20' 55"W
L73	10.77	S83° 01' 21"W
L74	10.00	S6° 58' 39"E
L75	11.74	N83° 01' 21"E
L76	9.96	N70° 16' 09"W
L77	29.36	S70° 16' 09"E
L78	10.92	S64° 43' 51"W
L79	9.39	N25° 16' 09"W
L80	11.06	S64° 43' 51"W
L81	10.16	N64° 26' 47"E
L82	11.92	N24° 38' 34"W
L83	8.25	S64° 30' 13"W
L84	10.00	N25° 20' 26"W
L85	10.00	N64° 39' 34"E
L86	10.39	N25° 20' 26"W
L87	70.71	S26° 44' 59"E

N69°11'03"E

S65°33'38"E

S65°33'38"E

S24°26'17"W

N60°33'34"W

N29°26'22"E

N15°47'34"W

S1°51'00"W

N29°26'26"E

N60°33'34"W

N20°02'23"E

N69°57'37"W

S16°07'24"E

S16°07'24"E

S3°46'44"W

S24°26'22"W

S7°07'08"W

S19°48'13"E

CURVE TABI					URVE TABLE	C		
LENGTH RADIUS DELTA	LENGTH	CURVE #	TANGENT	CHORD BEARING	DELTA	RADIUS	LENGTH	CURVE #
48.60' 363.00 7°40'17"	48.60'	C24	30.00'	S20°20'52"W	90°00'05"	30.00	47.12'	C6
50.87' 30.00 97°09'40	50.87'	C25	10.08'	N83°55'01"E	37°08'13"	30.00	19.44'	С7
94.96' 56.00 97°09'40	94.96'	C26	30.00'	S69°39'05"E	90°00'00"	30.00	47.12'	C8
80.96' 56.00 82°50'11	80.96'	C27	30.00'	N20°20'55"E	90°00'00"	30.00	47.12'	C9
56.11' 30.00 107°09'49	56.11'	C28	5.31'	S60°47'43"W	55°56'12"	10.00	9.76'	C10
25.42' 20.00 72°50'02	25.42'	C29	5.30'	N68°40'57"E	55°49'11"	10.00	9.74'	C11
9.24' 29.99 17°39'34	9.24'	C30	16.68'	S54°20'18"E	58°08'18"	30.00	30.44'	C12
9.24' 30.00 17°39'19	9.24'	C31	29.68'	N69°57'37"W	89°22'56"	30.00	46.80'	C13
38.14' 30.00 72°50'11	38.14'	C32	30.33'	N20°02'23"E	90°37'04"	30.00	47.45'	C14
56.11' 30.00 107°09'49	56.11'	C33	29.68'	N69°57'37"W	89°22'56"	30.00	46.80'	C15
47.45' 30.00 90°37'04	47.45'	C34	30.33'	N20°02'23"E	90°37'04"	30.00	47.45'	C16
46.80' 30.00 89°22'56	46.80'	C35	56.00'	S20°20'55"W	90°00'00"	56.00	87.96'	C17
17.88' 56.00 18°17'30	17.88'	C36	30.00'	S20°20'55"W	90°00'00"	30.00	47.12'	C18
9.58' 30.00 18°17'30	9.58'	C37	10.21'	N87°08'28"E	37°35'11"	30.00	19.68'	C19
30.42' 30.00 58°05'47	30.42'	C38	9.74'	S46°02'50"W	35°47'35"	30.15	18.83'	C20
43.37' 30.00 82°50'20	43.37'	C39	13.75'	S70°41'02"W	4°40'19"	337.00	27.48'	C21
20.61' 24.50 48°11'53	20.61'	C40	14.81'	S70°41'02"W	4°40'19"	363.00	29.60'	C22
132.23' 1367.66 5°32'23"	132.23'	C41	22.59'	N69°11'03"E	7°40'17"	337.00	45.12'	C23

SURVEYOR'S CERTIFICATE

I, David A. Minton, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying.

Dated this the _____ day of _____, 2018.

David A. Minton

Texas Registered Professional Land Surveyor No. 6233

STATE OF TEXAS}

COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared David A. Minton, known to me to be the person's name that is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____,2018.

Notary Public in and for the Sate of Texas

Approved and Accepted

Planning & Zoning Chairman City of McKinney, Texas

_____ Date

Line Table Line # | Length | Direction L88 | 10.53 | N24° 39' 05"W L89 10.00 S65° 20' 55"W L90 8.58 S24° 39' 05"E L91 | 13.72 | S64° 44' 11"W L92 7.50 N25° 15' 49"W L93 326.53 S16° 58' 48"E L94 60.97 S23° 48' 24"E L95 137.45 S24° 39' 10"E L96 2.57 S16° 59' 37"E L97 3.17 S69° 39' 10"E L98 29.20 S24° 39' 10"E L99 3.17 S20° 20' 50"W L100 | 113.33 | S24° 39' 10"E L101 | 4.73 | S4° 50' 13"W L102 58.81 S64° 48' 57"W L103 | 159.88 | N24° 57' 37"W L104 331.09 S65° 20' 55"W L105 | 145.24 | S23° 44' 52"E L106 | 46.52 | S67° 20' 18"W L107 | 10.01 | N24° 39' 10"W

	Line T	able
Line #	Length	Direction
L108	36.67	N67° 20' 18"E
L109	144.89	N23° 44' 52"W
L110	118.06	N65° 20' 55"E
L111	171.22	N24° 39' 05"W
L112	38.12	N13° 35' 55"W
L113	86.99	N24° 39' 05"W
L114	71.22	N26° 44' 59"W
L115	82.68	N18° 52' 59"W
L116	18.03	N55° 36' 27"W
L117	132.72	N16° 23' 31"W
L118	267.85	N66° 00' 23"E
L119	133.87	S16° 25' 01"E
L120	90.44	S3° 56' 44"W
L121	224.46	S25° 16' 09"E
L122	40.00	S20° 29' 26"W
L123	43.79	S65° 20' 55"W
L124	82.01	S18° 52' 59"E
L125	17.76	S55° 36' 27"E
L126	120.40	S16° 23' 31"E
L127	247.68	S66° 00' 23"W

CURVE TABLE

CURVE # | LENGTH | RADIUS | DELTA | CHORD BEARING | TANGENT

C42 | 110.90' | 750.00 | 8°28'21" | N11°12'49"W

	Line T	able
Line #	Length	Direction
L128	166.18	N24° 39' 05"W
L129	70.70	N65° 20' 55"E
L130	159.79	S24° 57' 37"E
L131	58.75	N64° 48' 57"E
L132	171.65	S25° 16' 09"E
L133	10.00	S64° 33' 42"W
L134	161.69	N25° 16' 09"W
L135	120.71	N16° 24' 32"W
L136	91.19	N3° 56' 44"E
L137	49.67	N65° 20' 55"E
L138	31.65	N20° 29' 26"E
L139	222.84	N25° 16' 09"W
L140	176.18	N24° 39' 05"W
L141	250.23	N67° 40' 13"E
L142	27.58	N64° 39' 14"E
L143	180.02	N64° 33' 39"E
L144	100.00	N6° 58' 39"W
L146	17.66	S83° 01' 21"W
L147	70.61	N15° 59' 41"W
L148	38.01	N6° 58' 39"W

55.55'

	Line T	able
Line #	Length	Direction
L149	56.61	N9° 37' 17"E
L150	16.62	N83° 01' 21"E
L151	8.31	N24° 43' 50"E
L152	52.78	N25° 15' 27"W

PURPOSE STATEMENT

THE PURPOSE OF THIS REPLAT IS TO COMBINE COMMON AREA B-1 AND THE REMAINDER PORTION OF A TRACT OF LAND DESCRIBED IN A DEED TO LAKE FOREST - MCKINNEY INVESTORS LTD. AS RECORDED IN INSTRUMENT NUMBER 20061107001592880 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY. TEXAS AND CREATE ONE (1) DEVELOPABLE LOT

NOTES

1. 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 REQUIREMENTS OF THE SUBDIVISION ORDINANCE.

2. THIS PROPERTY IS SUBJECT TO A PROPERTY ASSOCIATION AGREEMENT. DATED 7/8/2009 (INST. NO. 20090708000855710)

3. THE OWNERS OF BLOCK B, LOT 2 OF THIS PLAT SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE OF THE STORM WATER DETENTION SYSTEM. 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 SYSTEM. ALTHOUGH IT RETAINS THE RIGHT TO ENTER UPON THE EASEMENT FOR PUBLIC PURPOSES.

> OWNER: KINSTEAD DALLAS APARTMENTS 3400 CARLISLE STREET. STE 500 DALLAS, TEXAS 75204 ATTN: JASON HAUN

26.47'

10.96'

66.17'

, this _____ day of _____, 2018.

OWNERS DEDICATION

STATE OF TEXAS COUNTY OF COLLIN

Whereas Lake Forest Investors Ltd. is the owner of a tract of land situated in the Oliver Hedgecox Survey, Abstract No. 392, and the Seaborn & RT Clements Survey, Abstract No. 879, and being a portion of a called 21.17 acre tract of land described by deed to Lake Forest-McKinney Investors, Ltd., recorded in Instrument No. 20061107001592880 of the Official Public Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at 5/8 inch iron rod found for the southwest corner of Lot 1, Block B of Lake Forest/SH 121 Addition, an addition to the City of McKinney recorded in Instrument No. 20090716010001760 of the Official Public Records of Collin County, Texas, also lying on the southerly line of said 21.17 acre tract and the northerly line of State Highway No. 121, a variable width right-of-way;

THENCE along the northerly line of said State Highway No. 121 and the southerly line of said 21.17 acre tract the following courses and distances:

South 64 degrees 33 minutes 39 seconds West, 179.96 feet to a 5/8 inch iron rod with cap stamped "K.H.A." found at an angle point in same;

South 64 degrees 39 minutes 14 seconds West, 28.39 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for an angle point in same;

South 67 degrees 40 minutes 13 seconds West, 235.04 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found at the southerly end of a corner clip at the intersection of the northerly line of said State Highway No. 121, and the easterly line of McKinney Place Drive, a 60.00 feet wide right-of-way recorded in Volume 2008, Page 67 of the Plat Records of Collin County, Texas;

THENCE North 72 degrees 21 minutes 32 seconds West, along the easterly line of said McKinney Place Drive, a distance of 20.19 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found at the northerly end of said corner clip;

THENCE North 24 degrees 39 minutes 10 seconds West, continuing along the easterly line of said McKinney Place Drive and the westerly line of said 21.17 acre tract, a distance of 638.43 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found at the beginning of a curve to the right having a radius of 1370.00 feet, a central angle of 07 degrees 40 minutes 22 seconds, and a chord which bears North 20 degrees 48 minutes 59 seconds West, 183.33 feet;

THENCE along said curve to the right, the easterly line of said McKinney Place Drive and the westerly line of said 21.17 acre tract, an arc distance of 183.46 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

THENCE North 16 degrees 58 minutes 48 seconds West, continuing along the easterly line of said McKinney Place Drive, a distance of 328.50 feet to a 1/2 inch iron rod found at the beginning of a curve to the right having a radius of 20.00 feet, a central angle of 61 degrees 33 minutes 47 seconds, and a chord which bears North 13 degrees 48 minutes 05 seconds East, 20.47 feet;

THENCE along said curve to the right, an arc distance of 21.49 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found at the beginning of a reverse curve to the left having a radius of 85.00 feet, a central angle of 40 degrees 24 minutes 20 seconds, and a chord which bears North 24 degrees 22 minutes 49 seconds East, 58.71 feet;

THENCE along said reverse curve to the left, an arc distance of 59.94 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found lying on the southerly line of Valliance Drive, a 62 feet wide Collector Street recorded in Volume, 2009, Page 169 of the Plat Records of Collin County, Texas:

THENCE North 76 degrees 51 minutes 32 seconds East, along the southerly line of said Valliance Drive, a distance of 204.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found at the beginning of a curve to the right having a radius of 419.00 feet, a central angle of 06 degrees 09 minutes 49 seconds, and a chord which bears North 79 degrees 56 minutes 26 seconds East, 45.05 feet;

THENCE along said curve to the right, and along the southerly line of said Valliance Drive, an arc distance of 45.07 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

THENCE North 83 degrees 01 minutes 21 seconds East, continuing along the southerly line of said Valliance Drive, passing a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for the northwest corner of Common Area B-1 of Lake Forest/SH 121 Addition, an addition to the City of McKinney recorded in Instrument No. 20090716010001760 of the Official Public Records of Collin County, Texas at a distance of 219.28 feet and continuing for a total distance of 353.30 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S 5430" found for the northeast corner of said Common Area B-1 and being the beginning of a non-tangent curve to the left having a radius of 1283.67 feet, a central angle of 15 degrees 35 minutes 09 seconds, and a chord which bears South 16 degrees 18 minutes 43 seconds East, 348.12 feet;

THENCE along said non-tangent curve and the east line of said Common Area B-1 the following courses and distances;

an arc distance of 349.19 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found

South 25 degrees 16 minutes 05 seconds East a distance of 27.17 feet to a 5/8 inch iron rod with cap stamped "Sanchez & Assoc" set for the southeast corner of said Common Area, same being on the north line of Lot 1, Block B of said Lake Forest/SH 121 Addition

THENCE South 64 degrees 44 minutes 12 seconds West along the south line of said Common Area and the common north line of said Lot 1, a distance of 192.41 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for the northwest corner of said Lot 1, same being the souuthwest corner of said Common Area;

THENCE South 25 degrees 16 minutes 09 seconds East, a distance of 688.77 feet to the POINT OF BEGINNING containing 610,800 square feet, or 14.022 acres of land.

OWNER: LAKE FOREST-McKINNEY INVESTORS 101 N ROBINSON AVE. SUITE 900 OKLAHOMA CITY, OKLAHOMA 73102-5511 McKINNEY, TEXAS 75071 ATTN: ROY OLIVER

BEING A REPLAT OF COMMON AREA B-1 OF LAKE FOREST/SH 121 ADDITION AS RECORDED IN INSTRUMENT NO. 20090715010001760 AND A 12.63 ACRE REMAINDER TRACT OF LAND RECORDED IN INSTRUMENT NO. 20061107001592880 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS SITUATED IN THE OLIVER HEDGCOXE SURVEY, ABSTRACT NO. 0392

MINOR REPLAT

LAKE FOREST/SH 121 ADDITION

LOT 2, BLOCK B

1 MULTI - FAMILY LOT

14.022 ACRES

J. SEABORN & R.T. CLEMENTS SURVEY, ABSTRACT NO. 0879 CITY OF McKINNEY, COLLIN COUNTY, TEXAS

ENGINEER: SANCHEZ AND ASSOCIATES, LLC.

2000 N. McDONALD STREET, STE 100 (469) 424-5900

ATTN: CHRISTOPHER H. BLEVINS, PE

APPLICANT: SANCHEZ AND ASSOCIATES, LLC. 2000 N. McDONALD STREET, STE 100 McKINNEY, TEXAS 75071 (469) 424-5900 ATTN: CHRISTOPHER H. BLEVINS, PE SHEET 2 OF 2 10/17/2018