

ELDORADO PARKWAY
(120' RIGHT-OF-WAY)

N 7116852.15211
E 2541144.19982

THE GREENS OF MCKINNEY
SECTION 2
CAB.2006 Page.171-172-173

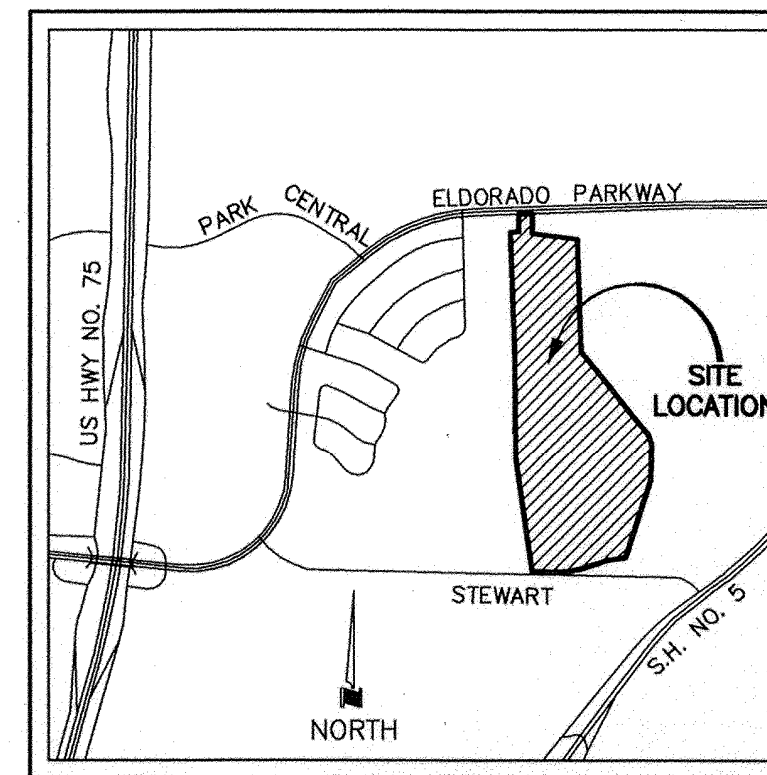
LOT 1, BLOCK A

THE GOLF CLUB at MCKINNEY

APPROXIMATE LOCATION
FULLY DEVELOPED 100YR
FLOOD PLAIN & FEMA
FLOOD PLAIN

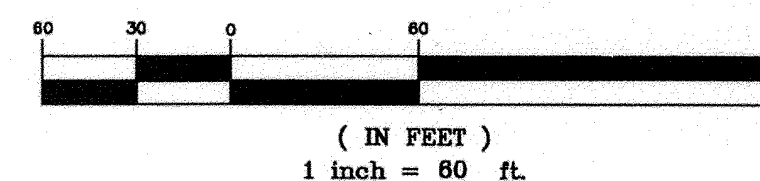
APPROXIMATE LOCATION
FULLY DEVELOPED 100YR
FLOOD PLAIN & FEMA
FLOOD PLAIN

N 7115787.83220
E 2541289.82974



LOCATION MAP
NOT TO SCALE

GRAPHIC SCALE

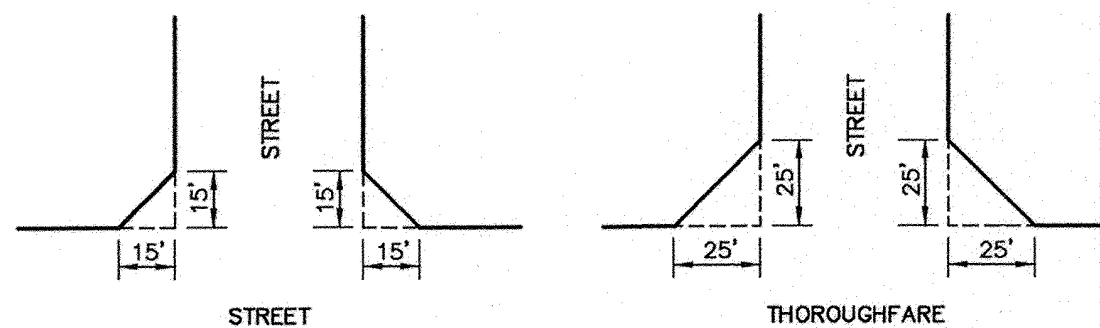


LINE TABLE		
LINE	BEARING	LENGTH
T1	S46°06'26"E	21.20'
T2	S17°51'43"W	21.88'

CURVE TABLE				
CURVE	DELTA	RADIUS	TANGENT LENGTH	CHORD
C1	154°08'37"	50.00'	217.82'	134.52'
C2	111°21'21"	50.00'	73.24'	97.18'
C3	23°51'50"	75.00'	15.85'	31.24'
C4	30°53'16"	75.00'	20.72'	40.43'
C5	51°8'41"	365.00'	16.93'	33.84'
C6	31°41'40"	75.00'	21.29'	41.49'
C7	21°00'29"	75.00'	13.91'	27.50'
C8	27°16'51"	225.00'	54.80'	107.13'
C9	104°02'02"	50.00'	64.04'	90.79'
C10	14°23'06"	300.00'	37.86'	75.32'
C11	33°12'37"	75.00'	22.37'	43.47'
C12	20°01'06"	75.00'	13.24'	26.20'
C13	2°30'10"	285.00'	6.23'	12.45'
C14	20°38'56"	75.00'	13.89'	27.47'
C15	28°18'32"	75.00'	18.91'	37.08'

LEGEND

DE = DRAINAGE EASEMENT
HOA = HOMEOWNER'S ASSOCIATION
UE = UTILITY EASEMENT
PWE = PRIVATE WATERLINE EASEMENT
CSE = COSERV EASEMENT
D.R.C.C.T. = DEED RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.T. = PLAT RECORDS, COLLIN COUNTY, TEXAS
DOC# = DOCUMENT NUMBER
IRF = IRON ROD FOUND
IPF = IRON PIPE FOUND
◇ = DENOTES STREET NAME CHANGE
⊙ = 1/2" IRON ROD FOUND W/ YELLOW PLASTIC CAP STAMPED "DAA"
■ = 5'x5' HANDHOLD/PEDESTAL EASEMENT
⊠ = 5'x5' TRANSFORMER EASEMENT
VAM = VISIBILITY, ACCESS, & MAINTENANCE ESMT.
WE = WATER LINE EASEMENT
WME = WALL MAINTENANCE EASEMENT
SWB = SOUTHWESTERN BELL TELEPHONE
N.T.M.W.D. = NORTH TEXAS MUNICIPAL WATER DISTRICT
PWE = PRIVATE WATERLINE EASEMENT
WME = WALL MAINTENANCE EASEMENT
C.O.E. = U.S. ARMY CORP. OF ENGINEERS MONUMENT
EHSE = EROSION HAZARD SETBACK EASEMENT



TYPICAL STREET CORNER CLIP DETAILS

NOTES:

- 1) BASIS OF BEARING DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL TEXAS ZONE, NAD83 (CORS).
- 2) ALL LOT CORNERS ARE MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "DAA".
- 3) ALL LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS AS SPECIFIED BY THE ZONING.
- 4) A-3R AND B-1R COMMON AREAS ARE TO BE MAINTAINED BY HOA

MINIMUM FINISHED FLOOR ELEVATIONS (MIN. FF)
ARE BASED ON FLOOD STUDY AND ARE 2' ABOVE
100 YEAR WATER SURFACE.

Filed and Recorded
Official Public Records
Stacey Kemp
Collin County, TEXAS
01/06/2007 02:03:19 PM
\$31.00 BRETERSON
20070105010000000



2007/10
Stacey Kemp

2 COMMON AREA/OPEN SPACE LOTS
16 RESIDENTIAL LOTS
4.881 ACRES

RECORD PLAT THE GREENS OF MCKINNEY PHASE 2

BEING A REPLAT OF COMMON AREAS
A-1, A-3, BLOCK A
AND
COMMON AREA B-1, BLOCK B
THE GREENS OF MCKINNEY
PHASE 2

CITY OF MCKINNEY
S. McFARLAND SURVEY ~ ABSTRACT NO. 558
COLLIN COUNTY, TEXAS

AUGUST 2006 SCALE: 1"=60'

OWNER
MCKINNEY GREENS, L.P.
3901 AIRPORT FREEWAY SUITE 200
817-391-2500 BEDFORD, TEXAS 76021
ENGINEER

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694

TRACT 1
OWNERS CERTIFICATE AND DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, MCKINNEY GREENS L.P., a Texas limited partnership, is the owner of a tract of land located in the S. McFARLAND SURVEY, ABSTRACT NO. 558, Collin County, Texas and being all of Lot A-1, Block A and Lot 4, Block A of THE GREENS OF MCKINNEY, PHASE 2, an Addition to the City of McKinney, Collin County, Texas according to the Plat thereof recorded in Document Number 2006-0324010001190, Collin County, Texas and being part of a tract of land described in Deed to McKinney Greens, L.P. recorded in Volume 5844, Page 4590, Deed Records, Collin County, Texas and being more particularly described as follows:

BEGINNING at 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found at the Northeast corner of Lot 3, Block A of said Phase 2 and the most Northerly Northwest corner of said Lot 4;

THENCE South 81 degrees 27 minutes 51 seconds East, a distance of 201.48 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found at the Northeast corner of said Lot A-1;

THENCE South 01 degrees 03 minutes 37 seconds East, a distance of 257.36 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found at the Southeast corner of said Lot A-1;

THENCE South 88 degrees 56 minutes 23 seconds West, a distance of 115.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found at the Southwest corner of said Lot A-1;

THENCE North 01 degrees 03 minutes 37 seconds West, a distance of 96.36 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner at the beginning of a non-tangent curve to the left having a central angle of 154 degrees 08 minutes 37 seconds, a radius of 50.00 feet and a chord bearing and distance of North 41. degrees 15 minutes 44 seconds West, 97.47 feet;

THENCE Northwesterly, along said curve to the left, an arc distance of 134.52 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner;

THENCE North 81 degrees 27 minutes 51 seconds West, a distance of 40.49 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found at the Southwest Corner of said Lot 4;

THENCE North 08 degrees 32 minutes 09 seconds East, a distance of 115.00 feet to the POINT OF BEGINNING and containing 40,779 square feet or 0.936 acres of land, more or less.

TRACT 2
OWNERS CERTIFICATE AND DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, MCKINNEY GREENS L.P., a Texas limited partnership, is the owner of a tract of land located in the S. McFARLAND SURVEY, ABSTRACT NO. 558, Collin County, Texas and being all of Lot A-3, Block A of THE GREENS OF MCKINNEY, PHASE 2, an Addition to the City of McKinney, Collin County, Texas according to the Plat thereof recorded in Document Number 2006-0324010001190, Collin County, Texas and being part of a tract of land described in Deed to McKinney Greens, L.P. recorded in Volume 5844, Page 4590, Deed Records, Collin County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found at the Southeast corner of Lot 17, Block A of said Phase 2 and the Northeast corner of said Lot A-3;

THENCE South 01 degrees 03 minutes 37 seconds East, along the East line of said Lot A-3, a distance of 219.94 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner;

THENCE South 38 degrees 28 minutes 00 seconds East, continuing along said East line, a distance of 207.30 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found at the Southeast corner of said Lot A-3 and the Northeast corner of Lot 22, Block A of said Phase 2;

THENCE South 51 degrees 32 minutes 00 seconds West, leaving said East line, a distance of 115.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found at the Southwest corner of said Lot A-3 and the Northwest corner of said Lot 22;

THENCE Northwesterly, along the West lines of said Lot A-3 the following eight (8) courses and distances:

North 38 degrees 28 minutes 00 seconds West, a distance of 144.67 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner at the beginning of a curve to the right having a central angle of 14 degrees 23 minutes 06 seconds, a radius of 300.00 feet and a chord bearing and distance of North 31 degrees 16 minutes 27 seconds West, 75.12 feet;

Northwesterly, along said curve to the right, an arc distance of 75.32 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner at the beginning of a compound curve to the right having a central angle of 33 degrees 12 minutes 37 seconds, a radius of 75.00 feet and a chord bearing and distance of North 07 degrees 28 minutes 36 seconds West, 42.87 feet;

Northerly, along said curve to the right, an arc distance of 43.47 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner at the beginning of a reverse curve to the left having a central angle of 20 degrees 01 minutes 06 seconds, a radius of 75.00 feet and a chord bearing and distance of North 00 degrees 52 minutes 51 seconds West, 26.07 feet;

Northerly, along said curve to the left, an arc distance of 26.20 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner at the beginning of a reverse curve to the right having a central angle of 02 degrees 30 minutes 10 seconds, a radius of 285.00 feet and a chord bearing and distance of North 09 degrees 38 minutes 19 seconds West, 12.45 feet;

Northerly, along said curve to the right, an arc distance of 12.45 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner at the beginning of a reverse curve to the left having a central angle of 20 degrees 58 minutes 56 seconds, a radius of 75.00 feet and a chord bearing and distance of North 18 degrees 52 minutes 41 seconds West, 27.31 feet;

Northerly, along said curve to the left, an arc distance of 27.47 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner at the beginning of a reverse curve to the right having a central angle of 28 degrees 18 minutes 32 seconds, a radius of 75.00 feet and a chord bearing and distance of North 15 degrees 12 minutes 53 seconds West, 36.68 feet;

Northerly, along said curve to the right, an arc distance of 37.06 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner;

North 01 degrees 03 minutes 37 seconds West, a distance of 132.09 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found at the Northwest corner of said Lot A-3 and the Southwest corner of said Lot 17;

THENCE North 88 degrees 56 minutes 23 seconds East, a distance of 115.00 feet to the POINT OF BEGINNING and containing 51,402 square feet or 1.180 acres of land, more or less.

TRACT 3
OWNERS CERTIFICATE AND DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, MCKINNEY GREENS L.P., a Texas limited partnership, is the owner of a tract of land located in the S. McFARLAND SURVEY, ABSTRACT NO. 558, Collin County, Texas and being all of Lot B-1, Block B of THE GREENS OF MCKINNEY, PHASE 2, an Addition to the City of McKinney, Collin County, Texas according to the Plat thereof recorded in Document Number 2006-0324010001190, Collin County, Texas and being part of a tract of land described in Deed to McKinney Greens, L.P. recorded in Volume 5844, Page 4590, Deed Records, Collin County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found at the Southwest corner of Lot 15, Block B of said Phase 2 and the Northwest corner of said Lot B-1;

THENCE North 73 degrees 19 minutes 55 seconds East, a distance of 111.18 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found at the Southeast corner of said Lot 15 and at the beginning of a non-tangent curve to the left having a central angle of 111 degrees 21 minutes 21 seconds, a radius of 50.00 feet and a chord bearing and distance of South 72 degrees 20 minutes 46 seconds East, 82.59 feet;

THENCE Easterly, along said curve to the left, an arc distance of 97.18 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner;

THENCE North 88 degrees 50 minutes 45 seconds East, a distance of 170.89 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found at the most Northerly Northeast Corner of said Lot B-1;

THENCE South 46 degrees 06 minutes 26 seconds East, a distance of 21.20 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found most Easterly Northeast Corner of said Lot B-1;

THENCE South 01 degrees 03 minutes 37 seconds East, a distance of 100.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner at the beginning of a curve to the right having a central angle of 23 degrees 51 minutes 50 seconds, a radius of 75.00 feet and a chord bearing and distance of South 10 degrees 52 minutes 18 seconds West, 31.01 feet;

THENCE Southerly, along said curve to the right, an arc distance of 31.24 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner at the beginning of a reverse curve to the left having a central angle of 30 degrees 53 minutes 16 seconds, a radius of 75.00 feet and a chord bearing and distance of South 07 degrees 21 minutes 35 seconds West, 39.94 feet;

THENCE Southerly, along said curve to the left, an arc distance of 40.43 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner at the beginning of a compound curve to the left having a central angle of 05 degrees 18 minutes 41 seconds, a radius of 365.00 feet and a chord bearing and distance of South 10 degrees 44 minutes 23 seconds East, 33.82 feet;

THENCE Southerly, along said curve to the left, an arc distance of 33.84 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner at the beginning of a compound curve to the left having a central angle of 31 degrees 41 minutes 40 seconds, a radius of 75.00 feet and a chord bearing and distance of South 29 degrees 14 minutes 34 seconds East, 40.96 feet;

THENCE Southeasterly, along said curve to the left, an arc distance of 41.49 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner at the beginning of a reverse curve to the right having a central angle of 21 degrees 00 minutes 29 seconds, a radius of 75.00 feet and a chord bearing and distance of South 34 degrees 35 minutes 09 seconds East, 27.35 feet;

THENCE Southeasterly, along said curve to the right, an arc distance of 27.50 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found at the most Easterly Southeast corner of said Lot B-1;

THENCE South 17 degrees 51 minutes 43 seconds West, a distance of 21.88 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found at the most Southerly Southeast corner of said Lot B-1 and at the beginning of a non-tangent curve to the right having a central angle of 27 degrees 16 minutes 51 seconds, a radius of 225.00 feet and a chord bearing and distance of South 76 degrees 34 minutes 34 seconds West, 106.12 feet;

THENCE Westerly, along said curve to the right, an arc distance of 107.13 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner;

THENCE North 89 degrees 47 minutes 00 seconds West, a distance of 102.74 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner at the beginning of a non-tangent curve to the left having a central angle of 104 degrees 02 minutes 02 seconds, a radius of 50.00 feet and a chord bearing and distance of South 75 degrees 04 minutes 11 seconds West, 78.82 feet;

THENCE Westerly, along said curve to the left, an arc distance of 90.79 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found at the Northeast corner of Lot 22, Block B of said Phase 2;

THENCE North 89 degrees 47 minutes 00 seconds West, a distance of 108.92 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found at the Northwest corner of said Lot 22 and the Southwest corner of said Lot B-1;

THENCE North 00 degrees 13 minutes 00 seconds East, a distance of 77.91 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner;

THENCE North 01 degrees 29 minutes 40 seconds West, a distance of 253.09 feet to the POINT OF BEGINNING and containing 2,765 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, MCKINNEY GREENS L.P., a Texas limited partnership, by PARS Investments, INC., its General Partner, does hereby adopt this replat designating the hereinabove described property as THE GREENS OF MCKINNEY, PHASE 2, an addition to the City of McKinney, Collin County, Texas and do hereby dedicate to the public use forever, the streets and alleys, 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 buildings, 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.

WITNESS MY HAND at Budford Texas, this 22 day of December, 2006.

MCKINNEY GREENS L.P.
a Texas limited partnership, by PARS Investments, INC. its General Partner

By: Mehrdad Moayedi

Name: Mehrdad Moayedi

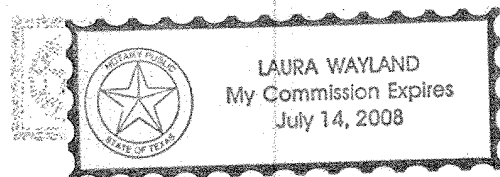
Title: President

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned Notary Public, in and for said County and State, on this day personally appeared Mehrdad Moayedi, President of PARS Investments, Inc. General Partner, of McKinney Greens L.P., a Texas limited partnership, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed, as the act and deed of McKinney Greens L.P., a Texas limited partnership, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 22 day of Dec, 2006.

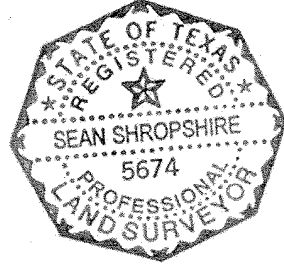
Laura Wayland
Notary Public in and for the State of Texas



STATE OF TEXAS §
COUNTY OF COLLIN §

THAT I, SEAN SHROPSHIRE, Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate 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.

Sean Shropshire
Registered Professional Land Surveyor
No. 5674



STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public, on this day personally appeared Sean Shropshire 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 considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 22nd day of December, 2006.

Carol Seef
Notary Public in and for the State of Texas



"Approved and Accepted"

Brie Whitfield
Mayor
City of McKinney

1-5-07
Date

2 COMMON AREA/OPEN SPACE LOTS
16 RESIDENTIAL LOTS
4.881 ACRES
RECORD PLAT
THE GREENS OF MCKINNEY
PHASE 2

BEING A REPLAT OF COMMON AREAS
A-1, A-3, BLOCK A
AND
COMMON AREA B-1, BLOCK B
THE GREENS OF MCKINNEY
PHASE 2

CITY OF MCKINNEY
S. McFARLAND SURVEY ~ ABSTRACT NO. 558
COLLIN COUNTY, TEXAS
MAY 2006 SCALE: 1"=60'
OWNER
MCKINNEY GREENS, L.P.
3901 AIRPORT FREEWAY SUITE 200
817-391-2500 BEDFORD, TEXAS 76021
ENGINEER

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694