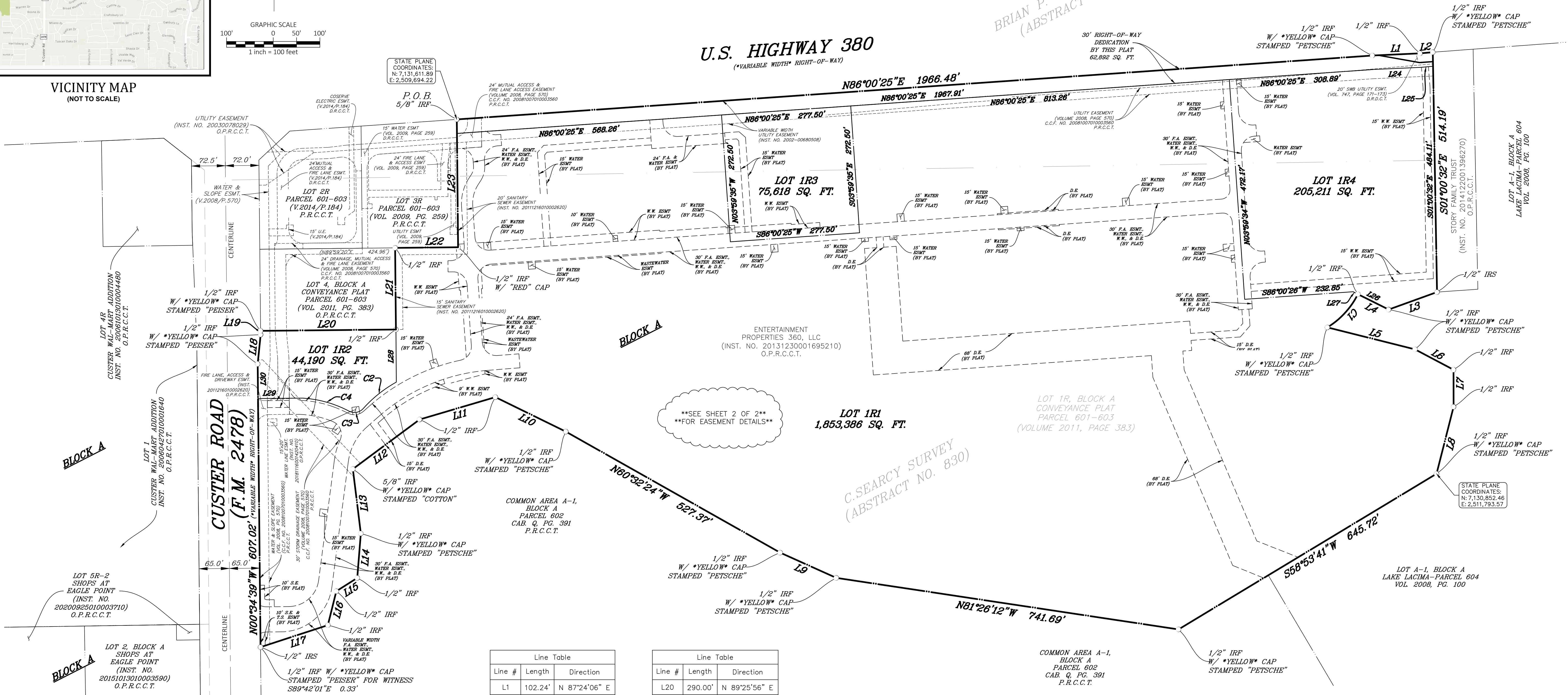


VICINITY MAP
(NOT TO SCALE)

U.S. HIGHWAY 380
(*VARIABLE WIDTH* RIGHT-OF-WAY)

BRIAN P. WORLEY SURVEY
(ABSTRACT NO. 995)



SEE SHEET 2 OF 2
FOR EASEMENT DETAILS

Line Table

Line #	Length	Direction
L1	102.24'	N 87°24'06" E
L2	27.57'	N 84°53'47" E
L3	110.16'	S 70°08'10" W
L4	73.74'	N 63°25'12" W
L5	193.55'	S 75°54'53" E
L6	93.35'	S 62°06'40" E
L7	79.43'	S 00°09'26" E
L8	148.09'	S 14°17'32" W
L9	131.84'	N 65°46'36" W
L10	168.06'	N 63°55'58" W
L11	169.29'	S 73°35'07" W
L12	178.16'	S 53°25'06" W
L13	139.26'	S 07°03'29" E
L14	95.55'	S 04°35'41" W
L15	53.12'	S 57°34'31" W
L16	74.98'	S 14°02'44" W
L17	151.74'	S 71°55'25" W
L18	63.09'	N 05°47'00" E
L19	8.09'	N 00°34'39" W

Line Table

Line #	Length	Direction
L20	290.00'	N 89°25'56" E
L21	175.00'	N 00°34'39" W
L22	134.96'	N 89°25'56" E
L23	273.99'	N 00°34'05" W
L24	102.53'	N 87°24'06" E
L25	26.08'	N 84°53'47" E
L26	85.31'	N 63°25'12" W
L27	11.58'	S 63°25'12" E
L28	112.71'	N 00°25'16" W
L29	95.22'	N 89°26'34" E
L30	74.20'	N 00°34'39" W

Curve Table

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	97.93'	175.00'	32°03'42"	S 42°33'19" W	96.65'
C2	91.28'	270.00'	19°22'15"	S 51°21'10" W	90.85'
C3	33.24'	25.00'	76°10'21"	N 79°45'13" E	30.84'
C4	104.44'	245.00'	24°25'29"	N 74°22'21" W	103.65'

LEGEND

○ BOUNDARY/LOT CORNER

GENERAL NOTES:

BEARINGS ARE BASED ON STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.

THE GRID COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE 4202, NO SCALE AND NO PROJECTION.

NOT ALL LOT LINES OUTSIDE OF THE BOUNDARY OF THE SUBJECT PROPERTY SHOWN HEREON HAVE BEEN SURVEYED AND ARE SHOWN AS GRAPHICAL DEPICTION SHOW ON RECORDED INFORMATION AND TAX MAPS.

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 AT THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE.

PURPOSE NOTE:
THE PURPOSE OF THIS PLAT IS TO REPLAT ALL OF LOT 1R, INTO FOUR (4) LOTS.

ABBREVIATIONS

- INST. NO. INSTRUMENT NUMBER
- M.R.C.C.T. MAP RECORDS, COLLIN COUNTY, TEXAS
- D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
- CAB. CABINET
- VOL. VOLUME
- PG. PAGE
- INST. INSTRUMENT
- NO. NUMBER
- (XX'XX'XX") RECORD BEARING
- (XX.XX) RECORD DISTANCE
- P.O.B. POINT OF BEGINNING
- (C.M.) CONTROLLING MONUMENT
- IRS IRON ROD SET w/ ORANGE CAP STAMPED "URBAN STRUCTURE + SURVEY, PLLC"
- IRF IRON ROD FOUND
- IPF IRON PIPE FOUND
- IRFC IRON ROD FOUND CAPPED
- ESMT EASEMENT
- XXXX SPOT ELEVATION
- F.A. FIRE ACCESS
- W.W. WASTEWATER
- D.E. DRAINAGE EASEMENT
- S.E. SIDEWALK EASEMENT
- T.S. TRAFFIC SIGNAL



8140 Walnut Hill Lane, Suite 905, Dallas, Texas 75231
Firm Registration #10194610 - www.urbanstruct.com - 214.295.5775

PRELIMINARY PLAT

51.45 ACRES / 2,241,297 SQUARE FEET

LOTS 1R1, 1R2, 1R3, AND 1R4, BLOCK A
PARCEL 601-603

BEING A REPLAT OF LOT 1R, BLOCK A
CONVEYANCE PLAT, PARCEL 601-603
RECORDED IN VOL. 2011, PG. 383, IN THE
PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
OUT THE BRIAN P. WORLEY SURVEY, ABSTRACT NO. 995
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
SEPTEMBER 2021

ENGINEER

Urban Structure
Douglas Barrilleaux, p.e.
dbarrilleaux@urbanstruct.com
Phone: (214) 295-5775

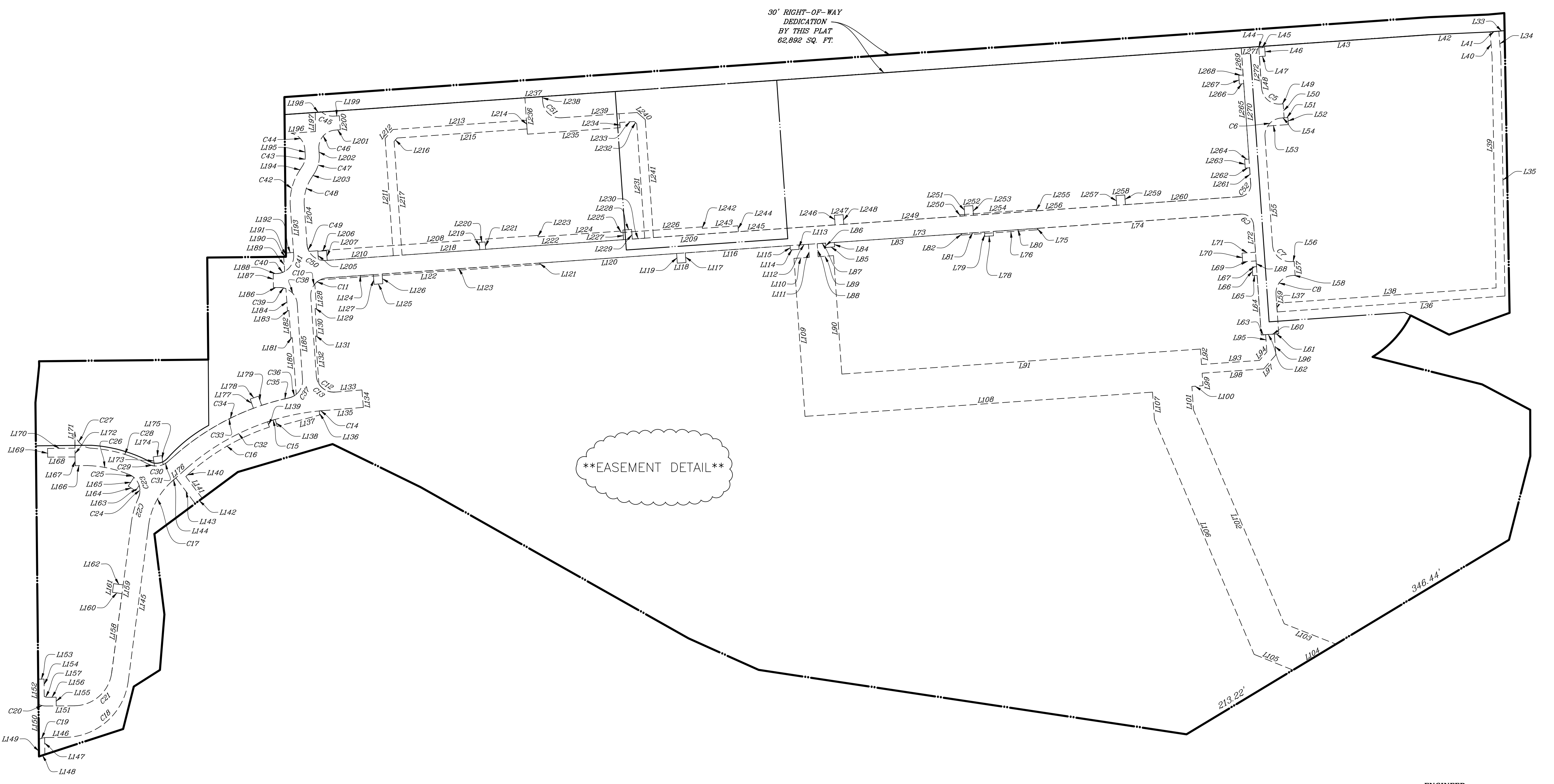
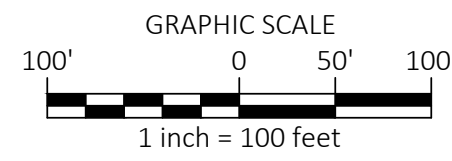
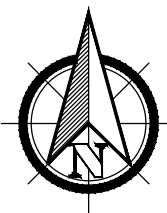
SURVEYOR

Urban Structure
Jeffery Montanya, R.P.L.S.
jmontanya@urbanstruct.com
Phone: (214) 295-5775

OWNER

Entertainment Properties 360, LLC
4514 Cole Avenue, Suite 110
Dallas, Texas 75205-4197
214-750-7688
Contact: Artemio De La Vega

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.



Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C5	47.12'	30.00'	90°00'19"	S 48°59'34" E	42.43'
C6	47.12'	30.00'	89°59'58"	S 41°00'25" W	42.43'
C7	47.01'	30.00'	89°47'06"	S 49°06'28" E	42.34'
C8	47.13'	30.01'	89°58'59"	S 41°00'42" W	42.43'
C9	31.42'	20.00'	90°00'01"	N 48°59'35" W	28.28'
C10	47.13'	30.00'	90°00'58"	S 40°59'55" W	42.43'
C11	11.64'	30.00'	22°14'23"	S 51°19'50" W	11.57'
C12	32.79'	30.00'	62°37'01"	S 63°16'14" E	31.18'
C13	47.42'	30.00'	90°34'11"	S 49°17'39" E	42.64'
C14	5.48'	400.00'	0°47'07"	S 85°01'39" W	5.48'
C15	13.69'	400.00'	1°57'40"	S 72°35'19" W	13.69'
C16	157.79'	390.47'	23°09'15"	S 60°03'29" W	156.72'
C17	85.92'	120.00'	41°01'19"	S 27°58'11" W	84.09'
C18	156.85'	110.00'	81°41'51"	N 48°35'28" E	143.89'
C19	13.81'	30.00'	26°22'03"	S 76°15'22" W	13.68'
C20	13.77'	30.00'	26°18'25"	S 77°24'24" E	13.65'
C21	93.00'	65.00'	81°58'52"	N 48°26'58" E	85.27'
C22	44.25'	150.00'	16°54'14"	S 15°54'39" W	44.09'
C23	48.29'	30.00'	92°13'49"	N 21°45'09" W	43.24'
C24	21.93'	30.00'	41°52'55"	N 03°25'18" E	21.44'
C25	9.80'	30.00'	18°42'30"	N 58°30'48" W	9.75'
C26	72.98'	210.00'	19°54'43"	N 77°49'25" W	72.61'
C27	41.12'	30.00'	78°31'28"	S 43°05'39" E	37.97'
C28	69.16'	240.00'	16°30'36"	N 78°40'03" W	68.92'
C29	11.53'	30.00'	22°01'20"	S 73°16'03" E	11.46'
C30	36.27'	30.00'	69°15'47"	N 83°06'44" E	34.10'
C31	9.57'	30.00'	18°17'05"	N 57°37'23" E	9.53'
C32	257.89'	400.00'	36°56'22"	S 66°57'01" W	253.44'
C33	221.05'	430.00'	29°27'14"	S 63°12'28" W	218.62'
C34	157.96'	430.00'	21°02'51"	S 59°00'16" W	157.07'
C35	48.09'	430.00'	6°24'27"	S 74°43'51" W	48.06'
C36	14.47'	30.00'	27°37'45"	N 64°07'12" E	14.33'
C37	42.91'	30.00'	81°56'38"	N 36°57'45" E	39.34'
C38	45.32'	30.00'	86°33'06"	N 47°17'06" W	41.13'
C39	11.09'	30.00'	21°10'33"	N 79°58'23" W	11.02'
C40	14.85'	30.00'	28°22'00"	N 04°00'25.14" W	14.70'
C41	48.93'	30.00'	93°27'02"	N 42°42'50" E	43.68'
C42	64.73'	100.00'	37°05'06"	S 14°31'52" W	63.60'
C43	19.42'	30.00'	37°05'17"	N 14°31'46" E	19.08'
C44	38.53'	30.00'	73°34'52"	N 40°48'18" W	35.93'
C45	23.25'	30.00'	44°24'00"	S 71°46'05" E	22.67'
C46	47.15'	30.00'	90°02'47"	S 41°00'31" W	42.44'
C47	34.95'	54.00'	37°05'17"	N 14°31'46" E	34.35'
C48	49.19'	76.00'	37°05'06"	S 14°31'52" W	48.34'
C49	12.88'	30.00'	24°36'22"	S 16°18'52" E	12.78'
C50	47.11'	30.00'	89°58'54"	S 49°00'08" E	42.42'
C51	47.13'	30.00'	90°01'00"	S 48°59'35" E	42.43'
C52	29.43'	20.10'	83°53'19"	N 41°00'25" E	26.87'

Line #	Length	Direction
L33	9.969	S84° 29' 31.59"W
L34	43.270	N04° 33' 57.97"W
L35	411.216	N00° 59' 37.31"W
L36	391.409	N86° 00' 25.25"E
L37	15.000	N04° 00' 25.14"W
L38	377.178	N86° 00' 25.25"E
L39	396.514	N00° 59' 37.31"W
L40	42.802	N04° 33' 57.97"W
L41	15.000	N85° 26' 02.03"E
L42	102.531	N87° 24' 06.25"E
L43	293.886	S86° 00' 25.25"W
L44	2.043	S03° 59' 34.59"E
L45	10.068	N85° 45' 46.39"E
L46	15.000	S04° 14' 13.61"E
L47	10.132	S85° 45' 46.39"W
L48	53.795	S03° 59' 34.59"E
L49	5.000	N86° 00' 27.70"E
L50	24.000	S03° 59' 34.75"E
L51	6.500	S86° 00' 27.70"W
L52	12.100	S03° 59' 35.69"E
L53	35.575	S86° 00' 25.68"W
L54	5.000	S86° 00' 27.70"W
L55	186.958	S03° 59' 34.01"E
L56	5.000	N85° 59' 48.01"E
L57	24.000	S04° 00' 11.99"E
L58	5.000	S85° 59' 48.01"W
L59	67.999	S04° 00' 25.14"E
L60	30.017	S86° 00' 23.69"W
L61	7.514	S86° 00' 23.69"W
L62	15.000	S86° 00' 23.69"W

Line #	Length	Direction
L63	7.502	S86° 00' 23.69"W
L64	102.406	N03° 59' 34.16"W
L65	7.490	N85° 55' 44.40"E
L66	15.000	S04° 04' 15.60"E
L67	7.510	S85° 55' 44.40"W
L68	9.900	N03° 59' 34.16"W
L69	23.098	S86° 00' 25.25"W
L70	15.000	N03° 59' 34.75"W
L71	23.098	N86° 00' 25.25"E
L72	46.874	N03° 59' 34.16"W
L73	1570.969	S86° 00' 25.25"W
L74	349.761	S86° 00' 24.58"W
L75	2.500	S03° 59' 34.75"E
L76	131.132	S86° 00' 25.25"W
L77	15.000	S86° 00' 25.25"W
L78	7.500	N03° 59' 03.50"W
L79	76.291	S86° 00' 24.58"W
L80	39.840	S86° 00' 24.58"W
L81	2.900	N03° 59' 34.75"W
L82	218.276	S86° 00' 34.53"W
L83	7.500	N04° 04' 25.09"W
L84	15.000	N85° 55' 34.91"E
L85	15.000	S86° 00' 25.25"E
L86	7.511	S04° 04' 25.09"E
L87	14.338	S86° 00' 24.58"W
L88	22.419	N03° 52' 34.71"W
L89	26.546	S86° 00' 25.25"W
L90	203.620	N03° 59' 34.80"W
L91	616.298	S86° 00' 25.25"W
L92	26.500	N03° 59' 34.75"W
L93	99.596	S85° 58' 56.09"W

Line #	Length	Direction
L94	19.255	S41° 00' 25.27"W
L95	29.702	S03° 59' 34.73"E
L96	35.916	S03° 59' 34.73"E
L97	31.677	S41° 00' 25.27"W
L98	105.805	S85° 58' 56.09"W
L99	21.500	S03° 59' 34.75"E
L100	19.116	S86° 00' 25.25"W
L101	40.503	S03° 59' 34.75"E
L102	398.257	S22° 59' 01.53"E
L103	95.281	S68° 28' 43.00"E
L104	86.061	S86° 00' 24.58"W
L105	71.780	N67° 59' 01.53"W
L106	437.823	N22° 59' 01.53"W
L107	46.876	N03° 59' 34.75"W
L108	597.188	S86° 00' 25.25"W
L109	271.650	N03° 59' 34.80"W
L110	26.454	N86° 00' 25.25"E
L111	22.388	N03° 52' 34.71"W
L112	16.677	S86° 00' 24.58"W
L113	7.488	S04° 05' 09.52"E
L114	15.000	S85° 54' 50.48"W
L115	7.512	N04° 05' 09.52"W
L116	179.956	S86° 00' 24.58"W
L117	16.600	S03° 59' 34.75"E
L118	15.000	N85° 55' 25.25"W
L119	16.600	N03° 59' 34.75"W
L120	234.923	S86° 00' 24.58"W
L121	2.500	N03° 59' 35.42"W
L122	377.896	S86° 00' 24.58"W
L123	271.122	S86° 00' 24.58"W

Line #	Length	Direction
L124	79.785	S86° 00' 24.58"W
L125	15.000	N86° 00' 24.58"E
L126	16.600	N03° 59' 35.42"E
L127	16.600	S03° 59' 35.42"E
L128	42.148	S04° 00' 33.60"E
L129	2.500	S85° 59' 26.40"W
L130	47.100	S04° 00' 33.60"E
L131	2.500	N07° 27' 31.88"E
L132	82.137	S04° 00' 33.60"E
L133	46.094	N85° 25' 15.42"E
L134	29.999	S04° 34' 44.58"E
L135	70.210	S85° 25' 12.26"W
L136	7.050	S04° 00' 33.60"E
L137	75.277	S74° 54' 42.87"W
L138	12.558	N16° 25' 51.28"W
L139	9.502	N19° 27' 58.75"W
L140	10.011	N48° 28' 51.77"E
L141	46.966	N36° 57' 04.98"W
L142	15.000	S53° 25' 05.59"W
L143	55.201	N36° 57' 04.98"E
L144	9.533	S48° 28' 50.54"W
L145	260.626	S07° 27' 31.88"W
L146	31.884	S89° 26' 23.51"E
L147	28.998	S00° 34' 38.75"E
L148	10.485	S71° 55' 24.98"W
L149	29.218	N00° 34' 38.75"W
L150	60.228	N00° 34' 38.75"W
L151	48.345	S89° 26' 23.51"E
L152	43.166	N00° 34' 38.75"W
L153	10.000	S89° 25' 21.25"W

Line #	Length	Direction
L154	29.920	N00° 34' 38.75"W
L155	15.000	S00° 33' 36.49"E
L156	15.680	S89° 26' 23.51"W
L157	4.902	N74° 29' 37.40"W
L158	137.006	N07° 27' 31.88"E
L159	248.880	S07° 27' 31.88"W
L160	16.600	N82° 32' 28.12"E
L161	15.000	N07° 27' 31.88"E
L162	16.600	S82° 32' 28.12"E
L163	11.218	S33° 09' 30.70"W
L164	15.000	N56° 50' 29.30"W
L165	17.740	N33° 09' 30.70"E
L166	21.406	N89° 26' 17.29"E
L167	14.989	N00° 36' 01.62"W
L168	47.002	S89° 24' 30.69"W
L169	15.000	N00° 34' 38.75"W
L170	46.998	S89° 24' 30.69"W
L171	27.839	N00° 33' 26.89"W
L172	57.827	S00° 34' 38.75"E
L173	15.714	S08° 14' 40.36"E
L174	15.000	S81° 45' 19.64"W
L175	15.580	N08° 14' 40.36"W
L176	33.824	S86° 00' 25.25"E
L177	16.665	N19° 28' 20.64"W
L178	15.000	N70° 31' 39.36"E
L179	16.665	S19° 28' 20.64"E
L180	97.198	N04° 00' 33.60"W
L181	2.500	N85° 59' 26.40"E
L182	47.100	S04° 00' 33.60"E
L183	2.500	S85° 59' 26.40"W

Line #	Length	Direction
L184	37.734	N04° 00' 33.60"W
L185	130.394	N04° 00' 33.60"W
L186	10.584	S89° 26' 20.74"W
L187	20.400	N00° 33' 39.26"W
L188	5.383	N89° 26' 20.74"E
L189	25.043	N04° 00' 33.60"W
L190	3.899	N89° 11' 47.24"E
L191	6.516	N00° 34' 05.13"W
L192	13.076	N86° 00' 24.58"E
L193	83.846	N04° 00' 41.00"W
L194	9.039	N33° 04' 24.76"E
L195	10.559	N04° 00' 52.11"W
L196	41.783	N86° 00' 23.87"E
L197	32.749	N00° 33' 25.94"W
L198	10.755	N86° 00' 25.25"E
L199	9.000	S85° 52' 10.13"W
L200	24.000	N04° 07' 49.87"W
L201	9.000	N85° 52' 10.13"E
L202	9.423	N04° 00' 52.11"W
L203	9.039	N33° 04' 24.76"E
L204	66.886	N04° 00' 40.99"W
L205	13.947	N03° 59' 34.75"E
L206	15.000	N86° 00' 25.25"E
L207	16.600	S03° 59' 34.75"E
L208	393.344	N86° 00' 24.58"E
L209	1572.137	S86° 00' 24.58"W
L210	113.603	N86° 00' 24.58"E
L211	201.605	N03° 59' 35.42"E
L212	20.355	N41° 00' 24.84"E
L213	229.475	N86° 00' 24.58"E

Line #	Length	Direction
L214	15.000	S03° 59' 35.16"E
L215	223.262	N86° 00' 24.84"E
L216	7.929	N41° 00' 24.84"E
L217	195.392	N03° 59' 35.42"W
L218	133.597	N86° 00' 24.58"E
L219	12.600	S03° 59' 35.36"E
L220	10.000	S86° 00' 24.64"W
L221	12.600	N03° 59' 35.36"W
L222	237.060	N86° 00' 24.58"E
L223		

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF NAME §

BEING 2,241,297 square feet or **51.45** acre tract of land situated in the B.P. Worley Survey, Abstract No. 995 and the Christopher Searcy Survey, Abstract No. 830, City of McKinney, Collin County, Texas; said tract being all of Lot 1R, Block A, according to the Conveyance Plat of PARCEL 601-603, Lots 1R and 4, Block A, an addition to the City of McKinney, Collin County, Texas according to the plat recorded in Volume 2011, Page 383 of Public Records of Collin County, Texas (P.R.C.C.T.); said tract also being part of that certain tract of land described in Special Warranty deed to Entertainment Properties 360, LLC recorded in Instrument Number 20131230001695210 (P.R.C.C.T.); and being more particularly described as follows:

BEGINNING, at a 5/8-inch iron rod found in the south right-of-way line of US Highway No. 380, a variable width right-of-way, said point being the northwest corner of said Lot 1R, same being the northeast corner of Lot 3R, Block A, amending plat, Parcel 601-603, Lot 3R, Block A, an addition to the City of McKinney, Collin County, Texas according to the plat recorded in Volume 2009, Page 259 (P.R.C.C.T.);

THENCE North 86 degrees 00 minutes 25 seconds East, along the said south right-of-way line of US Highway No. 380, a distance of **1,966.48 feet** to a 1/2-inch iron rod with "PETSCHÉ & ASSOC. INC" cap, hereinafter referred to as "PETSCHÉ CAP" found for corner;

THENCE North 87 degrees 24 minutes 06 seconds East, a distance of **102.24 feet** to a 1/2-inch iron rod found for corner;

THENCE North 84 degrees 53 minutes 47 seconds East, a distance **27.57 feet** to a 1/2-inch iron rod with "PETSCHÉ CAP" found for the northeast corner of said Lot 1R and the northwest corner of that certain tract of land described in General Warranty Deed to the Story Family Trust recorded in Instrument Number 2014122001396270 (P.R.C.C.T.);

THENCE South 01 degree 00 minutes 32 seconds East, departing said south right-of-way line of U.S. 380, along the common line of said Lot 1R and said Story Tract, a distance of **514.19 feet** to a 1/2-inch iron rod set with plastic orange cap stamped "Urban Structure + Survey, PLLC" for the southwest corner of said Story Tract and being in a northerly line of Lot A-1 Block A of Lake LaCima-PARCEL 604, an addition to the City of McKinney, Collin County, Texas, as shown in plat recorded in Instrument Number 2008021901000620 (P.R.C.C.T.);

THENCE along the common line of said Lot 1R and said Lot A-1, the following bearings and distances:

South 70 degrees 08 minutes 10 seconds West, a distance of **110.16 feet** to a 1/2-inch iron rod with "PETSCHÉ CAP" found for corner;

North 63 degrees 25 minutes 12 seconds West, a distance of **73.74 feet** to a 1/2-inch iron rod with yellow cap found for corner at the beginning of a non-tangent curve to the right;

In a southwesterly direction, with said curve to the right, having a central angle of **32 degrees 03 minutes 42 seconds**, a radius of **175.00 feet**, an arc length of **97.93 feet** and a long chord bearing and distance of **South 42 degrees 33 minutes 19 seconds West, 96.65 feet** to a 1/2-inch iron rod with "PETSCHÉ CAP" found for corner at the end of said curve;

South 75 degrees 54 minutes 53 seconds East, a distance of **193.55 feet** to a 1/2-inch iron rod with "PETSCHÉ CAP" found for corner;

South 62 degrees 06 minutes 40 seconds East, a distance of **93.35 feet** to a 1/2-inch iron rod found for corner;

South 00 degrees 09 minutes 26 seconds East, a distance of **79.43 feet** to a 1/2-inch iron rod found for corner;

South 14 degrees 17 minutes 32 seconds West, a distance of **148.09 feet** to a 1/2-inch iron rod with "PETSCHÉ CAP" found for corner;

THENCE South 58 degrees 53 minutes 41 seconds West, passing the northwest corner of said Lot A-1 and northeast corner of Lot 1, Block A, PARCEL 602, an addition to the City of McKinney, Collin County, Texas, according to the plat recorded in Cabinet Q, Page 391 (P.R.C.C.T.), a distance of **645.72 feet** to a 1/2-inch iron rod with "PETSCHÉ CAP" found for corner;

THENCE along the common line of said Lot 1R and said PARCEL 602, the following bearings and distances:

North 81 degrees 26 minutes 12 seconds West, a distance of **741.69 feet** to a 1/2-inch iron rod with "PETSCHÉ CAP" found for corner;

North 65 degrees 46 minutes 36 seconds West, a distance of **131.84 feet** to a 1/2-inch iron rod with "PETSCHÉ CAP" found for corner;

North 60 degrees 32 minutes 24 seconds West, a distance of **527.37 feet** to a 1/2-inch iron rod with "PETSCHÉ CAP" found for corner;

North 63 degrees 55 minutes 58 seconds West, a distance of **168.06 feet** to a 1/2-inch iron rod found for corner;

South 73 degrees 35 minutes 07 seconds West, a distance of **169.29 feet** to a 1/2-inch iron rod with unreadable cap found for corner;

South 53 degrees 25 minutes 06 seconds West, a distance of **178.16 feet** to a 5/8-inch iron rod with "COTTON SURVEYING" cap found for corner;

South 07 degrees 03 minutes 29 seconds East, a distance of **139.26 feet** to a 1/2-inch iron rod with "PETSCHÉ CAP" found for corner;

South 04 degrees 35 minutes 41 seconds West, a distance of **95.55 feet** to a 1/2-inch iron rod with yellow cap found for corner;

South 57 degrees 34 minutes 31 seconds West, a distance of **53.12 feet** to a 1/2-inch iron rod found for corner;

South 14 degrees 02 minutes 44 seconds West, a distance of **74.98 feet** to a 1/2-inch iron rod found for corner;

THENCE South 71 degrees 55 minutes 25 seconds West, a distance of **151.74 feet** to a 1/2-inch iron rod with "PEISER SURVEYING" cap found in the east right-of-way line of Custer road, a variable width wide right-of-way, being the southwest corner of said lot 1R and the northwest corner of said Parcel 602;

THENCE along the common line of said east right-of-way line of Custer Road and said Lot 1R, the following bearings and distances:

THENCE North 00 degrees 34 minutes 39 seconds West, a distance of **607.02 feet** to a 1/2-inch iron rod with "PEISER SURVEYING" cap found for corner;

North 05 degrees 47 minutes 00 seconds East, a distance of **63.09 feet** to a 1/2-inch iron rod with "PEISER SURVEYING" cap found for corner;

North 00 degrees 34 minutes 39 seconds West, along east line of Custer Road, a distance of **8.09 feet** to a 1/2-inch iron rod with "PEISER SURVEYING" cap found for the most westerly northwest corner of said Lot 1R and southwest corner of Lot 4, Block A, of said conveyance plat;

THENCE North 89 degrees 25 minutes 56 seconds East, departing the said east right-of-way line of Custer Road and along the common line of said Lot 1R, and the south line of said Lot 4, a distance of **290.00 feet** to a 1/2-inch iron rod found for the southeast corner of said Lot 4;

THENCE North 00 degrees 34 minutes 39 seconds West, a distance of **175.00 feet** to a 1/2-inch iron rod found for the northeast corner of said Lot 4;

THENCE North 89 degrees 25 minutes 56 seconds East, along the south line of said Lot 3R, a distance of **134.96 feet** to a 1/2-inch iron rod with red cap found for the southeast corner of said Lot 3R;

THENCE North 00 degrees 34 minutes 05 seconds West, along the east line of said Lot 3R, a distance of **273.99 feet** to the **POINT OF BEGINNING** and containing **2,241,297** square feet or **51.45** acres of land more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, **Entertainment Properties 360, LLC**, acting by and through its duly authorized agent, Artemio De La Vega, does hereby adopt this plat, designating the herein described property as **PARCEL 601-603, LOTS 1R1, 1R2, 1R3, & 1R4, BLOCK A**, an addition to the city of McKinney, Collin County, Texas, and do hereby dedicate, in fee simple, to the public use forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

OWNER: Entertainment Properties 360, LLC
a Texas Limited Liability Company

By: _____ Date: _____
Artemio De La Vega

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, a notary public in and for the said county and state, on this day personally appeared Artemio De La Vega, 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 and as the act and deed therein stated.

Given under my hand and seal of office, this ___ day of _____, 2021.

Notary Public, in and for the State of Texas

SURVEYOR'S CERTIFICATE

THAT I, JEFF MONTANYA, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY OF MCKINNEY, TEXAS.

JEFF MONTANYA
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6762

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED JEFF MONTANYA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ___ DAY OF _____, 2021.

NOTARY SIGNATURE IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____.

APPROVED AND ACCEPTED BY:

CITY MANAGER
CITY OF MCKINNEY, TEXAS

DATE

GENERAL NOTES:

BEARINGS ARE BASED ON STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.

THE GRID COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE 4202, NO SCALE AND NO PROJECTION.

NOT ALL LOT LINES OUTSIDE OF THE BOUNDARY OF THE SUBJECT PROPERTY SHOW HEREON HAVE BEEN SURVEYED AND ARE SHOWN AS GRAPHICAL DEPICTION BASED ON RECORDED INFORMATION AND TAX MAPS.

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

ACCESS EASEMENTS:

THE OWNERS 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 SYSTEM, ALTHOUGH IT RETAINS THE RIGHT TO ENTER UPON THE EASEMENT FOR PUBLIC PURPOSES.

PURPOSE NOTE:
THE PURPOSE OF THIS PLAT IS TO REPLAT ALL OF LOT 1R, INTO
FOUR (4) LOTS.

ENGINEER
Urban Structure
Douglas Barrilleaux, p.e.
dbarrilleaux@urbanstruct.com
Phone: (214) 295-5775

SURVEYOR
Urban Structure
Jeffery Montanya, R.P.L.S.
jmontanya@urbanstruct.com
Phone: (214) 295-5775

OWNER
Entertainment Properties 360, LLC
4514 Cole Avenue, Suite 110
Dallas, Texas 75205-4197
214-750-7688
Contact: Artemio De La Vega

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.



8140 Walnut Hill Lane, Suite 905, Dallas, Texas 75231
Firm Registration #10194610 · www.urbanstruct.com · 214-295-5775

PRELIMINARY PLAT

51.45 ACRES / 2,241,297 SQUARE FEET

LOTS 1R1, 1R2, 1R3, AND 1R4, BLOCK A
PARCEL 601-603

BEING A REPLAT OF LOT 1R, BLOCK A
CONVEYANCE PLAT, PARCEL 601-603
RECORDED IN VOL. 2011, PG. 383, IN THE
PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
OUT THE BRIAN P. WORLEY SURVEY, ABSTRACT NO. 995
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
SEPTEMBER 2021