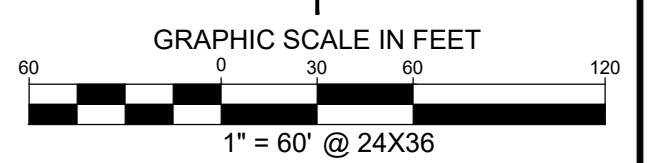
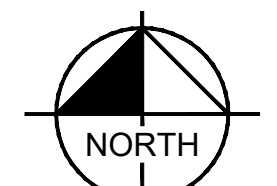


U.S. HIGHWAY 380
(VARIABLE WIDTH RIGHT-OF-WAY)

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



SCALE 1"=2000'



LINE TYPE LEGEND

LEGEND
 Δ = CENTRAL ANGLE
 P.O.B. = POINT OF BEGINNING
 5/8" IRS = 5/8" IRON ROD W/ "KHA" CAP SET
 CIRF = CAPPED IRON ROD FOUND
 IRF = IRON ROD FOUND
 MON = MONUMENT
 DRCCT = DEED RECORDS COLLIN COUNTY, TEXAS
 OPRCCT = OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS
 PRCT = PLAT RECORDS COLLIN COUNTY TEXAS
 F.A.W.SS = FIRE LANE, ACCESS, WATER AND SANITARY SEWER

NOTES:

- According to Map No. 48085C02551, dated June 2, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, a portion of this property is located in Zone X (unshaded), a special flood hazard area. This flood statement does not imply that the property and/or the structures 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 surveyor.
- Bearings are expressed as grid bearings (Texas Coordinate System of 1983, North Central Zone 4202, NAD 83 Datum), as determined by GPS observations. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.999880014.
- 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.
- Capped 5/8" iron rod set marked "KHA" at all property corners unless noted otherwise.
- Preliminary Final Plat for review purposes only

LOT NO.	ACRES	SQ. FT.
LOT 1R1	8.2896	361,096
LOT 5	9.0287	393,292
LOT 6	13.1105	571,093
LOT 7	2.2443	97,761
LOT 8	1.3510	58,850
LOT 9	1.7383	75,720
LOT 10	0.9071	39,513
LOT 11	0.9500	41,382
LOT 12	1.7360	75,621
LOT 13	2.3874	103,995
LOT 14	1.0320	44,953
LOT 15	1.3139	57,234
LOT 16	1.1385	49,595
LOT 17	2.4306	105,878
LOT 18	3.7850	164,874

PRELIMINARY FINAL PLAT
PARCEL 601-603
LOTS 1R1 AND 5-18, BLOCK A
 an addition to the City of McKinney, Collin County, Texas being a replat of Lot 1R, Block A PARCEL 601-603, an addition to the City of McKinney, Collin County, Texas according to the plat thereof recorded in Instrument No. 20111216010002620 of the Official Public Records of Collin County, Texas being a part of the C. SEARCY SURVEY, Abstract No. 830 and the B. WORLEY SURVEY, Abstract No. 995.

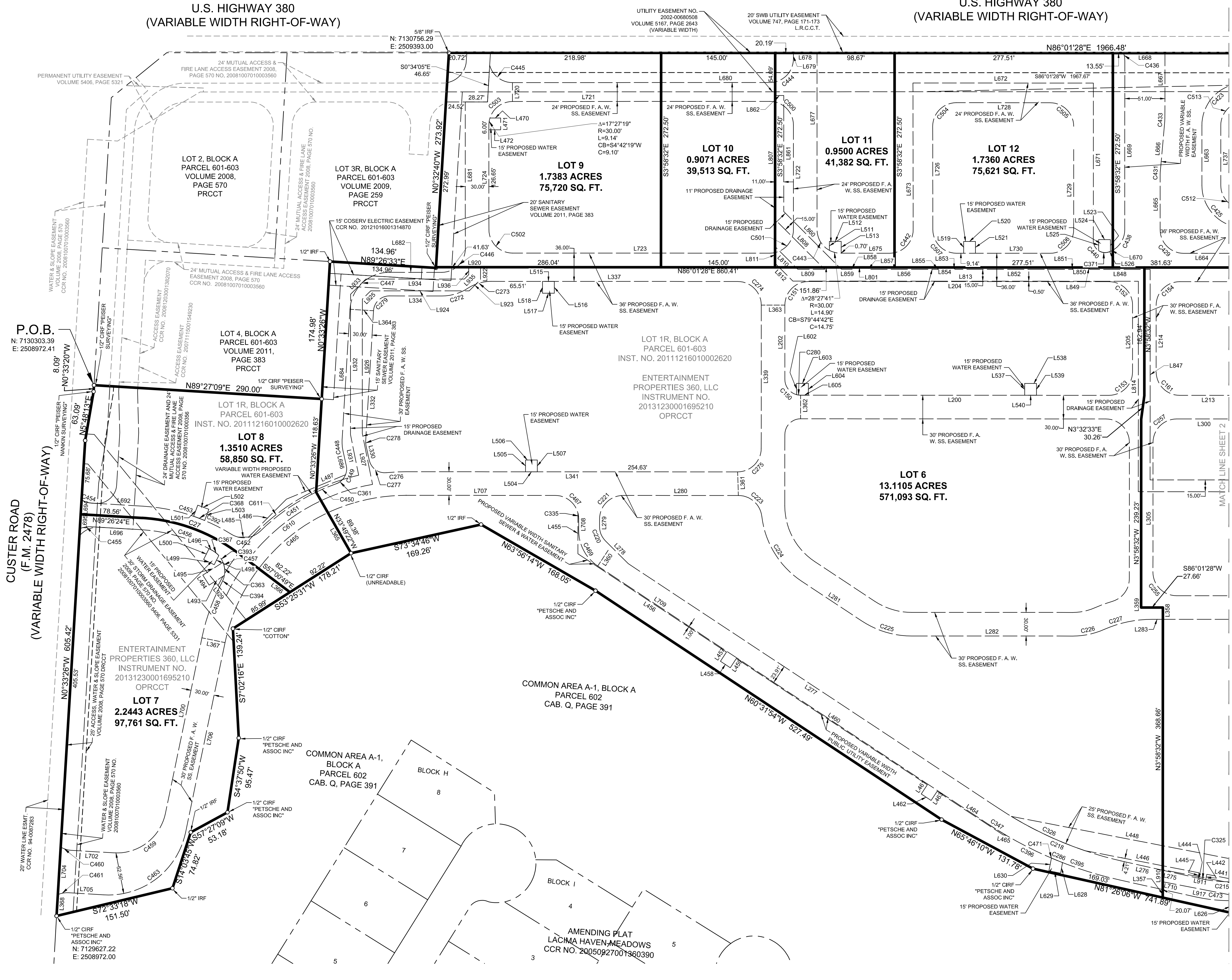
Kimley»Horn

801 Cherry Street, Unit 11, # 1300 Fort Worth, Texas 76102 FIRM # 10194040
 Tel. No. (817) 335-6511 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	CDP	MCB	01/24/2018	061295405	1 OF 3

OWNER:
 ENTERTAINMENT PROPERTIES 360, LLC
 4514 COLE AVENUE, SUITE 110
 DALLAS, TX 75205-4197
 Tel. No. 214-750-7688
 Contact: Artemio De La Vega

SURVEYOR:
 KIMLEY-HORN AND ASSOC. INC.
 801 Cherry Street, Unit 11, Suite 1300
 Fort Worth, Texas 76102
 Michael Cleo Billingsley
 Texas RPLS No. 6558
 Tel. No. 817-900-8526
 michael.billingsley@kimley-horn.com



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

STATE OF TEXAS §
COUNTY OF COLLIN §

OWNER'S CERTIFICATE

WHEREAS ENTERTAINMENT PROPERTIES 360, LLC, a Texas limited liability company, acting by and through its duly authorized agent, are the owners of a tract of land in the C. Searcy Survey, Abstract No. 830 and in the B. Worley Survey, Abstract No. 995, located in The City of McKinney, Collin County, Texas, said tract being all of Lot 1R, Block A, PARCEL 601-603, an addition to the City of McKinney, Collin County, Texas, according to the plat thereof recorded in County Clerk Record No. (20111216010002620) of the Official Public Records Collin County, Texas, and being all of the certain tract of land described in the Special Warranty Deed to Entertainment Properties 360, LLC, as recorded in County Clerk Records No. (20131230001695210) of the Official Public Records of Collin County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a capped 1/2" iron rod marked "PEISER SURVEYING" found for the westerly northwest corner of said Lot 1R, the southwest corner of Lot 4 in said Block A and being in the east right-of-way line of Custer Road, having a variable width right of way;

THENCE North 89°27'09" East, along a north line of said Lot 1R and the south line of said Lot 4, a distance of 290.00 feet to a capped 1/2" iron rod found marked "PEISER SURVEYING" for a re-entrant corner of said Lot 1R and the southeast corner of said Lot 4;

THENCE North 0°33'26" West, along a west line of said Lot 1R and the east line of said Lot 4, a distance of 174.98 feet to a 1/2" iron rod found for a northwesterly corner of said Lot 1R, the northeast corner of said Lot 4 and being in the south line of Lot 3R in said Block A;

THENCE North 89°26'33" East, along a north line of said Lot 1R and said south line of said Lot 3R, a distance of 134.96 feet to a capped 1/2" iron rod found marked "PEISER SURVEYING" for a re-entrant corner of said Lot 1R and the southeast corner of said Lot 3R;

THENCE North 0°32'40" West, along a west line of said Lot 1R and the east line of said Lot 3R, a distance of 273.92 feet to a 5/8" iron rod found for the northwest corner of said Lot 1R, the northeast corner of said Lot 3R and being in the south right-of-way line of U.S. Highway No. 380, having a variable width right-of-way;

THENCE in an easterly direction along the said south line of U.S. Highway No. 380 the following three (3) calls: North 86°01'28" East, a distance of 1966.48 feet to a capped 1/2" iron rod found (unreadable); North 87°25'19" East, a distance of 102.24 feet to a point for corner; North 84°55'00" East, a distance of 27.55 feet to a capped 1/2" iron rod found (unreadable) for the northeast corner of said Lot 1R;

THENCE along the east line of said Lot 1R, the following nine (9) calls:

South 0°59'19" East, departing the said south line of 380, a distance of 514.21 feet to a 1/2" iron rod found; South 70°26'03" West, a distance of 109.89 feet to a capped 1/2" iron rod found (unreadable);

North 63°30'41" West, a distance of 73.56 feet to a capped 1/2" iron rod found (unreadable) 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°03'00", a radius of 175.00 feet, an arc length of 97.89 feet and a long chord bearing and distance of South 42°30'50" West, 96.62 feet capped 1/2" iron rod found (unreadable);

South 75°54'03" East, a distance of 193.55 feet to a capped 1/2" iron rod found marked "PETSCHÉ AND ASSOC";

South 62°07'17" East, a distance of 93.30 feet to a 1/2" iron rod found;

South 0°09'25" East, a distance of 79.30 feet to a 1/2" iron rod found;

South 14°16'50" West, a distance of 148.28 feet to a capped 1/2" iron rod found (unreadable);

South 58°54'18" West, a distance of 645.50 feet to a capped 1/2" iron rod found marked "PETSCHÉ AND ASSOC" for an angle point;

THENCE in a westerly direction along the south line of said Lot 1R the following eleven (11) calls:

North 81°26'06" West, a distance of 741.89 feet to a capped 1/2" iron rod found marked "PETSCHÉ AND ASSOC";

North 65°46'10" West, a distance of 131.78 feet to a capped 1/2" iron rod found marked "PETSCHÉ AND ASSOC";

North 60°31'54" West, a distance of 527.49 feet to a capped 1/2" iron rod found marked "PETSCHÉ AND ASSOC";

North 63°56'14" West, a distance of 168.05 feet to a 1/2" iron rod found;

South 73°34'46" West, a distance of 169.26 feet to a capped 1/2" iron rod found (unreadable);

South 53°25'31" West, a distance of 178.21 feet to a capped 1/2" iron rod found marked "COTTON";

South 0°09'25" East, a distance of 79.30 feet to a 1/2" iron rod found;

South 14°16'50" West, a distance of 148.28 feet to a capped 1/2" iron rod found (unreadable);

South 58°54'18" West, a distance of 645.50 feet to a capped 1/2" iron rod found marked "PETSCHÉ AND ASSOC" for an angle point;

South 14°16'50" West, a distance of 148.28 feet to a capped 1/2" iron rod found (unreadable);

South 0°09'25" East, a distance of 79.30 feet to a 1/2" iron rod found;

South 14°16'50" West, a distance of 148.28 feet to a capped 1/2" iron rod found (unreadable);

South 58°54'18" West, a distance of 645.50 feet to a capped 1/2" iron rod found marked "PETSCHÉ AND ASSOC" for an angle point;

South 14°16'50" West, a distance of 148.28 feet to a capped 1/2" iron rod found (unreadable);

South 0°09'25" East, a distance of 79.30 feet to a 1/2" iron rod found;

South 14°16'50" West, a distance of 148.28 feet to a capped 1/2" iron rod found (unreadable);

South 58°54'18" West, a distance of 645.50 feet to a capped 1/2" iron rod found marked "PETSCHÉ AND ASSOC" for an angle point;

South 14°16'50" West, a distance of 148.28 feet to a capped 1/2" iron rod found (unreadable);

South 0°09'25" East, a distance of 79.30 feet to a 1/2" iron rod found;

South 14°16'50" West, a distance of 148.28 feet to a capped 1/2" iron rod found (unreadable);

South 58°54'18" West, a distance of 645.50 feet to a capped 1/2" iron rod found marked "PETSCHÉ AND ASSOC" for an angle point;

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South 0°09'25" East, a distance of 79.30 feet to a 1/2" iron rod found;

South 14°16'50" West, a distance of 148.28 feet to a capped 1/2" iron rod found (unreadable);

South 58°54'18" West, a distance of 645.50 feet to a capped 1/2" iron rod found marked "PETSCHÉ AND ASSOC" for an angle point;

South 14°16'50" West, a distance of 148.28 feet to a capped 1/2" iron rod found (unreadable);

South 0°09'25" East, a distance of 79.30 feet to a 1/2" iron rod found;

South 7°02'16" East, a distance of 139.24 feet to a capped 1/2" iron rod found marked "PETSCHÉ AND ASSOC";

South 4°37'50" West, a distance of 95.47 feet to a capped 1/2" iron rod found marked "PETSCHÉ AND ASSOC";

South 57°27'09" West, a distance of 53.18 feet to a 1/2" iron rod found;

South 14°03'45" West, a distance of 74.82 feet to a 1/2" iron rod found;

South 72°33'18" West, a distance of 151.50 feet to a point for corner capped 1/2" iron rod found marked "PETSCHÉ AND ASSOC" for the southwest corner of said Lot 1R and being in the said east right-of-way line of Custer Road;

THENCE northerly along the west line of said Lot 1R and said east line of Custer Road, the following three (3) calls:

North 0°33'26" West, a distance of 605.42 feet to a point for corner;

North 5°48'13" East, a distance of 63.09 feet to a capped 1/2" iron rod found marked "PEISER & MANKIN SURVEYING";

North 0°33'20" West, a distance of 8.09 feet to the **POINT OF BEGINNING** and containing 51.4430 acres or 2,240,858 square feet of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, we, **Entertainment Properties 360, LLC**, do hereby adopt this Record Plat designating the hereinabove described property as **Lots 1R1 and 5-18, Block A, PARCEL 601-603, being a Replat of Lots 1R, Block A, PARCEL 601-603**, an addition to the City of McKinney, Collin County, Texas, and does hereby dedicate to the public use forever, the streets, alleys and public use areas shown hereon, the easements, as shown, for mutual use and accommodation of the City of McKinney and all public utilities desiring to use or using same. All and any public utility and the City of McKinney shall have right to remove and keep removed all or parts of any buildings, fences, structures, trees or other improvements or growths, which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on said easements. The City of McKinney and all public utilities 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 and adding to or removing all or parts of its respective systems without the necessity, at any time, of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of McKinney, Texas.

WITNESS MY HAND at _____, Texas, this the _____ day of _____, 20____.

BY: ENTERTAINMENT PROPERTIES 360, LLC, a Texas limited liability company

By: _____

STATE OF _____ §

COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared _____, 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 purpose and consideration therein expressed.

Given under my hand and seal of office this the _____ day of _____, 2018.

NOTARY PUBLIC in and for the STATE OF _____

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Michael Cleo Billingsley, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land 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.

Michael Cleo Billingsley
Registered Professional Land Surveyor No. 6558
Kimley-Horn and Associates, Inc.
801 Cherry Street
Suite 1300
Fort Worth, Texas 76102
817-900-8526
michael.billingsley@kimley-horn.com

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

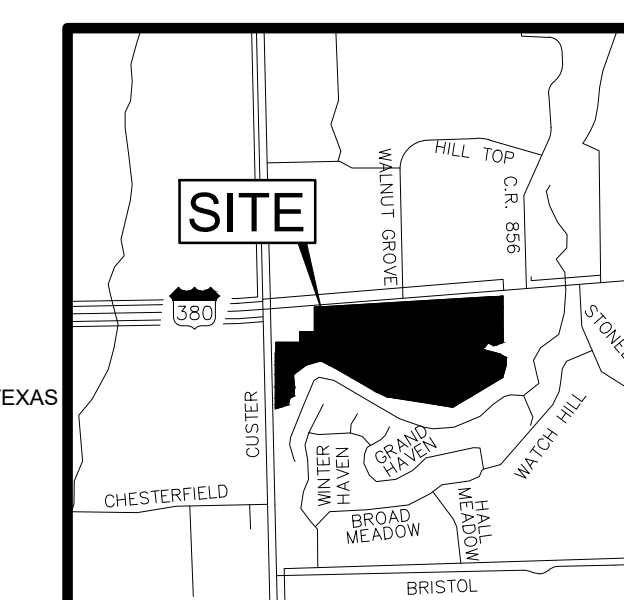
STATE OF TEXAS §

COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Michael Cleo Billingsley, known to me to be the person and officer 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2018.

Notary Public, State of Texas

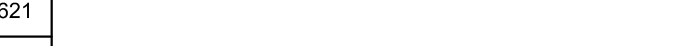


LOCATION MAP
SCALE 1"=2000'

LOT NO.	ACRES	SQ. FT.
LOT 1R1	8.2896	361,096
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LOT 18	3.7850	164,874

LEGEND
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 P.O.C. = POINT OF COMMENCING
 P.O.B. = POINT OF BEGINNING
 5/8" IR = 5/8" IRON ROD W/ "KHA" CAP SET
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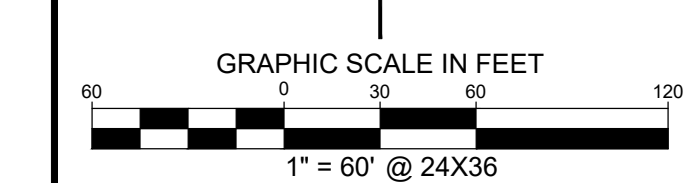
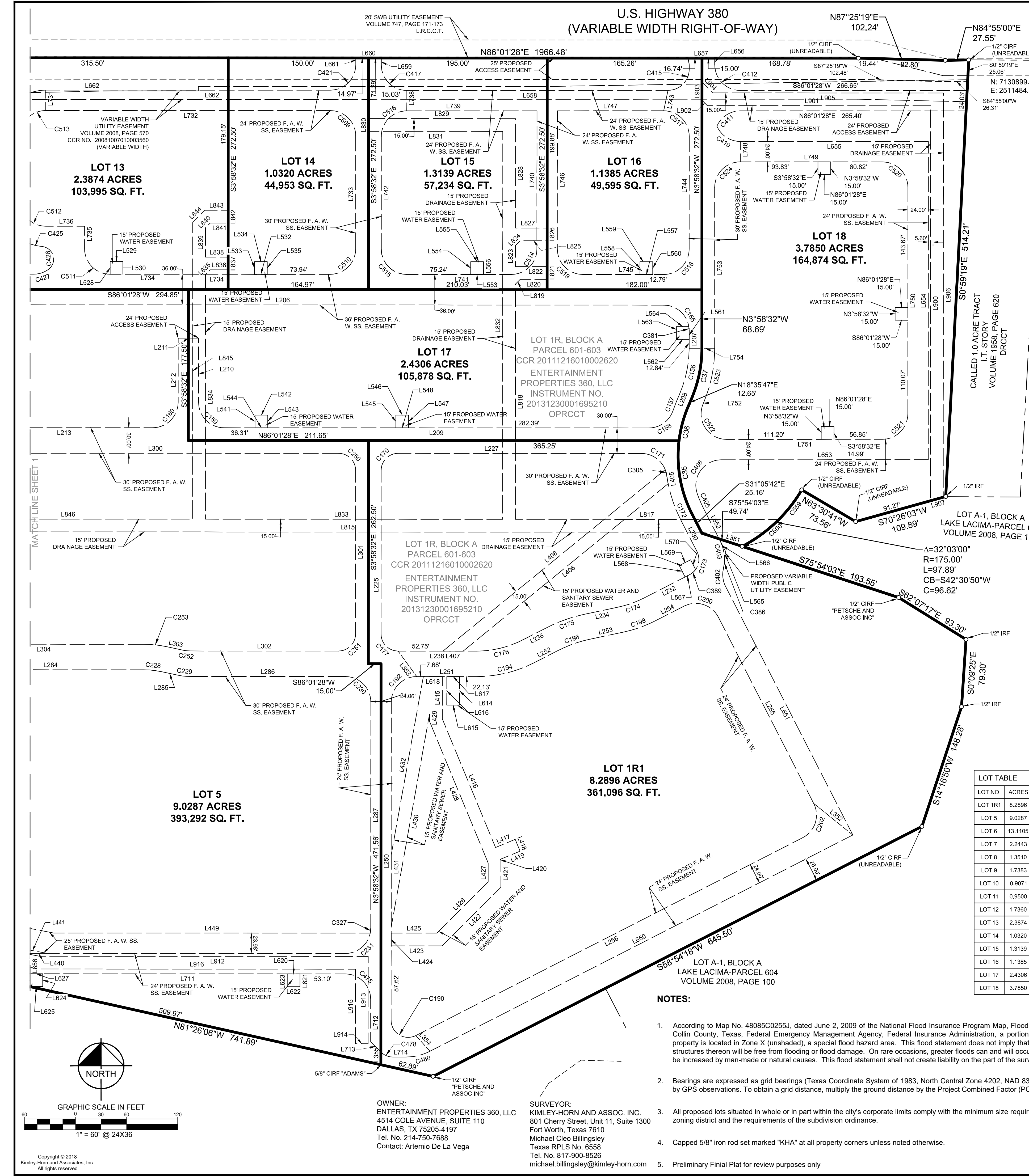
LINE TYPE LEGEND



**LOT 1R1
8.2896 ACRES
361,096 SQ. FT.**

NOTES:

- According to Map No. 48085C0255J, dated June 2, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, a portion of this property is this property is located in Zone X (unshaded), a special flood hazard area. This flood statement does not imply that the property and/or the structures 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 surveyor.
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- Preliminary Final Plat for review purposes only



1" = 60' @ 24X36

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OWNER:
ENTERTAINMENT PROPERTIES 360, LLC
4514 COLE AVENUE, SUITE 110
DALLAS, TX 75205-4197
Tel. No. 214-750-7688
Contact: Artemio De La Vega

SURVEYOR:
KIMLEY-HORN AND ASSOC. INC.
801 Cherry Street, Unit 11, Suite 1300
Fort Worth, Texas 76102
Michael Cleo Billingsley
Texas RPLS No. 6558
Tel. No. 817-900-8526
michael.billingsley@kimley-horn.com

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PRELIMINARY FINAL PLAT
PARCEL 601-603
LOTS 1R1 AND 5-18, BLOCK A
 an addition to the City of McKinney, Collin County, Texas being a replat of Lot 1R, Block A
PARCEL 601-603, an addition to the City of McKinney, Collin County, Texas according to the plat thereof recorded in Instrument No. 20111216010002620 of the Official Public Records of Collin County, Texas being a part of the C. SEARCY SURVEY, Abstract No. 830 and the B. WORLEY SURVEY, Abstract No. 995.

		801 Cherry Street, Unit 11, # 1300 Fort Worth, Texas 76102 FIRM # 10194040		Tel. No. (817) 335-6511 www.kimley-horn.com		
		Scale	Drawn by	Checked by	Date	Project No.
1" = 60'		CDP	MCB	01/24/2018	061295405	3 OF 3

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