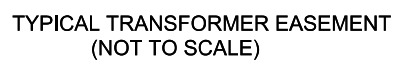
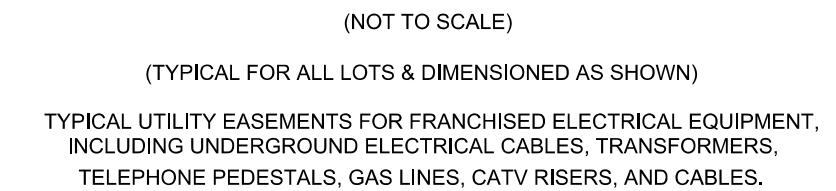
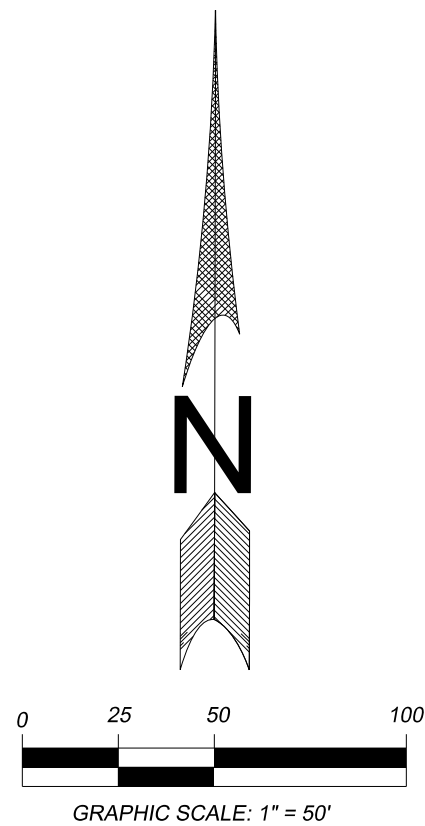


- 1.) The subject property lies within City of McKinney, Texas, Community Number 480135, Flood Zones "X", "X" Shaded and "AE" Shaded, as indicated on Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map Number 48085C0260 K, and Revised June 7, 2017 and Flood Insurance Rate Map 48085C0270 K, Revised June 7, 2017..
- 2.) The assumed bearing reference of S 48°00'11" E, as shown hereon, is based on the southwestern boundary of the PINEHURST ADDITION PHASE 1A, according to the Record Plat thereof, as recorded in Volume M, Page 228 of the Plat Records of Collin County, Texas, and are for delineating angles only.
- 3.) All bearings and distances are as measured in the field on the date of this survey.
- 4.) 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.
- 5.) All lot corners, points of curvature and tangency and changes in direction are set 1/2" capped iron rebars (RICHEY ENGINEERING.); where impractical to set iron rebars, nails in brass disc (RICHEY ENGINEERING) are set in concrete or other hard surface.
- 6.) All Common Areas are hereby dedicated as Public Utility, Drainage and Non-Exclusive Landscape & Pedestrian, Hike & Bike Access, and Flood Plain Easements, and shall be owned and maintained by the PINEHURST LUXURY TOWNHOMES Homeowner's Association Inc.
- 7.) State Plane Coordinates for selected corners shown hereon are in U. S. feet (North American Datum of 1983, Texas North Central Zone), and were obtained from Global Positioning System observations.
- 8.) The PINEHURST LUXURY TOWNHOMES HOMEOWNERS ASSOCIATION, INC. (HOA) shall be the solely responsible for the maintenance of the creek (including all erosion control) traversing Lot CA D-1, Block D of this plat. 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 retains 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 with structures. Alteration of natural flow of water shall be subject to the regulations and ordinances of the City of McKinney, the State of Texas and the United States of America.



R/W or R.O.W.
N=7000000.000
E=2000000.000

RICHEY DEVELOPMENT ENGINEERING
6800 Weiskopf Avenue, Suite 150
McKinney, Texas 75070
903-819-3055



GRADING EASEMENT
Clerk's File No.
2022000075791, LRCCT

CURVE 2
RADIUS = 700.00'
DELTA = 17° 22' 34"
LENGTH = 187.85'
CHORD = S 0° 55' 07" W 187.29'

POINT OF BEGINNING
Parcel 1
POINT OF
COMMENCEMENT
Parcel 2
5/8" Found Iron Rebar
S.W. Corner
AIM VENTURES, LLC
Clerk's File No. 20200814001332520, LRCCT
N=7119499.844
E=2540475.458

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

27 RESIDENTIAL LOTS AND 10 COMMON AREAS
BEING 6.178 ACRES SITUATED IN THE
THE ED BRADLEY SURVEY, ABSTRACT NUMBER 8
AN ADDITION TO THE CITY OF MCKINNEY,
COLLIN COUNTY, TEXAS,

RICHEY DEVELOPMENT ENGINEERING, LLC A CIVIL ENGINEERING & SURVEYING COMPANY	6800 Weiskopf Avenue Suite 150 McKinney, TX 75070 TEXAS REGISTERED ENGINEERING FIRM #E-22337 TEXAS REGISTERED SURVEYING FIRM #10194716
PRELIMINARY PLAT PINEHURST LUXURY TOWNHOMES	
AIM VENTURES, LLC	

OWNERS CERTIFICATE

WHEREAS, AIM VENTURES, LLC, an Illinois limited liability company, is owner of two parcels of land totaling 6.178 acres situated in the ED BRADLEY SURVEY, ABSTRACT NUMBER 85, in the City of McKinney, Collin County, Texas, being the same tracts of land described in the Bargain and Sale Deed to AIM VENTURES, LLC, as recorded in Clerk's File Number 20200814001332520 of the Land Records of Collin County, Texas, the herein tracts being more particularly described as follows:

PARCEL 1

THAT certain Parcel of land situated in the ED BRADLEY SURVEY, ABSTRACT NUMBER 85, in the City of McKinney, Collin County, Texas, being a portion of a remaining portion of the tract of land described in the Bargain and Sale Deed to AIM VENTURES, LLC, as recorded in Clerk's File Number 20200814001332520 of the Land Records of Collin County, Texas, the herein tract being more particularly described as follows:

BEGIN at a 5/8" iron rebar found for corner at the southerly most southeast corner said AIM VENTURES tract, said corner also being in the monumented northerly Right-of-Way line of Wilson Creek Parkway, as shown on PARK PLACE, according to the Final Plat thereof, as recorded in Volume F, Page 366 of the Plat Records of Collin County, Texas, said corner also being the southeast corner of MCKINNEY HIGH SCHOOL ADDITION, according to the Amending Plat thereof, as file for record in Volume 2021, Page 513 of the Plat Records of Collin County, Texas, said corner also being the beginning of a curve having a radius of 3548.51 feet, a central angle of 08°27'22", and a chord which bears N 86°25'11" E, a distance of 523.24 feet;

THENCE in an easterly direction, along the arc of said curve to the left and the southerly boundary of said AIM VENTURES tract and said northerly Right-of-Way line of Wilson Creek Parkway, an arc distance of 523.71 feet to a 1/2" capped iron rebar (RICHEY) found for corner at the southwest corner of the land described in Right-of-Way Warranty Deed to the CITY OF MCKINNEY, as filed for record in Clerk's File Number 2022000076144 of the Land Records of Collin County, Texas;

THENCE N 37°35'07" E, along the northwest line of said CITY OF MCKINNEY Right-of-Way, a distance of 35.11 feet to a 1/2" capped iron rebar (RICHEY) found for corner on the arc of a curve having a radius of 760.00 feet, a central angle of 17°37'39", and a chord of N 0°47'34" E, a distance of 206.65 feet, also being an easterly boundary of said AIM VENTURES tract and westerly Right-of-Way line of Sallyport Court of WARDEN CREEK, according to the Record Plat thereof, as filed for record in Volume 2023, Page of the Plat Records of Collin County, Texas;

THENCE in a northerly direction, along the arc of said curve to the right, the easterly boundary of AIM VENTURES tract and a west Right-of-Way line of Sallyport Court of WARDEN CREEK, an arc distance of 207.29 feet to a 5/8" capped iron rebar (#5686) found for corner at the point of tangency of said curve;

THENCE N 8°36'24" E, continuing along an easterly boundary of said AIM VENTURES tract and a west Right-of-Way line of Sallyport Court of WARDEN CREEK, a distance of 79.75 feet to a 5/8" iron rebar (#5686) found for corner at a northeast corner of said AIM VENTURES tract, also being an el corner of said WARDEN CREEK;

THENCE N 81°23'36" W, along a north boundary of said AIM VENTURES tract, also being a south boundary of said WARDEN CREEK, a distance of 297.87 feet to a 5/8" capped iron rebar (#5686) found for corner at the northwest corner of said AIM VENTURES tract, also being the westerly and northerly most southwest corner of said WARDEN CREEK, also being in the east boundary of Common Area E-1 of CHAPEL HILL PHASE 2, according to the Record Plat thereof, as filed for record in Volume 2014, Page 15 of the Plat Records of Collin County, Texas;

THENCE S 51°03'44" W, along a west boundary of said AIM VENTURES tract and the east boundary of said CHAPEL HILL PHASE 2 tract, a distance of 335.62 feet to a 5/8" capped iron rebar (TRAVERSE) found for corner at an angle point in the west boundary of said AIM VENTURES tract being the southerly most corner of said CHAPEL HILL PHASE 2 tract, also being the east boundary of said MCKINNEY HIGH SCHOOL ADDITION;

THENCE S 0°54'37" W, along a west boundary of said AIM VENTURES tract and the east boundary of said MCKINNEY HIGH SCHOOL ADDITION tract, a distance of 179.65 feet back to the POINT OF BEGINNING and containing 3.946 Acres (171,882 Square Feet) of land, MORE OR LESS.

PARCEL 2

THAT certain Parcel of land situated in the ED BRADLEY SURVEY, ABSTRACT NUMBER 85, in the City of McKinney, Collin County, Texas, being a portion of a remaining portion of the tract of land described in the Bargain and Sale Deed to AIM VENTURES, LLC, as recorded in Clerk's File Number 20200814001332520 of the Land Records of Collin County, Texas, the herein tract being more particularly described as follows:

COMMENCE at a 5/8" iron rebar found for corner at the southerly most southeast corner said AIM VENTURES tract, said corner also being in the monumented northerly Right-of-Way line of Wilson Creek Parkway, as shown on PARK PLACE, according to the Final Plat thereof, as recorded in Volume F, Page 366 of the Plat Records of Collin County, Texas, said corner also being the southeast corner of MCKINNEY HIGH SCHOOL ADDITION, according to the Amending Plat thereof, as file for record in Volume 2021, Page 513 of the Plat Records of Collin County, Texas, said corner also being the beginning of a curve having a radius of 3548.51 feet, a central angle of 09°32'23", and a chord which bears N 85°52'40" E, a distance of 590.15 feet;

THENCE in an easterly direction, along the arc of said curve to the left a the southerly boundary of said AIM VENTURES tract and said northerly Right-of-Way line of Wilson Creek Parkway, an arc distance of 590.83 feet to a 5/8" capped iron rebar (#5686) found for corner at the point of tangency;

THENCE N 81°06'29" E, continuing along the north Right-of-Way line of said Wilson Creek Parkway, a distance of 43.40 feet to a 1/2" capped iron rebar (RICHEY) found for corner at the southwest corner of said AIM VENTURES tract, also being the southeast corner of the land described in Right-of-Way Warranty Deed to the CITY OF MCKINNEY, as filed for record in Clerk's File Number 2022000076144 of the Land Records of Collin County, Texas, and THE POINT OF BEGINNING of the hereinafter described parcel of land;

THENCE N 81°06'29" E, continuing along the north Right-of-Way of said Wilson Creek Parkway and the southerly boundary of said AIM VENTURES tract, a distance of 114.91 feet to a 5/8" capped iron rebar (#5686) found for corner at the point of curvature of a curve having a radius of 2039.64 feet, a central angle of 6°38'25", and a chord of N 83°49'55" E, a distance of 236.26 feet;

THENCE in an easterly direction, along the arc of said curve to the right, and the southerly boundary of said AIM VENTURES tract, and the north Right-of-Way line of said Wilson Creek Parkway, an arc distance of 236.39 feet to a 5/8" capped iron rebar (#5356) found for corner at the southeast corner of said AIM VENTURES tract, also being the southwest corner of PINEHURST ADDITION PHASE 1A, according to the Amending Plat thereof, as file for record in Volume M, Page 226 of the Plat Records of Collin County, Texas;

THENCE in a northerly direction, along the east boundary of said AIM VENTURES tract and the west boundary of said PINEHURST ADDITION PHASE 1A, the following two (2) courses;

- 1.) N 2°33'56" W, a distance of 103.6 feet to a 5/8" capped iron rebar (#5656) found for corner;
- 2.) N 15°54'27" E, a distance of 91.68 feet

to a 5/8" capped iron rebar (#5656) found for corner at the northeast corner of said AIM VENTURES tract, also being the northerly most southeast corner of WARDEN CREEK, according to the Record Plat thereof, as filed for record in Volume, 2023, Page , of the Plat Land Records of Collin County, Texas;

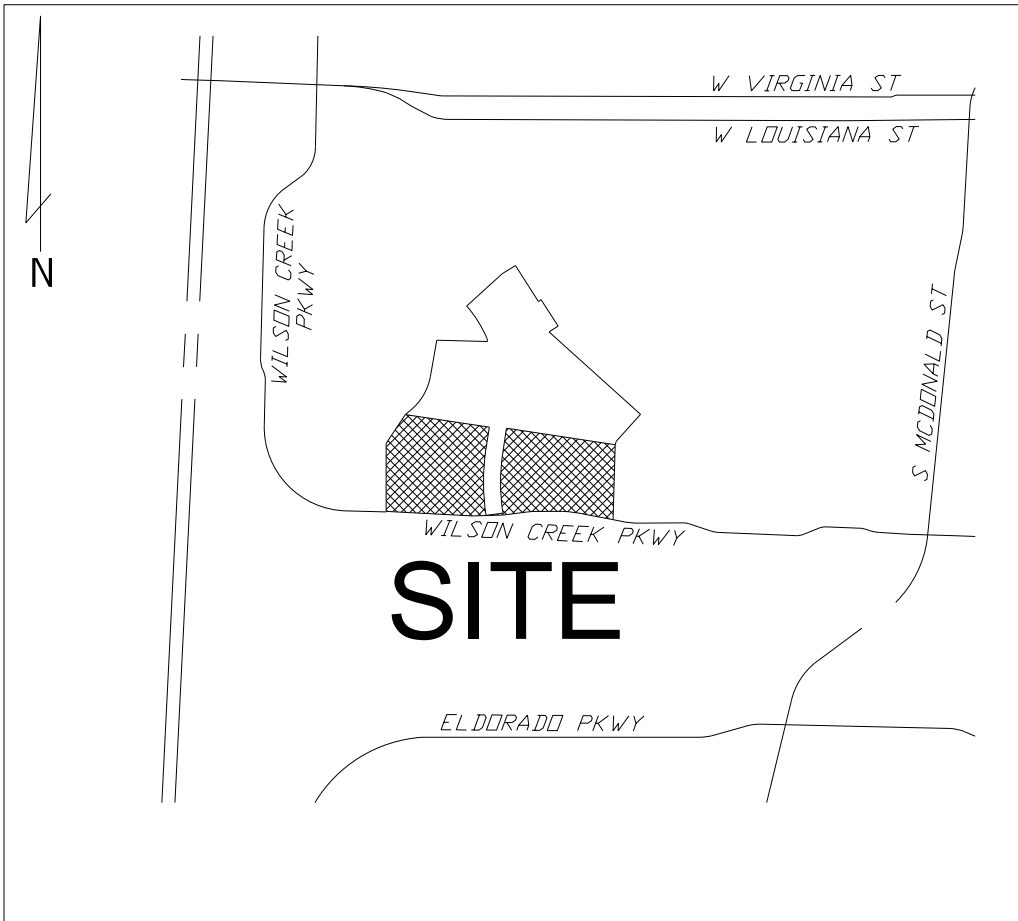
THENCE N 81°23'36" W, along a north boundary of said AIM VENTURES tract, also being a south boundary of said WARDEN CREEK, a distance of 386.24 feet to a 5/8" capped iron rebar found for corner at the northwest corner of said AIM VENTURES tract, also being an el corner of said WARDEN CREEK;

THENCE in a southerly direction, along a west boundary of said AIM VENTURES tract and an east boundary of said WARDEN CREEK, also being an east Right-of-Way line of Sallyport Court, the following two (2) courses;

- 1.) S 8°36'24" W, a distance of 84.85 feet to a 5/8" capped iron rebar (#5686) found for corner at the point of curvature of a curve having a radius of 700.00 feet, a central angle of 17°22'34", and a chord of S 0°55'07" W, a distance of 187.29 feet;
- 2.) in a southerly direction, along the arc of said curve to the left

an arc distance of 187.85 feet to a 1/2" capped iron rebar (RICHEY) found for corner at the north corner of said CITY OF MCKINNEY Right-of-Way;

THENCE S 52°46'50" W, along a west boundary of said AIM VENTURES tract and the northeast boundary of said CITY OF MCKINNEY Right-of-Way, a distince of 36.00 feet back to the POINT OF BEGINNING and containing 2.107 Acres (91,775 Square Feet) of land, MORE OR LESS.



LOCATION MAP
N.T.S.

SURVEYOR NOTES:

- 1.) The subject property lies within City of McKinney, Texas, Community Number 480135, Flood Zones "X", "X" Shaded, and "AE" Shaded, as indicated on Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map Number 48085C0260 K, and Revised June 7, 2017 and Flood Insurance Rate Map 48085C0270 K, Revised June 7, 2017..
- 2.) The assumed bearing reference of S 48°00'11" E, as shown hereon, is based on the southwestern boundary of the PINEHURST ADDITION PHASE 1A, according to the Record Plat thereof, as recorded in Volume M, Page 228 of the Plat Records of Collin County, Texas, and are for delineating angles only.
- 3.) All bearings and distances are as measured in the field on the date of this survey.
- 4.) 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.
- 5.) All lot corners, points of curvature and tangency and changes in direction are set 1/2 " capped iron rebars (RICHEY ENGINEERING.); where impractical to set iron rebars, nails in brass disc (RICHEY ENGINEERING) are set in concrete or other hard surface.
- 6.) All Common Areas are hereby dedicated as Public Utility, Drainage and Non-Exclusive Landscape & Pedestrian, Hike & Bike Access, and Flood Plain Easements, and shall be owned and maintained by the PINEHURST LUXURY TOWNHOMES Homeowner's Association Inc.
- 7.) State Plane Coordinates for selected corners shown hereon are in U. S. feet (North American Datum of 1983, Texas North Central Zone), and were obtained from Global Positioning System observations.
- 8.) The PINEHURST LUXURY TOWNHOMES HOMEOWNERS ASSOCIATION, INC. (HOA) shall be the solely responsible for the maintenance of the creek (including all erosion control) traversing Lot CA D-1, Block D of this plat. 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 retains 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 with structures. Alteration of natural flow of water shall be subject to the regulations and ordinances of the City of McKinney, the State of Texas and the United States of America.

Approved:

Planning and Zoning Commission Chairman
City of McKinney, Texas

Date

Attest

Planning and Zoning Commission Secretary
City of McKinney, Texas

Date

Attest

PREPARED BY:

RICHEY DEVELOPMENT ENGINEERING
6800 Weiskopf Avenue, Suite 150
McKinney, Texas 75070
903-819-3055

OWNER

AIM VENTURES, LLC
an Illinois limited liability company
8 Falcon Court
South Barrington, Illinois 60010

OWNERS DEDICATION

STATE OF TEXAS)
COUNTY OF COLLIN)

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT WE, AIM VENTURES, LLC, a Illinois limited liability company, do hereby adopt this Preliminary Plat, designating the hereon described property as PINEHURST LUXURY TOWNHOMES, an addition to the City of McKinney, Collin County, Texas, and do hereby dedicate to the public use forever the roads, the non-exclusive public utility easments, the pedestrian and bicycle access easements, the storm drainage easements, the waterline easements, and the sanitary sewer easements as shown hereon, for mutual use and accommodation of the City of McKinney and all public utilities desiring to use 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, without the necessity, at any time, of procuring the permission of anyone. The streets will also be public utility and storm sewer easements.

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

WITNESS MY HAND at McKinney, Texas, this ____ day of _____, 2023, A.D.

AIM VENTURES, LLC,
a Illinois limited liability company

By: _____

NAME:
TITLE:

STATE OF TEXAS)
COUNTY OF DALLAS)

This Instrument was acknowledged before me on _____, 2023, by
as the _____ of AIM VENTURES, LLC, an Illinois limited liability company on
behalf of said limited liability company.

NOTARY PUBLIC, STATE OF TEXAS

SURVEYOR'S CERTIFICATE

THAT I, Paul M. Valentine, Registered Professional Land Surveyor, do hereby certify that I prepared this record plat from an actual and accurate survey of the land and that the corner monuments shown hereon were found and/or placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of McKinney, Collin County, Texas.

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

Paul M. Valentine
Registered Professional Land Surveyor
State of Texas
Certificate Number 5359

PRELIMINARY PLAT
PINEHURST LUXURY
TOWNHOMES

27 RESIDENTIAL LOTS AND 10 COMMON AREAS
BEING 6.178 ACRES SITUATED IN THE
THE ED BRADLEY SURVEY, ABSTRACT NUMBER 85
AN ADDITION TO THE CITY OF MCKINNEY,
COLLIN COUNTY, TEXAS,

RICHEY DEVELOPMENT ENGINEERING, LLC A CIVIL ENGINEERING & SURVEYING COMPANY	6800 Weiskopf Avenue Suite 150 McKinney, TX 75070 TEXAS REGISTERED ENGINEERING FIRM F-22337 TEXAS REGISTERED SURVEYING FIRM #10194716
PRELIMINARY PLAT PINEHURST LUXURY TOWNHOMES AIM VENTURES, LLC	
PROJECT NUMBER 22-004	
DATE MARCH 2023	
SHEET NO 2 OF 2	