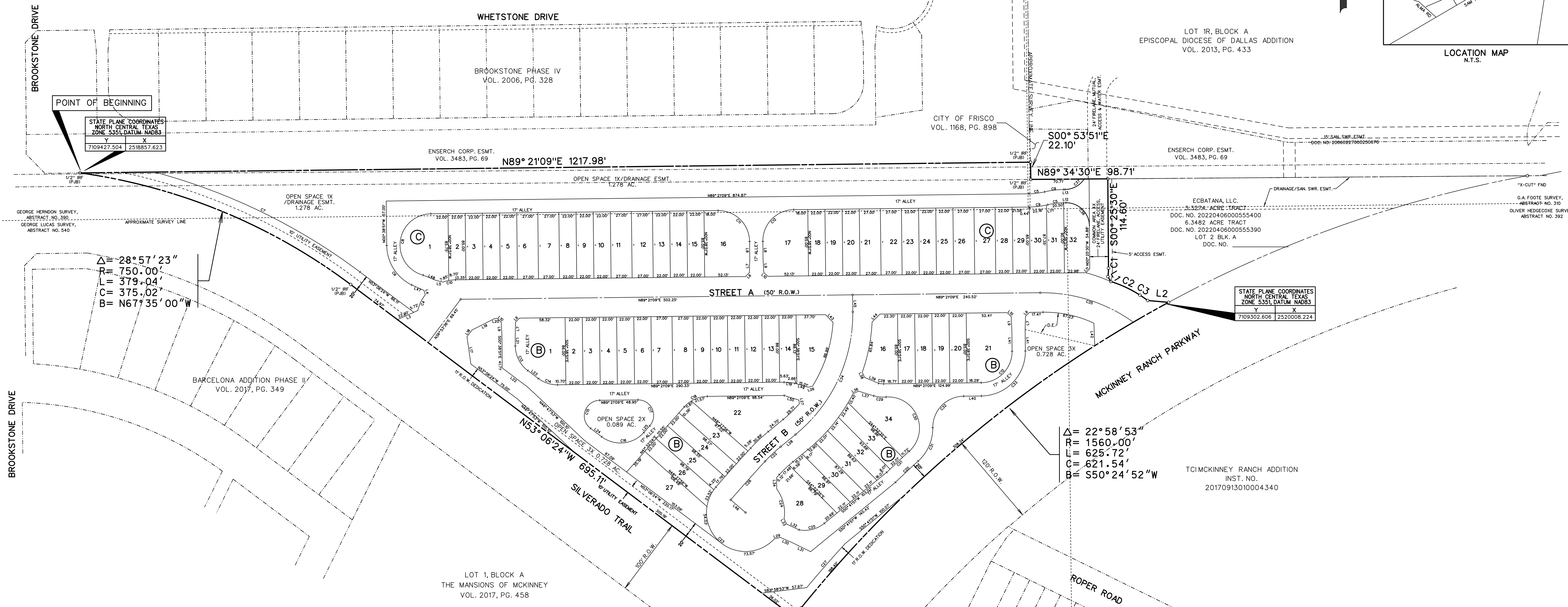


LOT 1R, BLOCK A
EPISCOPAL DIOCESE OF DALLAS ADDITION
VOL. 2013, PG. 433

LOCATION MAP
N.T.S.



POINT OF BEGINNING
STATE PLANE COORDINATES
NORTH CENTRAL TEXAS
ZONE 5351, DATUM NAD83
Y 7109427.504 X 2518857.623

STATE PLANE COORDINATES
NORTH CENTRAL TEXAS
ZONE 5351, DATUM NAD83
Y 7109302.606 X 2520008.224

$\Delta = 28^\circ 57' 23''$
 $R = 750.00'$
 $L = 379.04'$
 $C = 375.02'$
 $B = N67^\circ 35' 00'' W$

$\Delta = 22^\circ 58' 53''$
 $R = 1560.00'$
 $L = 625.72'$
 $C = 621.54'$
 $B = S50^\circ 24' 52'' W$

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	09°39'36"	64.00'	10.79'	10.78'	S04°24'18"W
2.	15°46'31"	150.00'	41.30'	41.17'	S64°58'40"E
3.	00°15'55"	210.00'	0.97'	0.97'	S56°57'27"E
4.	25°48'07"	50.00'	22.52'	22.33'	N25°14'31"E
5.	12°50'19"	91.50'	20.50'	20.46'	N82°56'00"E
6.	74°28'36"	57.00'	74.09'	68.99'	N37°53'09"W
7.	21°55'52"	770.00'	294.73'	292.94'	S64°04'15"E
8.	164°28'36"	40.00'	114.83'	79.27'	N07°06'51"E
9.	12°50'19"	108.50'	24.31'	24.26'	N82°56'00"E
10.	18°56'51"	50.00'	16.54'	16.46'	N79°52'44"E
11.	90°00'00"	40.00'	62.83'	56.57'	S45°38'51"E
12.	90°00'00"	40.00'	62.83'	56.57'	N44°21'09"W
13.	52°27'33"	40.00'	36.62'	35.36'	N26°52'37"W
14.	37°32'27"	40.00'	26.21'	25.74'	S71°52'37"E
15.	142°27'33"	20.00'	49.73'	37.87'	N18°07'23"E
16.	85°21'32"	40.00'	59.59'	54.23'	N84°12'50"E
17.	47°49'05"	20.00'	46.14'	36.57'	S24°53'23"E
18.	47°49'05"	40.00'	33.38'	32.42'	N65°26'37"E
19.	12°28'49"	64.00'	13.94'	13.91'	S84°24'26"E
20.	01°26'58"	1580.00'	39.97'	39.97'	N46°57'49"E
21.	01°25'33"	1597.00'	39.74'	39.74'	N46°58'32"E
22.	07°51'56"	200.00'	27.46'	27.43'	S46°45'53"W
23.	178°02'24"	50.00'	155.37'	99.99'	S48°23'31"E
24.	46°09'40"	50.00'	40.28'	39.20'	S13°55'27"E
25.	49°33'15"	40.00'	34.60'	33.53'	N75°28'29"E
26.	02°12'14"	1718.00'	66.08'	66.08'	S41°43'48"W
27.	02°44'50"	1571.00'	75.32'	75.32'	N41°11'45"E
28.	11°55'52"	31.50'	6.56'	6.56'	S84°40'53"E
29.	18°54'00"	48.50'	16.00'	15.93'	S84°36'32"E
30.	141°44'51"	40.00'	98.96'	75.58'	S23°11'07"E
31.	48°14'36"	57.00'	47.99'	46.59'	N23°34'01"E
32.	89°54'26"	40.00'	62.77'	56.52'	N44°23'56"E
33.	90°00'02"	57.00'	89.54'	80.61'	N44°21'11"E
34.	51°22'54"	200.00'	179.36'	173.41'	S25°00'24"W
35.	36°26'25"	200.00'	127.20'	125.07'	S72°25'38"E
36.	90°13'21"	30.00'	47.24'	42.51'	S45°32'10"E
37.	55°47'14"	30.00'	29.21'	28.07'	N61°27'32"E

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	S 31°08'22" E	7.37'
2.	S 84°22'43" E	44.27'
3.	N 66°01'17" E	28.62'
4.	S 09°32'20" E	6.52'
5.	S 81°49'07" E	9.38'
6.	N 45°29'29" E	7.21'
7.	N 01°37'49" E	17.02'
8.	N 00°38'51" W	23.00'
9.	N 02°55'30" W	17.02'
10.	S 48°47'10" E	7.21'
11.	N 44°27'50" E	7.08'
12.	N 89°21'09" E	2.71'
13.	N 89°21'09" E	1.90'
14.	N 89°21'09" E	23.89'
15.	N 44°27'50" E	7.09'
16.	S 00°25'30" E	8.12'
17.	N 08°06'24" W	35.36'
18.	N 36°53'36" E	10.72'
19.	N 63°07'23" E	38.81'
20.	N 89°21'09" E	2.93'
21.	S 00°58'51" E	13.63'
22.	S 53°06'24" E	40.80'
23.	S 53°06'24" E	17.02'
24.	S 53°06'24" E	17.95'
25.	N 41°32'04" E	11.48'
26.	N 76°05'35" E	7.23'
27.	S 08°19'57" E	6.68'
28.	N 50°41'51" E	24.70'
29.	N 76°27'36" E	8.21'
30.	S 66°01'24" E	17.09'

LINE TABLE

LINE NO.	BEARING	DISTANCE
31.	S 63°45'43" E	25.68'
32.	N 65°29'56" E	17.26'
33.	N 26°26'48" W	7.94'
34.	S 00°13'56" E	14.74'
35.	N 50°41'51" E	24.70'
36.	N 66°47'07" E	7.70'
37.	S 72°43'13" E	20.24'
38.	S 23°24'34" E	7.26'
39.	S 66°55'50" E	19.60'
40.	N 89°21'09" E	22.73'
41.	S 00°38'51" E	27.50'
42.	S 02°08'22" E	28.89'
43.	S 44°37'30" E	13.90'
44.	N 45°21'48" E	14.40'
45.	S 00°38'51" E	21.82'
46.	S 49°22'19" E	25.00'
47.	S 66°10'35" E	17.43'
48.	S 67°48'36" E	17.84'
49.	S 73°31'26" E	17.67'
50.	S 72°39'01" E	19.69'

NOTES

- Bearings are referenced to a 3.3274 acre tract, as described in Doc. No. 2022040600055540, in the Deed Records of Collin County, Texas.
- All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
- 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
- U.E. - Utility Easement
I.R.S. - Iron Rod Set
S.S.E. - Sanitary Sewer Easement
V.A.M. - Visibility Access Easement
C.M. - Controlling Monument
D.E. - Drainage Easement
- 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.
- All common areas to be dedicated to and maintained by the Home Owners Association, Inc.

PRELIMINARY/FINAL PLAT
OF
THE ROW
8.723 ACRES
66 TOWNHOMES LOTS
4 COMMON AREAS LOTS
70 TOTAL LOTS
BEING A REPLAT OF LOT 1 BLK A OF THE ROW ADDITION
OUT OF THE
G.A. FOOTE SURVEY, ABSTRACT NO. 310
OLIVER HEDGECOXE SURVEY, ABSTRACT NO. 392
GEORGE HERNDON SURVEY, ABSTRACT NO. 390
GEORGE LUCAS SURVEY, ABSTRACT NO. 540
IN THE
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS
OWNER
ECBATANA, LLC.
4021 BRYN MAWR DRIVE
DALLAS, TEXAS 75225
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
FEBRUARY 2023 SCALE: 1"=60'