

Curve Table					
No.	Delta	Radius	Length	Ch. Dist.	Bearing
C1	22°38'47"	54.00'	21.34'	21.21'	S12°21'21"E
C2	65°04'11"	30.00'	34.07'	32.27'	S8°51'21"W
C3	128°34'07"	54.00'	121.17'	97.30'	S22°53'37"E
C4	63°29'56"	30.00'	33.25'	31.57'	S55°25'43"E
C5	90°00'00"	30.00'	47.12'	42.43'	S68°40'45"E
C6	90°00'00"	30.00'	47.12'	42.43'	N21°19'15"E
C7	90°00'00"	30.00'	47.12'	42.43'	N68°40'45"W
C8	38°12'48"	30.00'	20.01'	19.64'	N4°34'21"W
C9	38°12'48"	54.00'	36.02'	35.35'	N4°34'21"W
C10	38°12'48"	54.00'	36.02'	35.35'	N42°47'09"W
C11	38°12'48"	30.00'	20.01'	19.64'	N42°47'09"W
C12	62°22'50"	30.00'	32.66'	31.07'	N7°30'40"E
C13	62°22'50"	54.00'	58.79'	55.93'	S7°30'40"W
C14	90°00'00"	30.00'	47.12'	42.43'	S21°19'15"W
C15	27°37'10"	54.00'	26.03'	25.78'	S52°30'40"W
C16	39°44'03"	54.00'	37.45'	36.70'	S18°50'03"W
C17	22°38'47"	30.00'	11.86'	11.78'	N12°21'21"W
C18	39°44'03"	30.00'	20.80'	20.39'	N18°50'03"E
C19	27°37'10"	30.00'	14.46'	14.32'	N52°30'40"E
C20	90°00'00"	30.00'	47.12'	42.43'	S68°40'45"E
C21	90°00'00"	30.00'	47.12'	42.43'	S21°19'15"W
C22	90°00'00"	30.00'	47.12'	42.43'	N68°40'45"W
C23	90°00'00"	30.00'	47.12'	42.43'	S21°19'15"W
C24	90°00'00"	30.00'	47.12'	42.43'	N68°40'45"W
C25	90°00'00"	30.00'	47.12'	42.43'	N21°19'15"E
C26	90°00'00"	30.00'	47.12'	42.43'	S68°40'45"E
C27	63°29'56"	54.00'	59.85'	56.83'	N55°25'43"W
C28	52°54'49"	30.00'	27.71'	26.73'	N60°43'16"W
C29	66°27'47"	15.00'	17.40'	16.44'	N1°01'58"W
C30	34°07'19"	30.00'	17.87'	17.60'	N49°15'35"E
C32	90°00'00"	30.00'	47.12'	42.43'	S68°40'45"E
C34	90°00'00"	30.00'	47.12'	42.43'	S21°19'15"W
C36	90°00'00"	30.00'	47.12'	42.43'	N68°40'45"W
C40	16°55'44"	150.00'	44.32'	44.16'	N15°12'53"W
C41	16°55'44"	150.00'	44.32'	44.16'	N15°12'53"W
C42	22°38'47"	44.00'	17.39'	17.28'	S77°38'38"W
C43	22°38'47"	20.00'	7.91'	7.85'	N77°38'38"E
C44	90°00'02"	10.50'	16.49'	14.85'	N21°19'16"E
C45	53°07'52"	10.50'	9.74'	9.39'	S39°45'19"W
C46	53°07'52"	34.50'	31.99'	30.86'	S39°45'19"W

Line Table		
Line #	Bearing	Distance
L1	N66°19'15"E	25.00
L2	S23°40'45"E	15.00
L3	S66°19'15"W	27.31
L4	S88°58'02"W	5.00
L5	S1°01'58"E	15.00
L6	N88°58'02"E	3.46
L7	S23°40'45"E	5.00
L8	N23°40'45"W	3.28
L9	N66°19'15"E	15.00
L10	N23°40'45"W	10.00
L11	N66°19'15"E	28.21
L12	N23°40'45"W	10.00
L13	S66°19'15"W	25.93

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

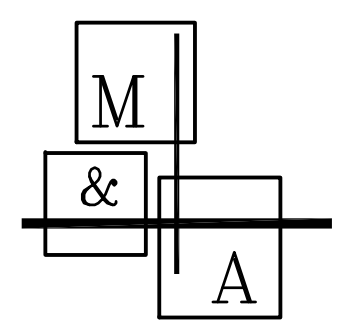
PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY

MOVIEHOUSE ADDITION

LOT 1R & 3, BLOCK A
6.788 ACRES
BEING A REPLAT OF LOT 1, BLOCK A
SOUTHERN HILLS AT CRAIG RANCH
THE CITY OF MCKINNEY, TEXAS
ELIAS ALEXANDER SURVEY, ABST. NO. 18
JOHN J. DRIGGERS SURVEY, ABST. NO. 274
SHANDRICK JACKSON SURVEY, ABST. NO. 489
COLLIN COUNTY, TEXAS

OWNER: MCKINNEY SEVEN 185, LP
6850 TPC DRIVE, SUITE 104
MCKINNEY, TEXAS 75070
PH: 972-529-1371

DEVELOPER: M&E MOVIEHOUSE TEXAS L.P.
8300 N. FM 620, BLDG. K
AUSTIN, TEXAS 78726
PH: 502-506-8550



Middleton PROJECT ENGINEER:
& Associates, LLC.
CONSULTING CIVIL ENGINEERS, SURVEYORS &
LAND PLANNERS © Copyright 2015
TBPE #10900 TBPES #10157700
1111 SOUTH MAIN ST., SUITE 123 GRAPEVINE,
TEXAS 76051 (972) 393-9800

FLOOD NOTE
According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48085 C 0265J dated June 2, 2009, a portion of this property is within Flood Zone X which is not a special flood hazard area.
This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the Engineer.

Drawing File: 0034009PPT.DWG	DATE: 2-26-15	SCALE: 1"=60'	SHEET NO: 1
Project No. 0034009			2

Received 02/26/2015 at 2:40PM

OWNERS DEDICATION

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS McKinney Seven 185, LP is the owner of a tract of land situated in the Elias Alexander Survey, Abstract No. 18, the John J. Driggers Survey, Abstract No. 274 and the Shandrick Jackson Survey, Abstract No. 489 City of McKinney, Collin County, Texas and being a portion of a tract of land as described in a deed to McKinney Seven 185, LP and recorded in Instrument No.20050504000587730 of the Real Property Records of Collin County, Texas (RPRCCT) and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set for the most southeasterly corner of Lot 3R, Block A of McKinney Town Crossing an addition to the City of McKinney as recorded in Volume 2007, Page 419 of the Plat Records of Collin County, Texas (PRCCT);

THENCE along the easterly line of said Lot 3R North 01° 01' 58" West a distance of 554.63 feet to a 1/2 inch iron rod set for the most northeasterly corner of said Lot 3R, said iron rod also being in the southerly line of a tract of land as described in a deed to GA Land Development, LP and recorded in Instrument No. 20140304000199220 (RPRCCT);

THENCE departing the easterly line of said Lot 3R and along the southerly line of said GA Land Development, LP tract North 38° 42' 05" East a distance of 442.72 feet to a 1/2 inch iron rod set for corner;

THENCE departing the southerly line of said GA Land Development, LP tract South 23° 40' 45" East a distance of 717.11 feet to a 1/2 inch iron rod set for corner in the northerly right-of-way line of State Highway 121 (a variable width right-of-way);

THENCE along the northerly right-of-way line of State Highway 121 South 66° 19' 15" West a distance of 605.83 feet to the Point of Beginning;

Containing within these metes and bounds 6.788 acres or 295,703 square feet of land more or less.

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, B.J. Elam, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of McKinney, Collin County, Texas.

FOR REVIEW ONLY

B. J. Elam
Registered Professional Land Surveyor
Texas Registration No. 4581

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared B.J. Elam, 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.

WITNESS MY HAND at _____ Texas, this _____ day of _____, 2015.

Notary Public in and for the State of Texas

OWNERS DEDICATION

STATE OF TEXAS
COUNTY OF COLLIN

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, We, McKinney Seven 185, LP, do hereby adopt this Plat designating the hereinabove described property as MOVEHOUSE ADDITION, LOTS 1R & 3, BLOCK A, BEING A REPLAT OF LOT 1, BLOCK A, SOUTHERN HILLS AT CRAIG RANCH an addition to the City of McKinney, Collin County, Texas, and do hereby dedicate to the public use forever, their street, alleys and public use shown hereon, the easements, private streets, private streets, private access, as shown, for mutual use and accommodation of the City of McKinney and all public utilities desiring to use the 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 improvements or growths, which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on said easements, and the City of McKinney and all public utilities constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems, without the necessity, at anytime, of procuring the permission of anyone.

This plat approved subject to all platting ordinance, rules, regulations and resolutions of the City of McKinney, Texas.

WITNESS MY HAND at McKinney, Texas, this _____ day of _____, 2015.

By: McKinney Seven 185, LP

Name

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared _____ authorized representative of McKinney Seven 185, LP, authorized to do business in the State of Texas.

GIVEN MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2015.

Notary Public in and for the State of Texas

NOTES:

1. BASIS OF BEARINGS: BEARINGS ARE BASED ON THE DEED RECORDED IN VOLUME 5911, PAGE 5174 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS.
2. ALL PROPOSED LOTS SITUATED IN WHOLE OR IN PART WITHIN THE CITY'S CORPORATE LIMITS SHALL COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE GOVERNING ZONING DISTRICT AND THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE.
3. COORDINATES SHOWN HEREON ARE STATE PLANE COORDINATES, TEXAS NORTH CENTRAL ZONE, NORTH AMERICA DATUM OF 1983 (NAD83).
4. ALL THE STREETS NOT INDICATED AS PUBLIC STREETS HAVE NOT BEEN DEDICATED TO THE PUBLIC, FOR PUBLIC ACCESS NOR HAVE BEEN ACCEPTED BY THE CITY AS PUBLIC IMPROVEMENTS, AND THE STREETS SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION WITHIN THE SUBDIVISION, AND THE STREETS SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY MAINTENANCE AND SERVICE PERSONNEL, THE U.S. POSTAL SERVICE, AND GOVERNMENT EMPLOYEES IN PURSUIT OF THEIR OFFICIAL DUTIES.

*PRELIMINARY-FINAL PLAT
FOR REVIEW PURPOSES ONLY*

MOVIEHOUSE ADDITION

LOT 1R & 3, BLOCK A
6.788 ACRES
BEING A REPLAT OF LOT 1, BLOCK A
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DEVELOPER: M&E MOVIEHOUSE TEXAS L.P.
8300 N. FM 620, BLDG. K
AUSTIN, TEXAS 78726
PH: 502-506-8550



**Middleton PROJECT ENGINEER:
& Associates, LLC.**

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Drawing File: 0034009PPT.DWG	DATE: 2-26-15	SCALE: 1"=60'	SHEET NO: 2
Project No. 0034009			2