

LEGEND

IRF	IRON ROD FOUND
IRS	IRON ROD SET
POC	POINT OF COMMENCING
POB	POINT OF BEGINNING
ROW	RIGHT-OF-WAY
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
PDE	PRIVATE DRAINAGE EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
CA	COMMON AREA
◆	STREET NAME CHANGE

- NOTES:**
- 1.) ALL CORNERS ARE ONE-HALF INCH IRON RODS FOUND WITH CAP STAMPED "JBI" UNLESS OTHERWISE NOTED ON PLAT.
 - 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.) ALL COMMON AREAS ARE BIKE & PEDESTRIAN ACCESS AND UTILITY EASEMENTS TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
 - 4.) THE MAINTENANCE OF RETAINING WALLS IS THE RESPONSIBILITY OF THE PROPERTY OWNER WHERE THE WALL IS LOCATED.
 - 5.) ALL PROPOSED LOTS SHALL HAVE A TEN (10) FOOT UTILITY EASEMENT ADJACENT TO STREET AND ALLEY RIGHT-OF-WAYS.
 - 6.) UPON COMPLETION AND SUBMITTAL OF FINAL DESIGN AND FLOOD STUDY PREPARATION, LOTS SHOWN MAY REQUIRE MODIFICATIONS AND/OR REMOVAL.

PRELIMINARY-FINAL PLAT

HIGHLAND LAKES
 429 RESIDENTIAL LOTS
 11 COMMON AREA LOTS
 2 COMMERCIAL/RETAIL LOTS
 1 AMENITY CENTER LOT

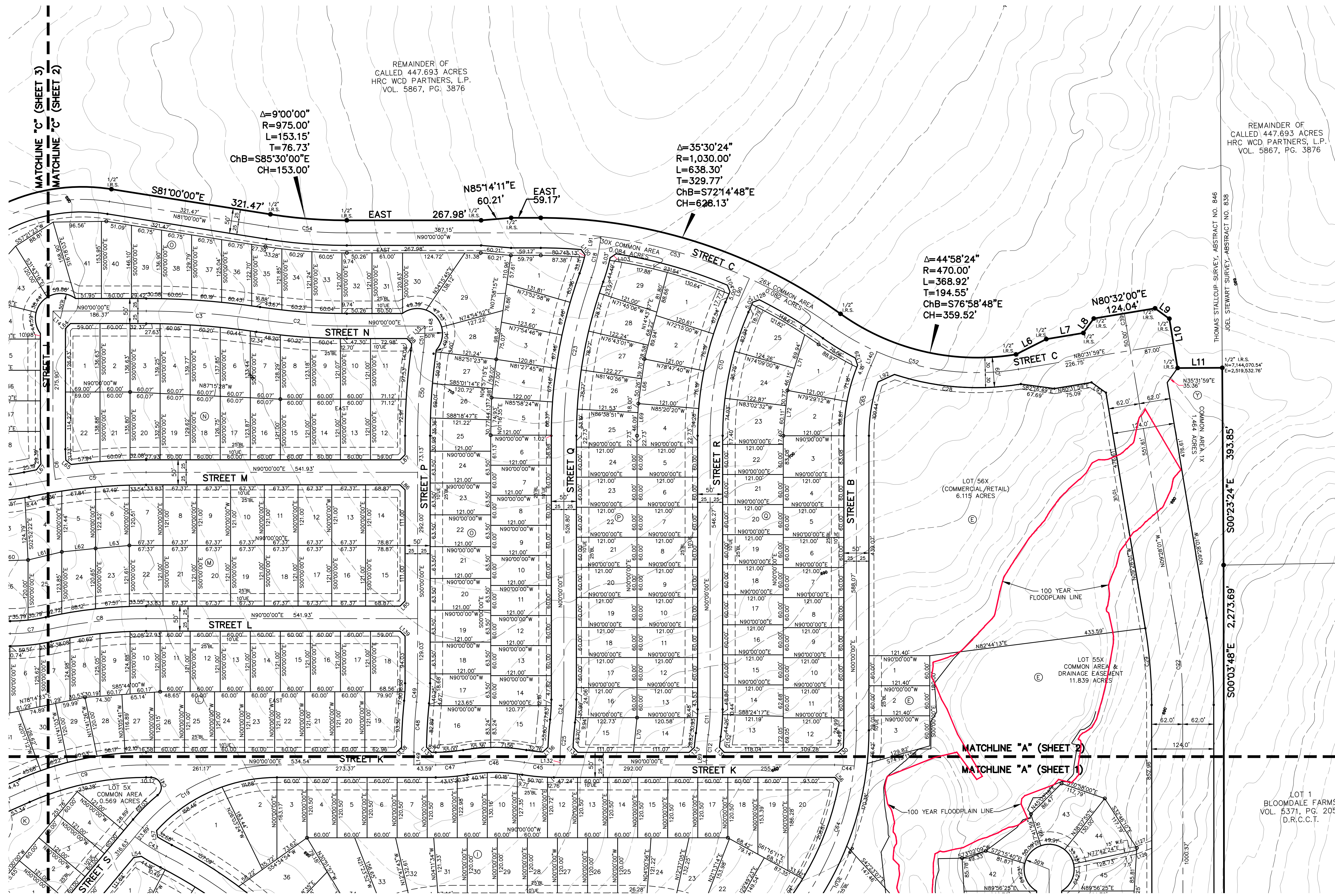
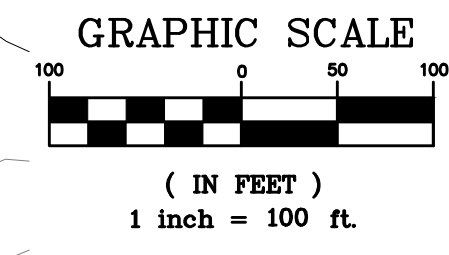
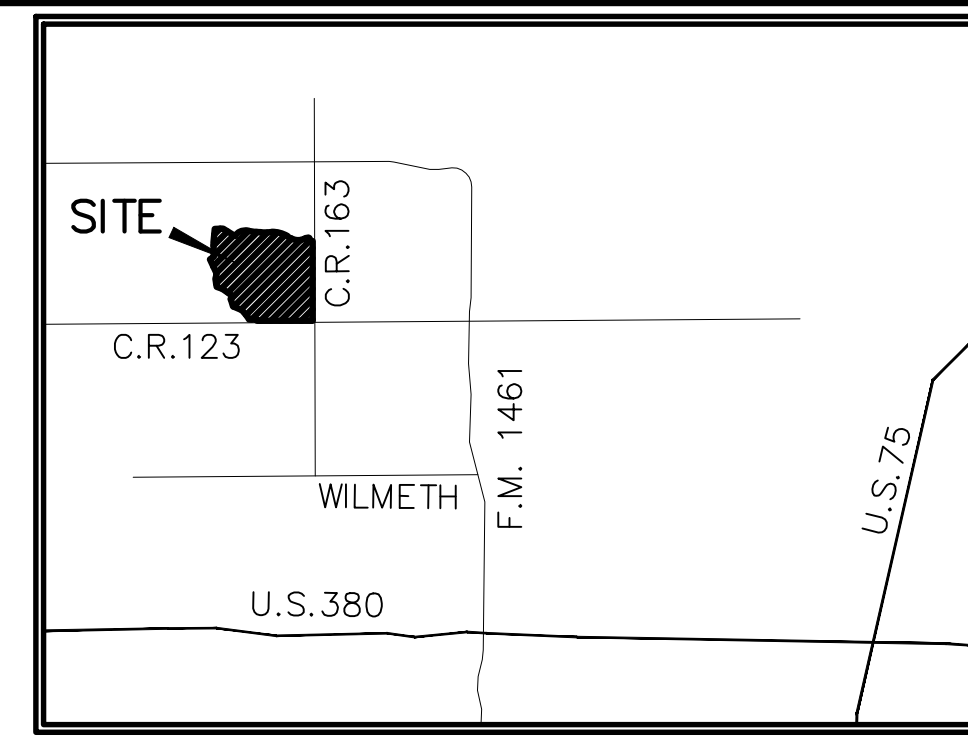
202.050 ACRES OUT OF THE
 THOMAS STALLCUP SURVEY, ABSTRACT NO. 846

CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

HRC/WCD PARTNERS L.P.	OWNER/DEVELOPER
16390 Addison Road Addison, Texas 75001 Contact: Dale Clark	(972)672-6776
JBI PARTNERS, INC.	SURVEYOR/ENGINEER
2121 Midway Road, Suite 300 Carrollton, Texas 75006 Contact: Joshua Luke, P.E. TBPE No. F-438 TBPLS No. 10076000	(972) 248-7676

DATE: FEBRUARY 27, 2020 Sheet 1 of 4

Plotted by: psmdr Plot Date: 2/27/2020 1:56 PM
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LEGEND

- IRF IRON ROD FOUND
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TBPE No. F-438 TBPLS No. 10076000

DATE: FEBRUARY 27, 2020 Sheet 2 of 4

Plotted by: psnider Plot Date: 2/27/2020 1:42 PM
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OWNER'S DEDICATION §

STATE OF TEXAS §

COUNTY OF COLLIN §

WHEREAS, HRC WCD PARTNERS, L.P. is the owner of a tract of land located in the City of McKinney, Collin County, Texas, being part of the Thomas Stallcup Survey, Abstract No. 846, being part of that called 447.693 acre tract of land described in deed to HRC WCD Partners, L.P. as recorded in Volume 5867, Page 3876, Deed Records, Collin County, being all of a called 8.810 acre tract of land described in deed to HRC WCD Partners, L.P. as recorded as Instrument No. 20190820001009840, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a one-half inch iron rod with cap stamped "RPLS 4857" found for the southeast corner of said 8.810 acre tract, a being the intersection of the centerline of County Road No. 163 (unrecorded right-of-way) and County Road No. 123 (unrecorded right-of-way);

THENCE along the south line of said 8.810 acre tract and the centerline of said County Road No. 123, North 89 degrees 59 minutes 48 seconds West, passing at a distance of 771.41 feet a "P-K" nail found for the southwest corner of said 8.810 acre tract and the most southerly southeast corner of said 447.693 acre tract, continuing the south line of said 447.693 acre tract for a total distance of 1,867.95 feet to a 1/2" iron with cap stamped "RPLS 4613" found, being the southeast corner of a called 0.269 acre tract of land described in deed to Collin County as recorded in Volume 4039, Page 1460, Deed Records, Collin County, Texas;

THENCE, departing said centerline, along the common lines of said 0.269 acre tract and said 447.693 acre tract as follows:

North 00 degrees 24 minutes 30 seconds West, a distance of 45.12 feet to a 1/2" iron rod with cap stamped "RPLS 4613" found;

South 89 degrees 35 minutes 30 seconds West, a distance of 94.03 feet to a 1/2" iron rod with cap stamped "RPLA 4613" found;

North 89 degrees 26 minutes 16 seconds West, a distance of 178.84 feet to a point for corner, being the southwest corner of said 447.693 acre tract, being in the east line of a called 194.053 acre tract of land described in deed to CLF Group, Ltd. as recorded in Volume 5577, Page 4963, Deed Records, Collin County, Texas, said point being the approximate centerline of Stover Creek;

THENCE, along the west line of said 447.693 acre tract, the east line of said 194.053 acre tract, and the approximate centerline of Stover Creek as follows:

North 26 degrees 54 minutes 23 seconds West, a distance of 107.77 feet to a point for corner;

North 39 degrees 40 minutes 43 seconds West, a distance of 283.12 feet to a point for corner;

North 68 degrees 07 minutes 20 seconds West, a distance of 328.86 feet to a point for corner;

North 15 degrees 54 minutes 51 seconds West, a distance of 262.80 feet to a point for corner, said point landing in NCRS Lake No. 2A;

THENCE, continuing along the west line of said 447.693 acre tract and the east line of said 194.053 acre tract, over, across and along the approximate centerline of said NCRS Lake No. 2A as follows:

North 16 degrees 45 minutes 15 seconds East, a distance of 52.61 feet to a point for corner;

North 03 degrees 04 minutes 37 seconds West, a distance of 87.00 feet to a point for corner;

North 55 degrees 34 minutes 37 seconds West, a distance of 362.00 feet to a point for corner;

North 72 degrees 52 minutes 37 seconds West, a distance of 192.00 feet to a point for corner;

North 08 degrees 36 minutes 37 seconds West, a distance of 275.00 feet to a point for corner;

North 14 degrees 08 minutes 23 seconds East, a distance of 177.00 feet to a point for corner;

North 24 degrees 51 minutes 37 seconds West, a distance of 525.00 feet to a point for corner;

North 52 degrees 54 minutes 23 seconds East, a distance of 157.00 feet to a point for corner;

North 01 degrees 20 minutes 37 seconds West, a distance of 478.00 feet to a point for corner;

North 04 degrees 40 minutes 23 seconds East, a distance of 456.00 feet to a point for corner;

THENCE, departing the centerline of said NCRS Lake, over and across said 447.693 acre tract as follows:

North 89 degrees 23 minutes 57 seconds East, a distance of 284.34 feet to a 1/2" iron rod with yellow cap stamped "JBI" set for corner;

South 59 degrees 10 minutes 44 seconds East, a distance of 464.77 feet to a 1/2" iron rod with yellow cap stamped "JBI" set for corner, the beginning of a non-tangent curve to the right;

Northeasterly along said curve to the right having a radius of 375.00 feet, a central angle of 68 degrees 10 minutes 00 seconds, an arc length of 446.23 feet, a tangent length of 253.79 feet, a chord bearing of North 64 degrees 54 minutes 38 seconds East, and a chord distance of 420.37 feet to a 1/2" iron rod with yellow cap stamped "JBI" set for corner;

South 81 degrees 00 minutes 00 seconds East, a distance of 321.47 feet to a 1/2" iron rod with yellow cap stamped "JBI" set for corner, the beginning of a curve to the left;

Easterly along said curve to the left, having a radius of 975.00 feet, a central angle of 09 degrees 00 minutes 00 seconds, an arc length of 153.15 feet, a tangent length of 76.73 feet, a chord bearing of South 85 degrees 30 minutes 00 seconds East, and a chord distance of 153.00 feet to a 1/2" iron rod with yellow cap stamped "JBI" set for corner;

East, a distance of 267.98 feet to a 1/2" iron rod with yellow cap stamped "JBI" set for corner;

North 85 degrees 14 minutes 11 seconds East, a distance of 60.21 feet to a 1/2" iron rod with yellow cap stamped "JBI" set for corner;

East, a distance of 59.17 feet to a 1/2" iron rod with yellow cap stamped "JBI" set for corner, the beginning of a curve to the right;

Easterly along said curve to the right having a radius of 1,030.00 feet, a central angle of 35 degrees 30 minutes 24 seconds, an arc length of 638.30 feet, a tangent length of 329.77 feet, a chord bearing of South 72 degrees 14 minutes 48 seconds East and a chord distance of 628.13 feet to a 1/2" iron rod with yellow cap stamped "JBI" set for corner, the beginning of a curve to the left;

Easterly along said curve to the left having a radius of 470.00 feet, a central angle of 44 degrees 58 minutes 24 seconds, an arc length of 368.92 feet, a tangent length of 194.55 feet, a chord bearing of South 76 degrees 58 minutes 48 seconds East and a chord distance of 359.52 feet to a 1/2" iron rod with yellow cap stamped "JBI" set;

North 63 degrees 20 minutes 48 seconds East, a distance of 67.69 feet to a 1/2" iron rod with yellow cap stamped "JBI" set;

North 80 degrees 31 minutes 59 seconds East, a distance of 75.09 feet to a 1/2" iron rod with yellow cap stamped "JBI" set;

North 35 degrees 52 minutes 13 seconds East, a distance of 35.56 feet to a 1/2" iron rod with yellow cap stamped "JBI" set;

North 80 degrees 32 minutes 00 seconds East, a distance of 124.04 feet to a 1/2" iron rod with yellow cap stamped "JBI" set;

South 54 degrees 05 minutes 06 seconds East, a distance of 35.12 feet to a 1/2" iron rod with yellow cap stamped "JBI" set;

South 09 degrees 28 minutes 01 seconds East, a distance of 100.00 feet to a 1/2" iron rod with yellow cap stamped "JBI" set;

North 89 degrees 36 minutes 36 seconds East, a distance of 89.31 feet to a 1/2" iron rod with yellow cap stamped "JBI" set in the east line of said 477.693 acre tract, being in the approximate east line of the Thomas Stallcup Survey, Abstract No. 846, and the approximate west line of the Joel Thomas Survey, Abstract No. 838;

Along said common Abstract line, South 00 degrees 23 minutes 24 seconds East, a distance of 393.85 feet to a 1/2" iron rod with cap stamped "RPLS 4857" found for an inside "ell" corner in the easterly line of said 477.693 acre tract, being the northwest corner of Bloomdale Farms, an addition to Collin County according to the plat thereof as recorded in Cabinet C, Page 486, Plat Records, Collin County, Texas, and being in the approximate centerline of County Road No. 163 (projected);

THENCE, continuing along said approximate Abstract line, the approximate centerline of said County Road No. 163, a distance of 163.15 feet to the intersection of the centerline of said County Road No. 163 and the southerly east line of said 477.693 acre tract, South 00 degrees 03 minutes 48 seconds East, a distance of 2,273.69 feet to the POINT OF BEGINNING and containing 8,801,315 square feet or 202.050 acres of land.

THENCE, continuing along said approximate Abstract line, the approximate centerline of said County Road No. 163, a distance of 163.15 feet to the intersection of the centerline of said County Road No. 163 and the southerly east line of said 477.693 acre tract, South 00 degrees 03 minutes 48 seconds East, a distance of 2,273.69 feet to the POINT OF BEGINNING and containing 8,801,315 square feet or 202.050 acres of land.

STATE OF TEXAS §

COUNTY OF COLLIN §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, HRC/WCD PARTNERS, L.P. do hereby adopt this record plat designating the herein above described property as record plat of HIGHLAND LAKES, and do hereby dedicate to the public use forever, the 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 any way endanger or interfere with the construction, maintenance of efficiency of its respective systems on said Easements, and the City of McKinney and all public utilities construction, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems, without the necessity, at any time, 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 Dallas, Texas, this ___ day of _____, 2019.

HRC/WCD PARTNERS, L.P.

By: Dale Clark, authorized signature for HRC/WCD Partners, LP

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared DALE CLARK 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.

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

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

Know All Men By These Presents:

That I, William J. Johnson, 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, Collin County, Texas.

Dated this the ___ day of _____, 2019.

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

William J. Johnson, R.P.L.S. No. 5426

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared WILLIAM J. JOHNSON, 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 purposes and considerations therein expressed and in the capacity therein stated.

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

Notary Public, State of Texas

Table with 6 columns: NO., LENGTH, DELTA, RADIUS, TANGENT, CHORD BEARING, CHORD. It contains three sets of curve data for different sections of the plat.

Table with 6 columns: NO., BEARING, LENGTH. It contains line data for various lots and sections of the plat.

ALL PROPOSED LOTS SITUATED IN WHOLE OR IN PART WITHIN THE CITY'S CORPORATE LIMITS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE ZONING ORDINANCE AND THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE.

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Carrollton, Texas 75006

Contact: Joshua Luke, P.E.

TBPE No. F-438 TBPLS No. 10076000

DATE: FEBRUARY 27, 2020

Sheet 4 of 4

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