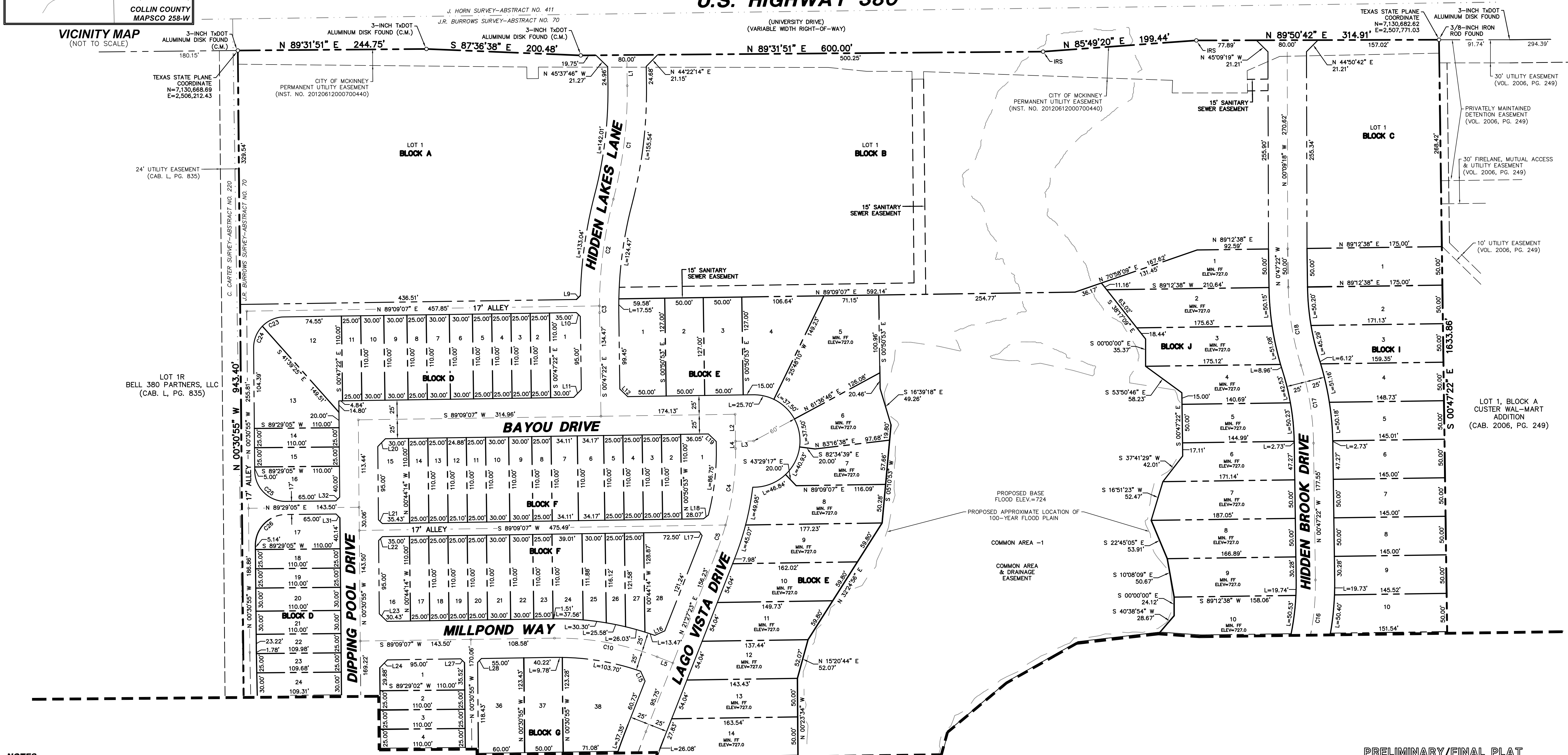


# U.S. HIGHWAY 380



- NOTES**
- Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the Collin County TxDOT surface adjustment factor of 1.000152710.
  - Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas, Map No. 48085C0255J, Community-Panel No. 480135 0255 J, Revised June 2, 2009. A portion of the subject property is shown to be located in Zones "X" and Zone "A" on said map. The location of the said floodzones is based on said map, is approximate and is not located on the ground. Relevant zones are defined on said map as follows:  
 Zone "X" - Other Areas: Areas of 0.2% annual chance flood, areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood  
 Zone "A" - No base flood elevations determined
  - 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.
  - All Common Areas and western screen wall will be owned and maintained by the Hidden Lakes homeowner's association.
  - The distances shown hereon for adjoining and adjacent properties have been compiled from recorded plats and deeds, and do not necessarily represent field verified or monumented distances.
  - The survey abstract lines shown hereon are approximate and are not located on the ground.

The owner and any subsequent owner of Common Area-1 of this plat shall be solely responsible for the maintenance of the creek or storm water detention system (including all erosion control) traversing said lot. The owner 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 creek, although it retains the right to enter upon the easement for public purposes. The drainage easement hereunder shall not create any affirmative duty to the City to repair, maintain, or correct any condition that exists or occurs due to the natural flow of storm water runoff, including but not limited to, storm water overflow, bank erosion and sloughing, loss of vegetation and trees, bank subsidence, and interference with structures. Alteration of natural flow of water shall be subject to the regulations and ordinances of the City of McKinney, the State of Texas and United States of America.

1/2-INCH IRON RODS W/ "PACHECO KOCH" CAPS SET AT ALL BOUNDARY CORNERS, BLOCK CORNERS, POINTS OF CURVATURE, POINTS OF TANGENCY AND ANGLE POINTS OF PUBLIC RIGHT-OF-WAY UNLESS OTHERWISE NOTED.

**\*PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY**

LINE AND CURVE TABLE ON SHEET 3

**OWNER:**  
 HL 380 PARTNERS, LTD.  
 8115 PRESTON ROAD, SUITE 420  
 DALLAS, TEXAS 75225  
 ATTN: MICHAEL RUFF  
 PHONE NO. (214) 661-7630

**SURVEYOR/ENGINEER:**  
 PACHECO KOCH, LLC  
 7557 RAMBLER ROAD, SUITE 1400  
 DALLAS, TEXAS 75231-2388  
 ATTN: JONATHAN E. COOPER  
 PHONE NO. (972) 235-3031

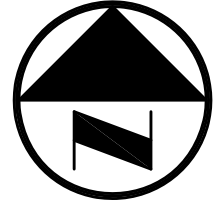
**PRELIMINARY/FINAL PLAT**  
**HIDDEN LAKES**  
 59.702 TOTAL ACRES  
 97 TOWNHOME LOTS - 124 SINGLE FAMILY LOTS  
 3 COMMERCIAL LOTS - 4 COMMON AREAS  
 COLLIN COUNTY OFFICIAL PUBLIC RECORDS  
 OUT OF THE  
 J.R. BURROWS SURVEY, ABSTRACT NO. 70,  
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS  
 SHEET 1 OF 3

**Pacheco Koch**  
 7557 RAMBLER ROAD, SUITE 1400  
 DALLAS, TX 75231 972.235.3031  
 TX REG. ENGINEERING FIRM F-14439  
 TX REG. SURVEYING FIRM LS-10193805

<b>DRAWN BY</b> CM	<b>CHECKED BY</b> JEC	<b>SCALE</b> 1"=60'	<b>DATE</b> JAN. 2018	<b>JOB NUMBER</b> 3935-17.081
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C:\MENDCZA\9\_14\_15\_AM\17\_081\DWG\3935-17\_081\DWG\SURVEY\_C3D\_2015\3935-17\_081\PP-4TH.DWG

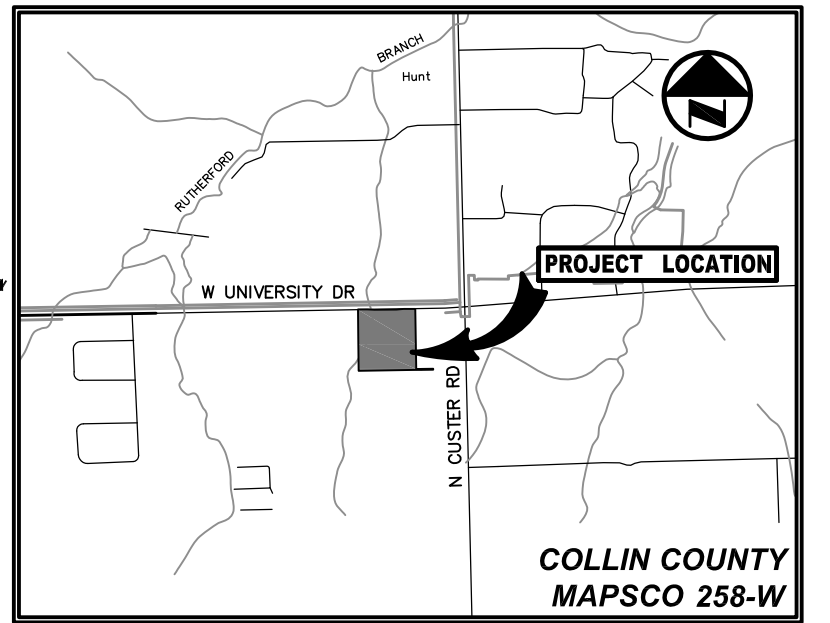
PRELIMINARY/FINAL PLAT - HIDDEN LAKES



0 30 60 120 180  
GRAPHIC SCALE IN FEET  
1" = 60'

- LEGEND**
- PROPERTY LINE
  - - - EXISTING EASEMENT LINE
  - PROPOSED EASEMENT LINE
  - (C.M.) CONTROLLING MONUMENT
  - 1/2"-INCH IRON ROD W/ "PACHECO KOCH" CAP SET
  - IRS COMMON AREA
  - CA COMMON AREA
  - MIN. FF ELEV. MINIMUM FINISHED FLOOR ELEVATION

1/2"-INCH IRON RODS W/ "PACHECO KOCH" CAPS SET AT ALL BOUNDARY CORNERS, BLOCK CORNERS, POINTS OF CURVATURE, POINTS OF TANGENCY AND ANGLE POINTS OF PUBLIC RIGHT-OF-WAY UNLESS OTHERWISE NOTED.



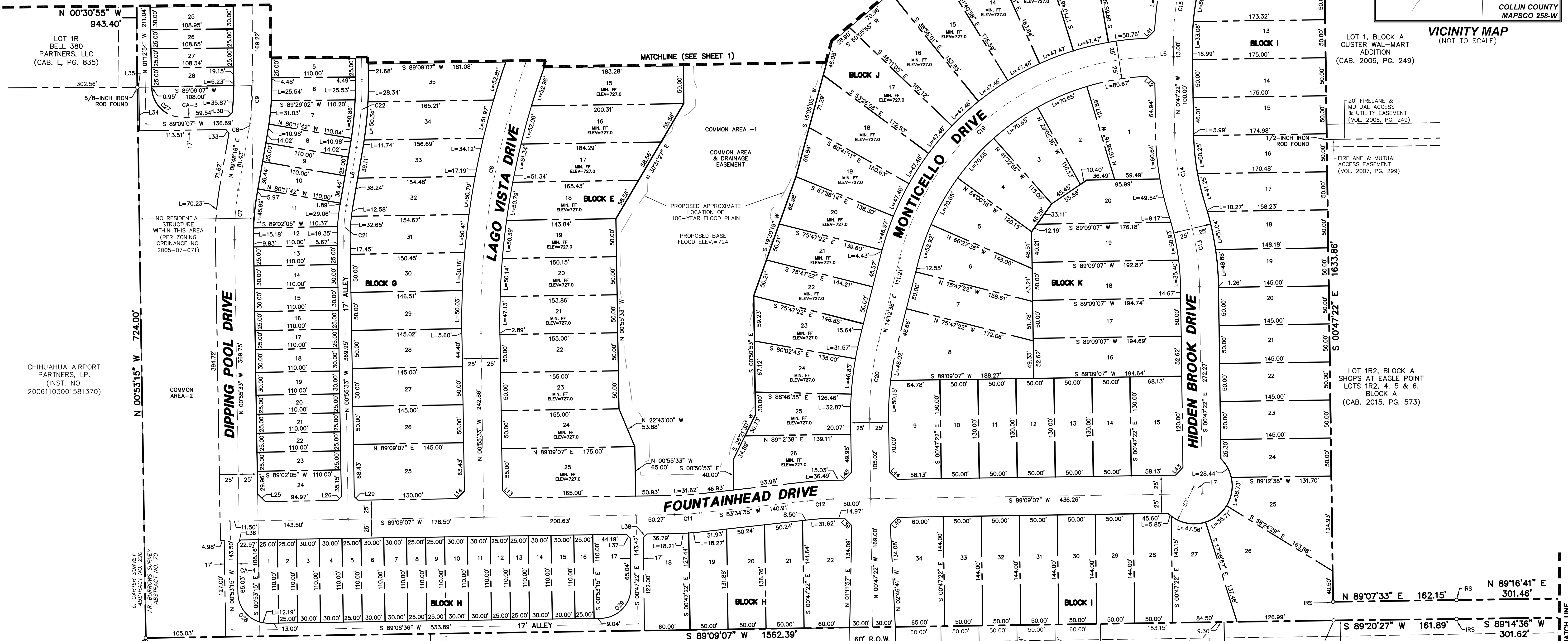
VICINITY MAP  
(NOT TO SCALE)

LOT 1, BLOCK A  
CUSTER WALL-MART  
ADDITION  
(CAB. 2006, PG. 249)

20' FIRELANE &  
MUTUAL ACCESS  
& UTILITY EASEMENT  
(VOL. 2006, PG. 249)

FIRELANE & MUTUAL  
ACCESS EASEMENT  
(VOL. 2007, PG. 299)

LOT 1R2, BLOCK A  
SHOPS AT EAGLE POINT  
LOTS 1R2, 4, 5 & 6,  
BLOCK A  
(CAB. 2015, PG. 573)



CHIHUAHUA AIRPORT  
PARTNERS, LP.  
(INST. NO.  
20061103001581370)

DIPPING POOL DRIVE  
N 00°55'15" W 724.00'  
N 00°55'33" W 369.75'

FOUNTAINHEAD DRIVE  
S 89°09'07" W 1562.39'

MONTICELLO DRIVE  
S 53°28'08" E 182.12'

HIDDEN BROOK DRIVE  
S 00°47'22" E 272.27'

POINT OF BEGINNING

LOT 36R2  
AERO COUNTRY EAST ADDITION, LOTS  
36R2, 37R, 38R, 39R, BLOCK A  
(INST. NO. 20160114010000110)

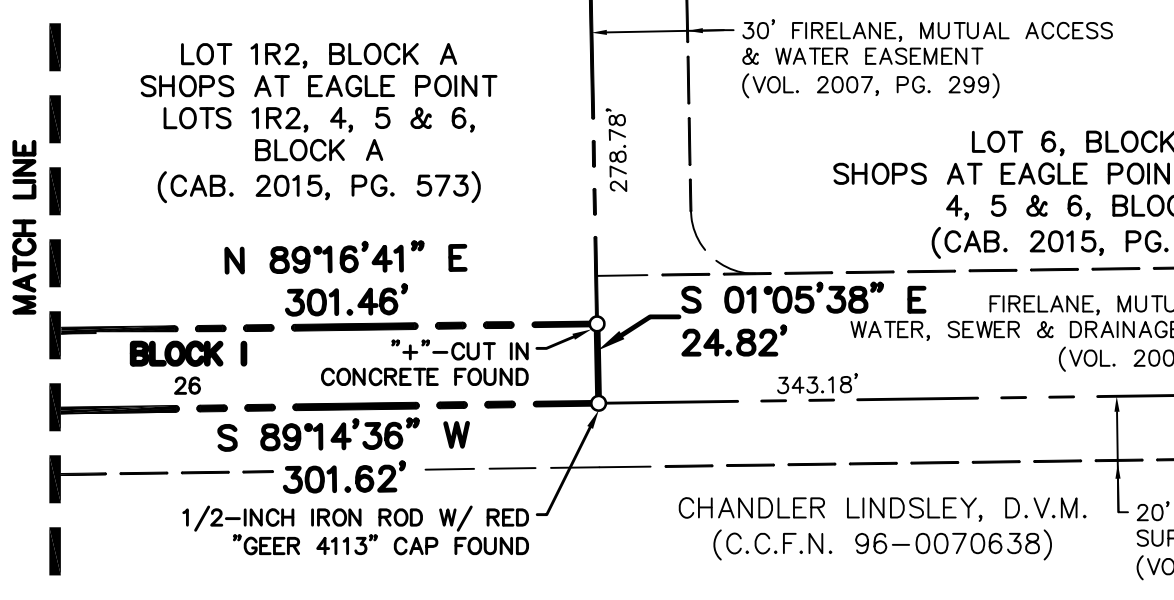
LOT 14, BLOCK N  
VIRGINIA HILLS ADDITION  
PHASE FIVE  
(CAB. N, PG. 661)

BLOCK Y  
VIRGINIA HILLS ADDITION  
PHASE FIVE  
(CAB. N, PG. 661)

20' DANVILLE WATER  
SUPPLY CORPORATION EASEMENT  
(VOL. 1321, PG. 743)

CHANDLER LINDSLEY, D.V.M.  
(C.C.F.N. 96-0070638)

- NOTES**
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  - Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas, Map No. 48085C02553, Community-Panel No. 480135 0255 J, Revised June 12, 2009. A portion of the subject property is shown to be located in Zones "X" and Zone "A" on said map. The location of the said flood zones is based on said map, is approximate and is not located on the ground. Relevant zones are defined on said map as follows:  
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\*PRELIMINARY-FINAL PLAT  
FOR REVIEW PURPOSES ONLY

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LINE AND CURVE TABLE ON SHEET 3

PRELIMINARY/FINAL PLAT  
**HIDDEN LAKES**

59.702 TOTAL ACRES  
97 TOWNHOME LOTS - 124 SINGLE FAMILY LOTS  
3 COMMERCIAL LOTS - 4 COMMON AREAS  
COLLIN COUNTY OFFICIAL PUBLIC RECORDS  
OUT OF THE  
J.R. BURROWS SURVEY, ABSTRACT NO. 70,  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS  
SHEET 2 OF 3

OWNER:  
HL 380 PARTNERS, LTD.  
8115 PRESTON ROAD, SUITE 420  
DALLAS, TEXAS 75225  
ATTN: MICHAEL RUFF  
PHONE NO. (214) 661-7630

SURVEYOR/ENGINEER:  
PACHECO KOCH, LLC  
7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TEXAS 75231-2388  
ATTN: JONATHAN E. COOPER  
PHONE NO. (972) 235-3031

**Pacheco Koch** 7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TX 75231 972.235.3031  
TX REG. ENGINEERING FIRM F-14439  
TX REG. SURVEYING FIRM LS-10193805

DRAWN BY CM	CHECKED BY JEC	SCALE 1"=60'	DATE JAN. 2018	JOB NUMBER 3935-17.081
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OWNER'S DEDICATION

STATE OF TEXAS ~
COUNTY OF COLLIN ~

WHEREAS, HL 380 Partners, LTD. is the owner of a 59.702 acre tract of land situated in the J.R. Burrows Survey, Abstract No. 70, Collin County, Texas; said tract being all of that tract of land described in a Special Warranty Deed to HL 380 Partners, LTD., in Instrument No. 2017017001386640 of the Official Public Records of Collin County, Texas; said 59.702 acre tract being more particularly described as follows:

BEGINNING, at a 5/8 inch iron rod found for the southwest corner of said 380 Holdings, LLC tract; said point being the northwest corner of 36R2 of the Amending Plat of Aero Country East Addition, Lots 36R2, 37R, 38R, & 39R, Block A, an addition to the City of McKinney, Texas, according to the plat recorded in Instrument No. 20160114010000110 of said Official Public Records, and being on the east line of that tract of land described in a Special Warranty Deed to Chihuahua Airport Partners, L.P., in Instrument No. 20061103001581370 of said Official Public Records;

THENCE, North 00 degrees, 53 minutes, 15 seconds West, along the west line of said 380 Holdings, LLC, tract and the east line of said Chihuahua Airport Partners, L.P., tract a distance of 724.00 feet to a 5/8 inch iron rod found on the west line of said 380 Holdings, LLC, tract; said point being on the northeast corner of said Chihuahua Airport Partners, L.P., tract, and being on the southeast corner of Lot 1R of the Minor Replat of Lot 1R of Bell 380 Partners, L.L.C. Subdivision, an addition to the City of McKinney, Texas, according to the plat recorded in Cabinet L, Page 835, of the Map Records of Collin County, Texas;

THENCE, North 00 degrees, 30 minutes, 55 seconds West, along the west line of said 380 Holdings, LLC, tract and the east line of said Lot 1R a distance of 943.40 feet to a TXDOT 3" Aluminum Disk found for the northwest corner of said 380 Holdings, LLC, tract; said point being on the northeast corner of said Lot 1R, and being in the south line of the right of way of US Highway 380;

THENCE in an easterly direction, along the said south right of way line of US Highway 380 and the north line of said 380 Holdings, LLC, tract the following five (5) calls:

- North 89 degrees, 31 minutes, 51 seconds East, a distance of 244.75 feet to a TXDOT 3" Aluminum Disk found for corner;
South 87 degrees, 36 minutes, 38 seconds East, a distance of 200.48 feet to a TXDOT 3" Aluminum Disk found for corner;
North 89 degrees, 31 minutes, 51 seconds East, a distance of 600.00 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set;
North 85 degrees, 49 minutes, 20 seconds East, a distance of 199.44 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set;

North 89 degrees, 50 minutes, 42 seconds East, a distance of 314.91 feet to a 3/8" iron rod found for the northeast corner of said 380 Holdings, LLC, tract; said point being the northwest corner of Lot 1, Block A, of the Minor Plat of Custer Wainwright Addition, an addition to the City of McKinney, Texas, according to the plat recorded in Volume 2006, Page 249, Plat Records of Collin County, Texas;

THENCE, South 00 degrees, 47 minutes, 22 seconds East, departing the said south right of way line of US Highway 380, along the east line of said 380 Holdings, LLC, tract and the west line of said Lot 1, Block A, a distance of 1633.66 feet to a point for corner; said point being on an ell corner of said 380 Holdings, LLC, tract and being on the southwest corner of said Lot 1, Block A; said point also being the southwest corner of Lot 1R2, Block A of the Record Plat of the Shops at Eagle Point, an addition to the City of McKinney, Texas, according to the plat recorded in Volume 2015, Page 573, of said Plat Records;

THENCE, North 89 degrees, 07 minutes, 33 seconds East, along the north line of 380 Holdings, LLC, tract and the South line of said Lot 1R2 a distance of 162.15 feet to a point for an angle corner;

THENCE, North 89 degrees, 16 minutes, 41 seconds East, along the north line of 380 Holdings, LLC, tract and the South line of said Lot 1R2 a distance of 301.46 feet to "+" cut in concrete found for the most easterly northeast corner of 380 Holdings, LLC, tract; said point being the southeast corner of said Lot 1R2 and being on the west line of Lot 6 of said Shops at Eagle Point;

THENCE, South 01 degrees, 05 minutes, 38 seconds East, along the east line of said 380 Holdings, LLC, tract and the west line of said Lot 6 a distance of 24.82 feet to 1/2 inch iron rod with a "Geer 4113" cap found for the southeast corner of said 380 Holdings, LLC, tract; said point being the southwest corner of said Lot 6, and being on the north line of a tract described in Warranty Deed to Chandler Lindsey, DVM in Clerks No. 96-0070638 in the Real Property Records of Collin County, Texas;

THENCE, South 89 degrees, 14 minutes, 36 seconds West, along the south line of said 380 Holdings, LLC, tract and the north line of said Lindsey tract a distance of 301.62 feet to a 3/8 inch iron rod found for an angle corner of said 380 Holdings, LLC, tract;

THENCE, South 89 degrees, 20 minutes, 27 seconds West, along the south line of said 380 Holdings, LLC, tract a distance of 161.89 feet to a point for corner;

THENCE, South 89 degrees, 09 minutes, 07 seconds West, along the south line of said 380 Holdings, LLC, tract a distance of 1562.39 feet to the POINT OF BEGINNING;

CONTAINING: 59.702 acres of land, more or less

OWNER'S CERTIFICATE

STATE OF TEXAS ~
COUNTY OF COLLIN ~

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, HL 380 Partners, LTD. acting herein by and through it's duly authorized officer, does hereby adopt this plat designating the hereinabove described property as HIDDEN LAKES, an addition to the City of McKinney, Collin County, Texas, and does hereby dedicate to the public use forever, the streets, alleys, and easements shown thereon, for the mutual use and accommodation of the City of McKinney and and all public utilities desiring to use or using the same. Any and all public utility and the City of McKinney shall the right to remove and keep removed all or parts of any buildings, fences, shrubs, trees or other improvements or growths, which may in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems in said easements, and the City of McKinney and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of McKinney.

WITNESS, my hand, this the \_\_\_\_ day of \_\_\_\_\_, 2018.

By: Michael Ruff
President
HL 380 Partners, LTD.

STATE OF TEXAS ~
COUNTY OF DALLAS ~

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Michael Ruff, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Public in and for the State of Texas

The owner and any subsequent owner of Common Area-1 of this plat shall be solely responsible for the maintenance of the creek or storm water detention system (including all erosion control) traversing said lot. The owner 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 creek, although it retains the right to enter upon the easement for public purposes. The drainage easement shown hereunder shall not create any affirmative duty to the City to repair, maintain, or correct any condition that exists or occurs due to the natural flow of storm water runoff, including but not limited to, storm water overflow, bank erosion and sloughing, loss of vegetation and trees, bank subsidence, and interference with structures. Alteration of natural flow of water shall be subject to the regulations and ordinances of the City of McKinney, the State of Texas and United States of America.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS ~
COUNTY OF DALLAS ~

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, Jonathan E. Cooper, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual and accurate survey of the land made on the ground 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, Texas.

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. RELEASED 1/5/18.

Jonathan E. Cooper, Registered Professional Land Surveyor
No. 5369

STATE OF TEXAS ~
COUNTY OF DALLAS ~

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Jonathan E. Cooper, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Public in and for the State of Texas

NOTES

- 1. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the Collin County TxDOT surface adjustment factor of 1.000152710.
2. Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas, Map No. 48085C0255J, Community-Panel No. 480135 0255 J, Revised June 2, 2009. A portion of the subject property is shown to be located in Zones "X" and Zone "A" on said map. The location of the said floodzones is based on said map, is approximate and is not located on the ground. Relevant zones are defined on said map as follows:
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Table with 7 columns: CURVE, DELTA, RADIUS, LENGTH, TANGENT, CHORD BEARING, CHORD. Lists curve data for C1 through C22.

Table with 7 columns: CURVE, DELTA, RADIUS, LENGTH, TANGENT, CHORD BEARING, CHORD. Lists curve data for C23 through C29.

Table with 6 columns: LINE, BEARING, LENGTH, LINE, BEARING, LENGTH. Lists lot line data for L9 through L27.

Table with 3 columns: LINE, BEARING, LENGTH. Lists centerline line data for L1 through L8.

\*PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY

PRELIMINARY/FINAL PLAT HIDDEN LAKES

59.702 TOTAL ACRES
97 TOWNHOME LOTS - 124 SINGLE FAMILY LOTS
3 COMMERCIAL LOTS - 4 COMMON AREAS
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J.R. BURROWS SURVEY, ABSTRACT NO. 70,
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SHEET 3 OF 3

OWNER:
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SURVEYOR/ENGINEER:
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7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231-2388
ATTN: JONATHAN E. COOPER
PHONE NO. (972) 235-3031

Pacheco Koch logo and contact information: 7557 RAMBLER ROAD, SUITE 1400, DALLAS, TX 75231, 972.235.3031, TX REG. ENGINEERING FIRM F-14439, TX REG. SURVEYING FIRM LS-10193805.

Table with 5 columns: DRAWN BY, CHECKED BY, SCALE, DATE, JOB NUMBER. Values: CM, JEC, NA, JAN. 2018, 3935-17.081.

01/05/2018 09:46AM
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PRELIMINARY/FINAL PLAT - HIDDEN LAKES