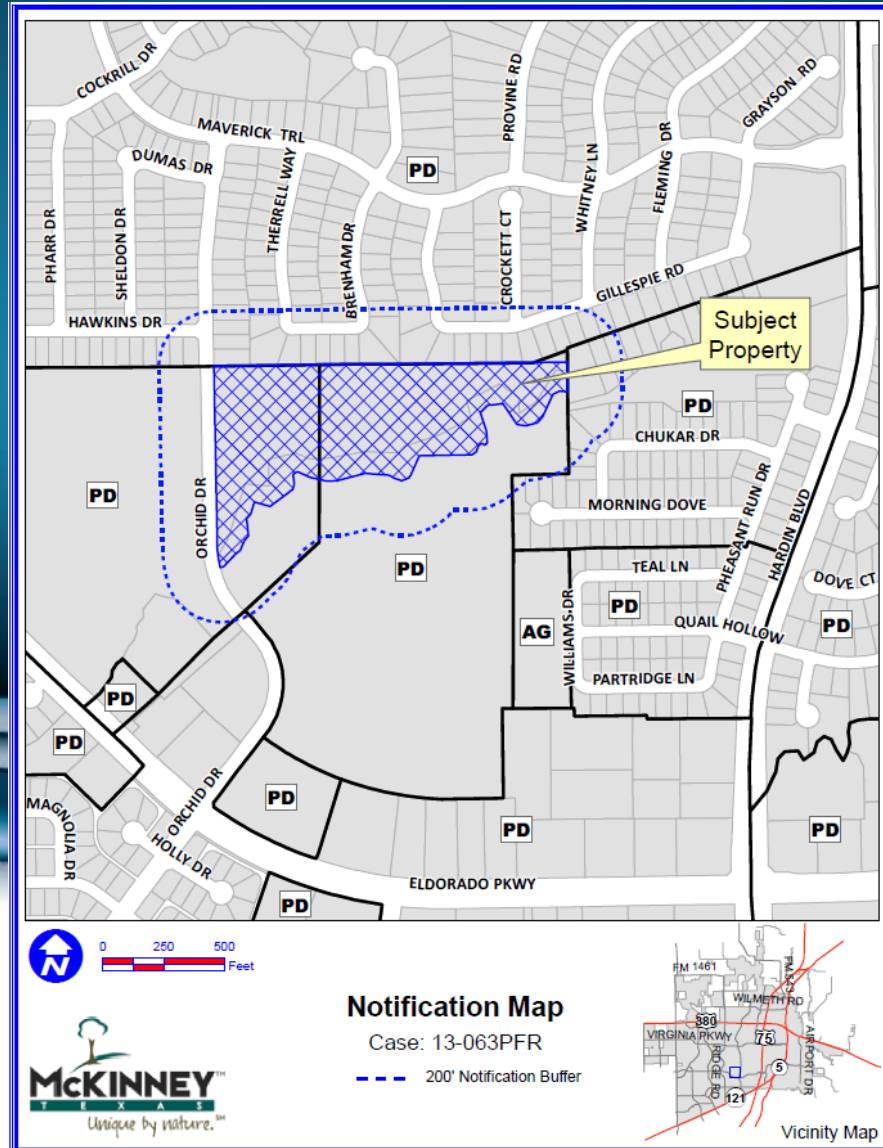


Case No. 13-063PFR

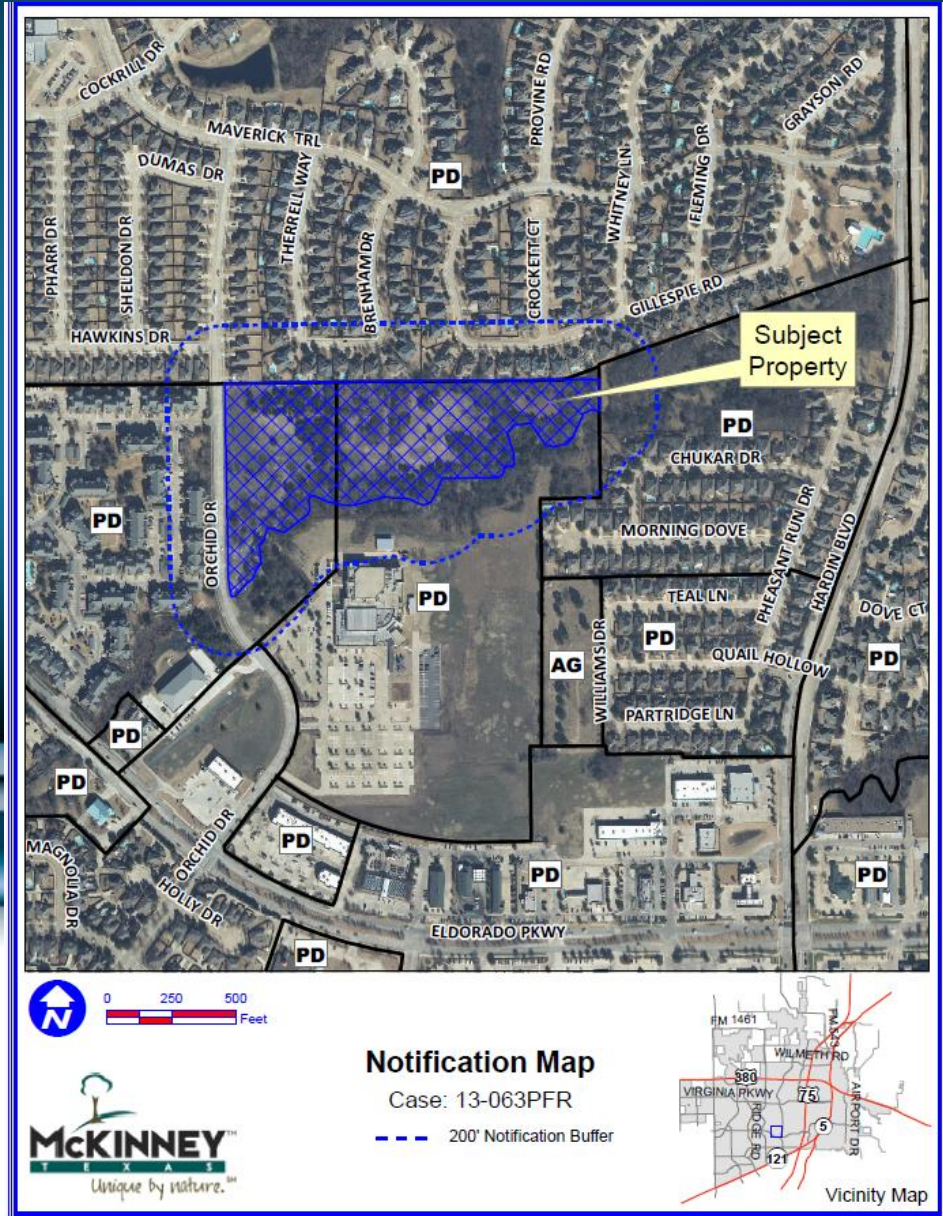
Enclave at Hidden Creek



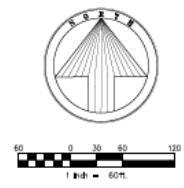
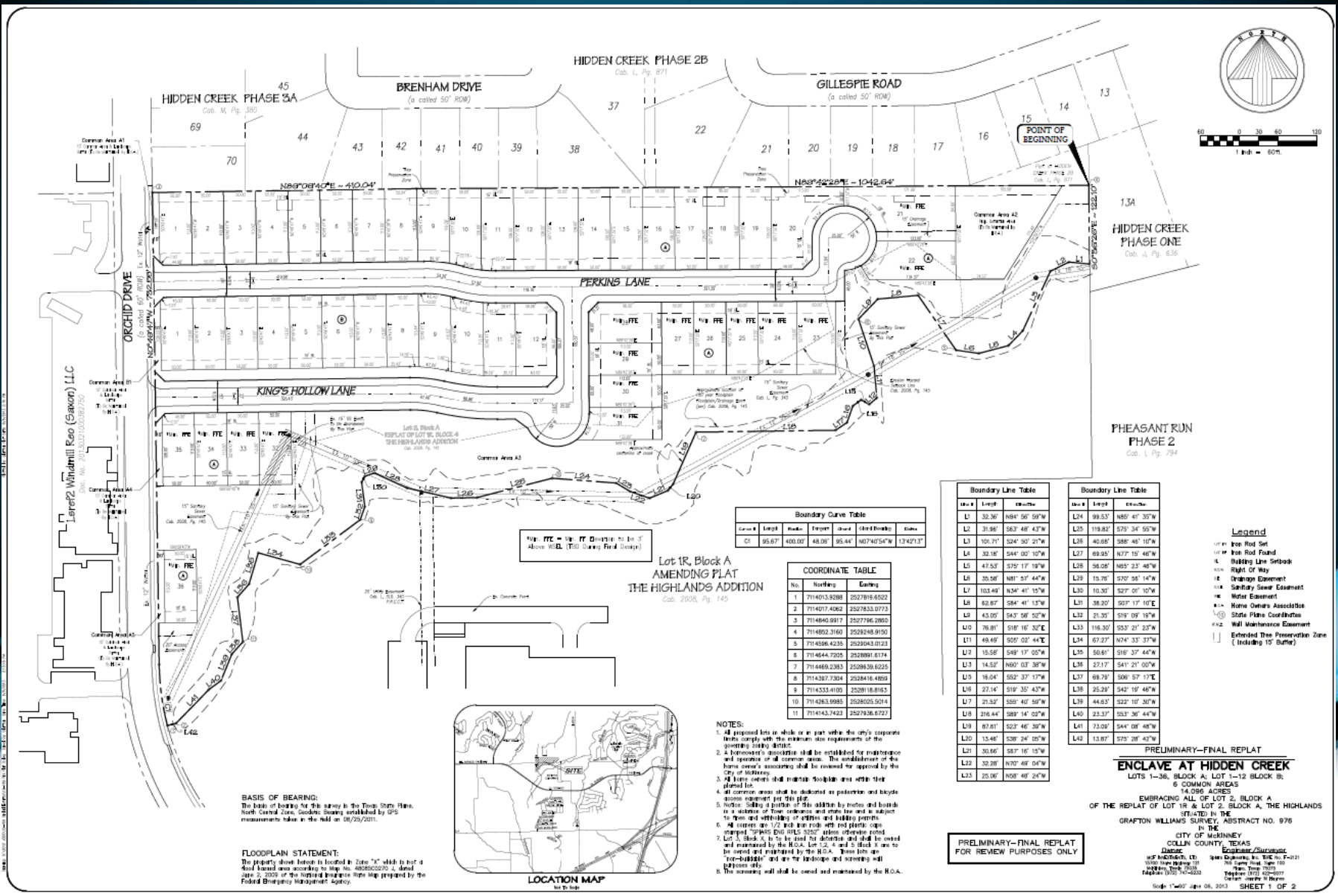
Location Map



Aerial Exhibit



Proposed Preliminary-Final Replat



Curve #	Length	Area	Perim	Area	Point (Block)	Area
C1	95.67	400.07	48.09	95.44	N67°40'54"W	13421.3'

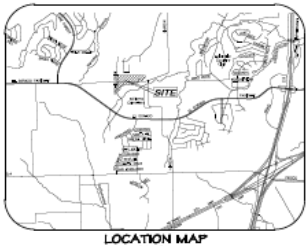
No.	Northing	Easting
1	7114013.8288	2527919.4022
2	7114017.4062	2527833.0733
3	7114860.9917	2527796.2805
4	7114862.3160	2528248.9100
5	7114586.4235	2529303.0123
6	7114544.7205	2528891.6174
7	7114485.2383	2528930.6225
8	7114387.7304	2528416.4859
9	7114333.4100	2528118.8163
10	7114263.9985	2528025.5014
11	7114143.7423	2527936.6722

Line #	Length	Bearing	Area
L1	32.30	N84° 50' 50"W	
L2	31.96	S83° 46' 43"W	
L3	109.71	S24° 30' 21"W	
L4	33.16	S44° 00' 10"W	
L5	47.53	S75° 17' 19"W	
L6	30.58	N81° 57' 44"W	
L7	103.49	N34° 41' 15"W	
L8	62.87	S84° 41' 13"W	
L9	43.00	S43° 58' 02"W	
L10	78.91	S18° 16' 32"E	
L11	49.49	S00° 02' 44"E	
L12	15.58	S49° 17' 02"W	
L13	14.57	N60° 03' 38"W	
L14	16.04	S02° 37' 17"W	
L15	27.14	S19° 35' 43"W	
L16	21.32	S00° 40' 50"W	
L17	216.44	S89° 14' 02"W	
L18	87.81	S23° 46' 30"W	
L19	15.48	S00° 24' 05"W	
L20	30.65	S87° 16' 15"W	
L21	32.28	N00° 49' 04"W	
L22	25.00	N00° 40' 24"W	

Line #	Length	Bearing	Area
L24	89.57	N80° 47' 35"W	
L25	119.87	S70° 34' 55"W	
L26	46.08	S88° 45' 10"W	
L27	89.25	N77° 15' 46"W	
L28	56.08	N85° 23' 46"W	
L29	15.76	S70° 58' 14"W	
L30	10.30	S27° 00' 10"W	
L31	38.20	S07° 17' 10"E	
L32	21.35	S19° 09' 19"W	
L33	116.30	S53° 21' 23"W	
L34	67.27	N74° 33' 37"W	
L35	50.61	S16° 37' 44"W	
L36	27.17	S41° 21' 00"W	
L37	69.79	S06° 57' 17"E	
L38	25.29	S42° 19' 46"W	
L39	44.83	S22° 10' 30"W	
L40	23.37	S53° 30' 44"W	
L41	73.00	S44° 08' 48"W	
L42	13.87	S75° 28' 42"W	

- Legend**
- Iron Rod Set
 - Iron Rod Found
 - Building Line Setback
 - Right of Way
 - Drainage Easement
 - Sanitary Sewer Easement
 - Water Easement
 - Home Owners Association
 - Mail Maintenance Easement
 - State Plane Coordinate
 - Extended This Prescription Line (Including 15' Buffer)

Lot 1R, Block A
AMENDING PLAT
THE HIGHLANDS ADDITION
Case: 2008, Pg. 140



- NOTES:**
- All proposed lots in whole or in part within the city's corporate limits comply with the minimum area requirements of the governing city ordinance.
 - A homeowners' association shall be established for maintenance and operation of all common areas. The establishment of the homeowners' association shall be reviewed by the City of McKinney.
 - All lot owners shall maintain landscaping and water trees planted on.
 - All common areas shall be dedicated as pedestrian and bicycle access easement per the plat.
 - Notice: A portion of this plat is by reference and located in a address of those addresses and more the and is subject to them and affecting of address and building permits.
 - All corners are 1/2 inch iron rods with red plastic caps excepted "PASS" END RLS "SIST" unless otherwise noted.
 - Lot 3, block A, is to be used for driveway and shall be owned and maintained by the R.O.A. Lot 2, 4 and 5 Block A are to be owned and maintained by the R.O.A. These lots are "interlocking" and are the landscape and spraying well (patrons only).
 - The remaining well shall be owned and maintained by the R.O.A.

BASIS OF BEARING:
The basis of bearing for this survey is the True North Plane, North Central Zone, Geoidless, bearing established by GPS measurements taken in the field on 08/29/2011.

FLOODPLAIN STATEMENT:
The property shown herein is located in Zone "X" which is not a flood hazard area according to map No. 48285C0200 4, dated May 12, 2010 of the National Flood Hazard Risk Map prepared by the Federal Emergency Management Agency.

PRELIMINARY-FINAL REPLAT
ENCLAVE AT HIDDEN CREEK
LOTS 1-36, BLOCK A; LOT 1-12 BLOCK B;
6 COMMON AREAS
14.036 ACRES
EMBRACING ALL OF LOT 2, BLOCK A
OF THE REPLAT OF LOT 1R & LOT 2, BLOCK A, THE HIGHLANDS
CREATED BY THE
GRAFTON WILLIAMS SURVEY, ABSTRACT NO. 976
IN THE
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS
Dated:
JEF MCKINNEY, LTD.
Engineer/Platting
1400 McKinney Blvd., Suite 100
McKinney, Texas 75069
Phone: 972-783-7833
FAX: 972-783-7833
Dallas Office: 972-783-7833
Dallas Office: 972-783-7833
Sched. 1-407 page 08, 2013 SHEET 1 OF 2

STAFF RECOMMENDATION:

Staff recommends approval of the proposed preliminary-final replat as conditioned in the Staff Report.