

ANSI/ISO 1018/2019 - 2-17PM
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WESTWOOD MULTI-DISCIPLINED SURVEYING & ENGINEERING 2016. ALL RIGHTS RESERVED. THE ENGINEERING DESIGN, DETAIL AND ENGINEERING DRAWINGS FOR THIS PROJECT AND/OR OVERALL PROJECT ARE THE LEGAL PROPERTY OF WESTWOOD MULTI-DISCIPLINED SURVEYING & ENGINEERING. NO REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBED UNLESS AUTHORIZED IN WRITING BY WESTWOOD MULTI-DISCIPLINED SURVEYING & ENGINEERING.

Line Table		
Line #	Length	Direction
L1	27.00'	N02°41'40"W
L2	52.51'	N19°11'47"E
L3	97.99'	N15°14'24"E
L4	37.18'	S73°00'49"E
L5	15.00'	N19°11'47"E
L6	7.27'	N70°48'13"W
L7	50.69'	N26°40'11"E
L8	40.43'	N02°58'42"W
L9	18.24'	N26°40'11"E
L10	7.00'	N11°08'15"E
L11	20.00'	N78°51'45"W
L12	7.93'	N70°48'13"W

NOTES:

1. BEARING SYSTEM FOR THIS SURVEY IS BASED ON A BEARING OF NORTH 88 DEGREES, 28 MINUTES, 56 SECONDS EAST FOR A NORTH LINE OF ADRIATICA ADDITION, LOT 2R1, BLOCK B, AN ADDITION TO THE CITY OF MCKINNEY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 2018, PAGE 196 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS.

2. THE SUBJECT PROPERTY IS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR COLLIN COUNTY, TEXAS AND INCORPORATED AREAS COMMUNITY PANEL NUMBER 48085C0255J, MAP REVISED: JUNE 2, 2009. ALL OF THE SUBJECT PROPERTY IS INDICATED TO BE IN ZONE "X" AND ZONE "A" ON SAID MAP. RELEVANT ZONES ARE DEFINED ON SAID MAP AS FOLLOWS:

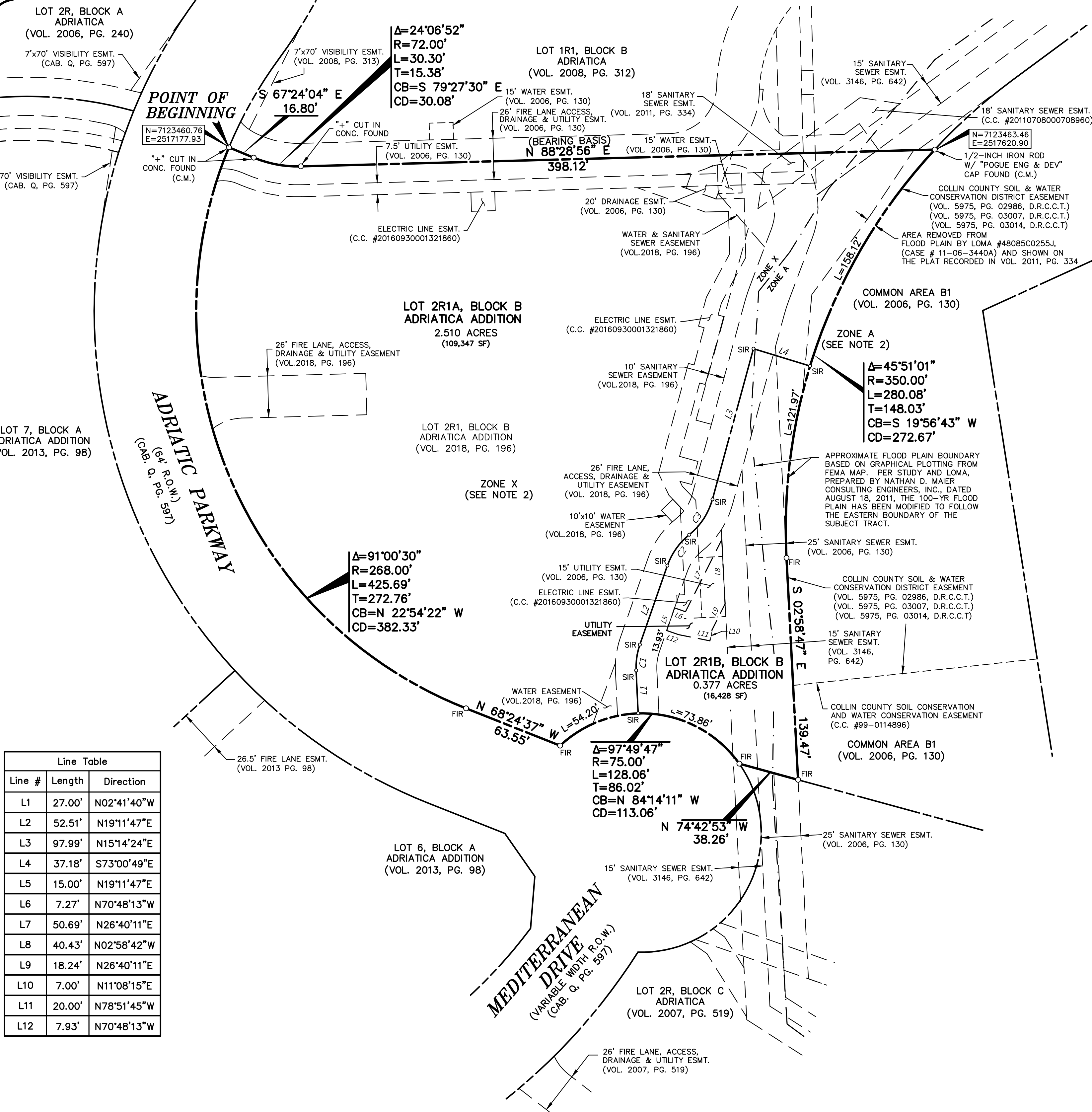
ZONE "X" - OTHER AREAS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

ZONE "A" - SPECIAL FOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD: NO BASE FLOOD ELEVATIONS DETERMINED.

3. ALL 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.

4. (C.M.) - CONTROLLING MONUMENT.

5. COORDINATES SHOWN HEREON ARE STATE PLANE COORDINATES, TEXAS NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83).



OWNER'S CERTIFICATE

STATE OF TEXAS)
COUNTY OF COLLIN)
WHEREAS, Himalayan Ventures LP is the owner of a 2.887 acre tract of land situated in the J.R. Gray Survey, Abstract No. 343, Collin County, Texas; said tract being all of Lot 2R1, Block B, Amending Plat Adriatica Addition, an addition to the City of McKinney, Texas according to the plat recorded in Volume 2018, Page 196 of the Plat Records of Collin County, Texas; said 2.887 acre tract being more particularly described as follows:

BEGINNING, at a "+" cut in concrete found in the easterly right-of-way line of Adriatic Parkway (a 64-foot wide right-of-way); said point being the northwest corner of said Lot 2R1, Block B and the southwest corner of Lot 1R1, Block B, Adriatica, an addition to the City of McKinney, Texas according to the plat recorded in Volume 2008, Page 312 of the said plat Records;

THENCE, departing the said easterly line of Adriatic Parkway and along the common line between said Lot 2R1, Block B and said Lot 1R1, Block B, the following three (3) calls:

South 67 degrees, 24 minutes, 04 seconds East, a distance of 16.80 feet to a "+" cut in concrete found at the beginning of a tangent curve to the left;

In an easterly direction, along said curve to the left, having a central angle of 24 degrees, 06 minutes, 52 seconds, a radius of 72.00 feet, a chord bearing and distance of South 79 degrees, 27 minutes, 30 seconds East, 30.08 feet, an arc distance of 30.30 feet to a "+" cut in concrete found at the end of said curve;

North 88 degrees, 28 minutes, 56 seconds East, a distance of 398.12 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap found for corner in the westerly line of Common Area B1 according to the plat of Adriatica, an addition to the City of McKinney, Texas recorded in Volume 2006, Page 130 of the said Plat Records; said point being in a non-tangent curve to the left;

THENCE, departing the said common line between Lot 2R1, Block B and Lot 1R1, Block B and along the common line between said Lot 2R1, Block B and said Common Area B1, the following two (2) calls:

In a southwesterly direction, along said curve to the left, having a central angle of 45 degrees, 51 minutes, 01 seconds, a radius of 350.00 feet, a chord bearing and distance of South 19 degrees, 56 minutes, 43 seconds West, 272.67 feet, an arc distance of 280.08 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap found at the end of said curve;

South 02 degrees, 58 minutes, 47 seconds East, a distance of 139.47 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap found for corner; said point also being in the northerly line of Lot 2R, Block C, Adriatica, an addition to the City of McKinney, Texas according to the plat recorded in Volume 2007, Page 519 of the said Plat Records;

THENCE, North 74 degrees, 42 minutes, 53 seconds West, departing the said common line between Lot 2R1, Block B and Common Area B1 and along the common line between said Lot 2R1, Block B and said Lot 2R, Block C, a distance of 38.26 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap found for corner in the northerly right-of-way line of said Adriatic Parkway; said point being in a non-tangent curve to the left for a cul-de-sac;

THENCE, departing the said common line between Lot 2R1, Block B and Lot 2R, Block C and along the said northerly and easterly line of Adriatic Parkway, the following three (3) calls:

In a westerly direction, along said curve to the left, having a central angle of 97 degrees, 49 minutes, 47 seconds, a radius of 75.00 feet, a chord bearing and distance of North 84 degrees, 14 minutes, 11 seconds West, 113.06 feet, an arc distance of 128.06 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap found at the end of said curve;

North 68 degrees, 24 minutes, 37 seconds West, a distance of 63.55 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap found at the beginning of a tangent curve to the right;

In a northwesterly direction, along said curve to the right, having a central angle of 91 degrees, 00 minutes, 30 seconds, a radius of 268.00 feet, a chord bearing and distance of North 22 degrees, 54 minutes, 20 seconds West, 382.33 feet, an arc distance of 425.69 feet to the POINT OF BEGINNING;

CONTAINING, 125,775 square feet or 2.887 acres of land, more or less.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Roman L. Groysman, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of McKinney, Collin County, Texas.

PRELIMINARY

Roman L. Groysman,
Registered Professional Land Surveyor
No. 5864

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Roman L. Groysman, 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 purposes and consideration therein expressed and in the capacity therein stated.

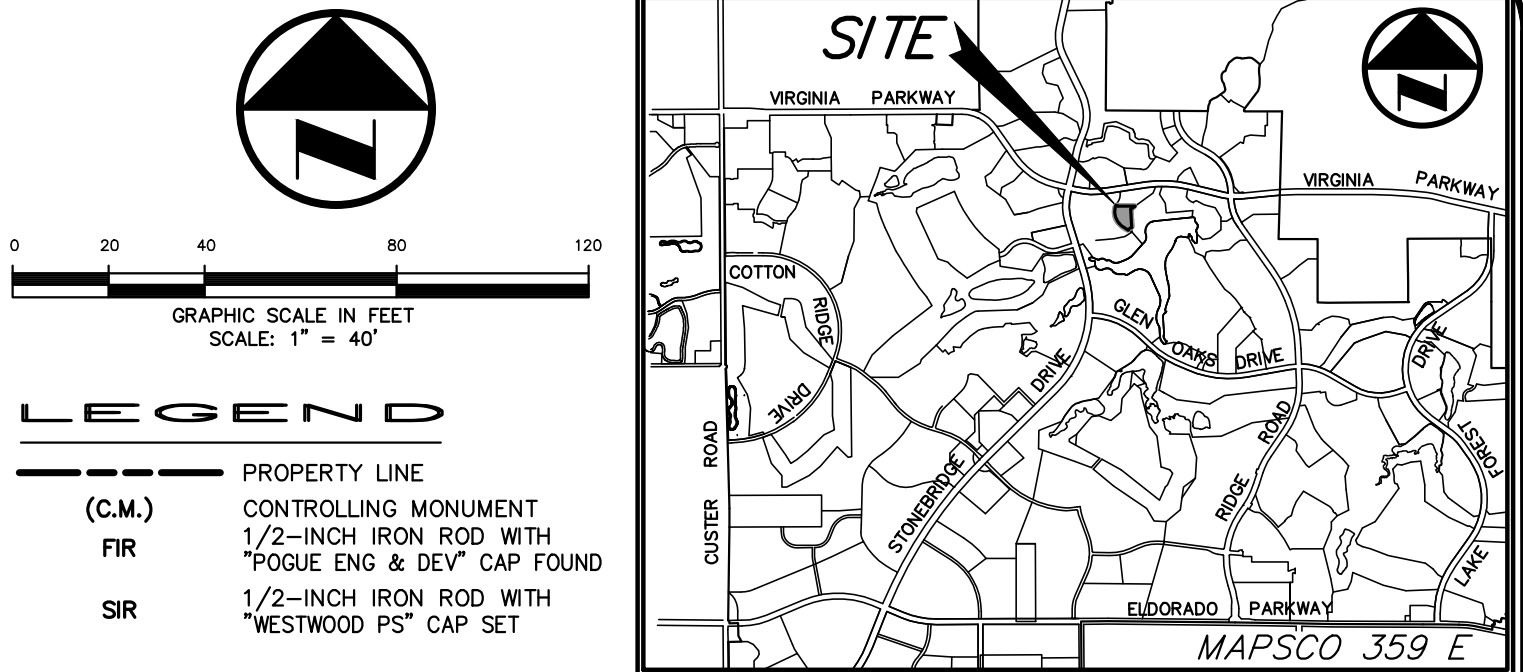
WITNESS MY HAND at _____, Texas, this _____ day of _____, 2019.

Notary Public in and for the State of Texas.

"Approved and Accepted"

Planning & Zoning
Commission Chairman
City of McKinney, Texas

Date



VICINITY MAP
NOT TO SCALE

OWNER'S DEDICATION

STATE OF TEXAS)
COUNTY OF COLLIN)

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, We, Himalayan Ventures LP, does hereby adopt this minor replat designating the hereinabove described property as **ADRIATICA ADDITION, LOTS 2R1A & 2R1B, BLOCK B**, being a replat of ADRIATICA ADDITION, LOT 2R1, BLOCK B, an addition to the City of McKinney, Collin County, Texas, and do hereby dedicate to the public use forever, their streets, 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, fences, shrubs, trees or other improvements or growths, which in anyway, endanger 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, of procuring the permission of anyone. This plat approved subject to all platting ordinance, rules, regulations and resolutions of the City of McKinney, Texas.

WITNESS MY HAND at _____, Texas, this _____ day of _____, 2019.

Himalayan Ventures LP

By: _____
David Brooks, Declarant

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared David Brooks, authorized representative of Himalayan Ventures LP authorized to do business in the State of Texas.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2019.

Notary Public in and for the State of Texas

MINOR REPLAT
**ADRIATICA ADDITION
LOTS 2R1A & 2R1B, BLOCK B**
BEING A RE-PLAT OF LOT 2R1, BLOCK B, ADRIATICA ADDITION
2.887 ACRES
AN ADDITION TO THE CITY OF MCKINNEY, TEXAS
AND BEING OUT OF THE
J.R. GRAY SURVEY, ABSTRACT No. 343
COLLIN COUNTY, TEXAS

OWNER: HIMALAYAN VENTURES LP 6625 MEDITERRANEAN DRIVE MCKINNEY, TEXAS 75070	Westwood Phone (214) 473-4640 TollFree (888) 937-5150 2740 Dallas Parkway, Suite 280 Plano, TX 75093 westwoods.com TBPE Firm Reg. No. 11756 TBPLS Firm Reg. No. 10074301	PREPARED 04-12-2019 SURVEYED 08-18-2014 SCALE: 1" = 40' W NUMBER 0022532.00 DRAWN BY: RLG CHECKED BY: AWS
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