

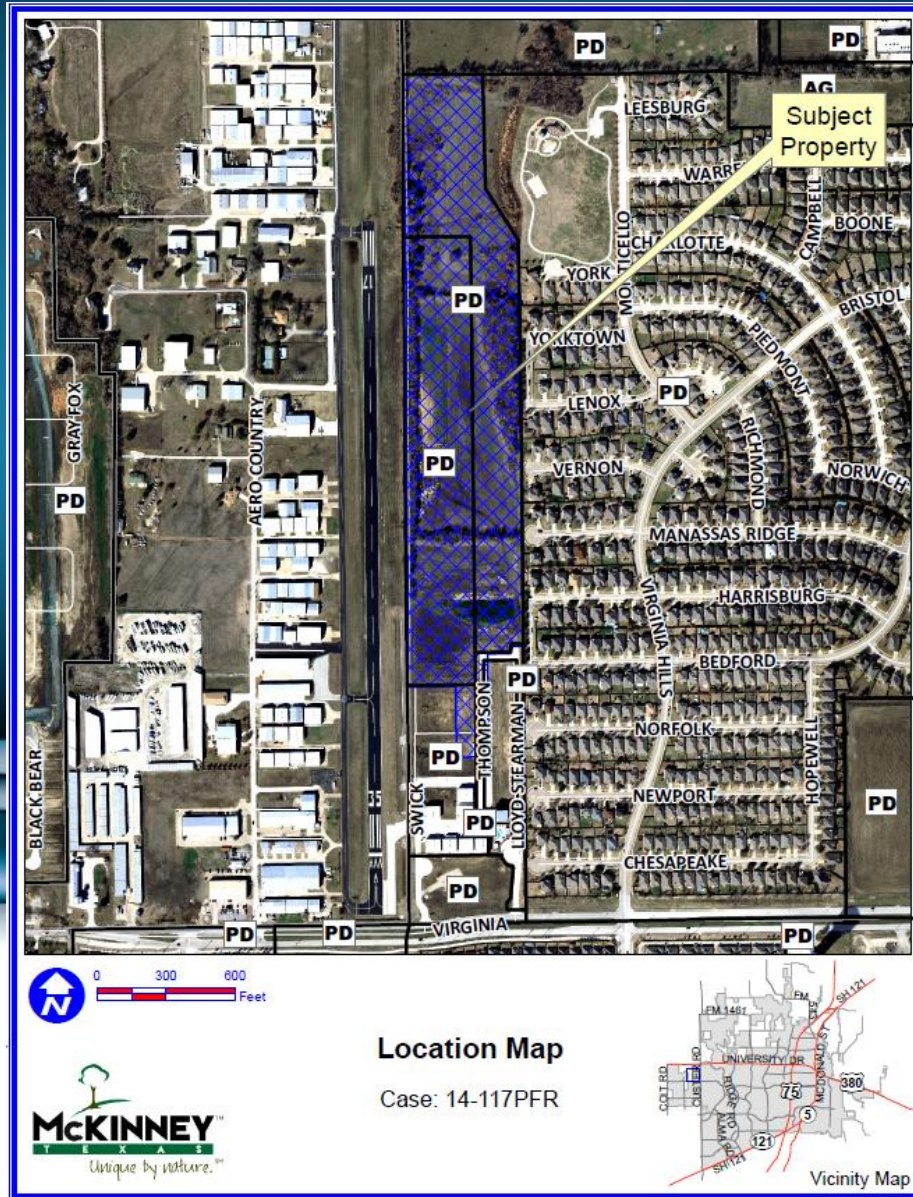
# Case No. 14-117PFR

## Aero Country East

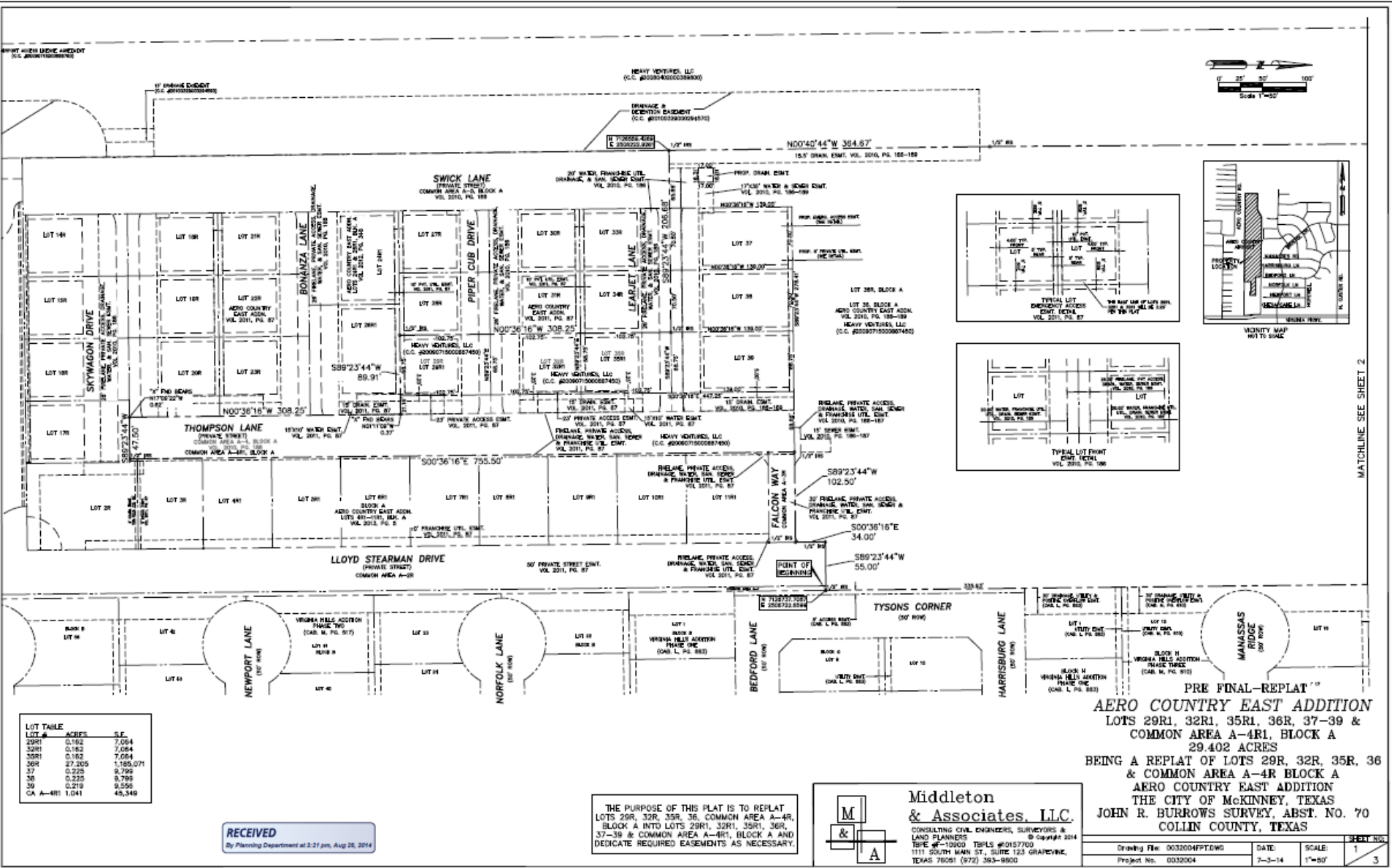




# Aerial Exhibit



# Proposed Preliminary-Final Replat





# Proposed Preliminary-Final Replat



CITY OF  
MCKINNEY ADJUTANT CLERK  
L.R. (LIC. #0000000000000000)

N00°57'48"W 631.99'

38° 30' 00" E

N89°14'27"E 373.33'

34° 30' 00" E

S00°36'16"W 481.19'

THE PURPOSE OF THIS PLAT IS TO REPLAT  
LOTS 29R, 32R, 35R, 36, COMMON AREA A-4R,  
BLOCK A INTO LOTS 29R1, 32R1, 35R1, 36R,  
37-39 & COMMON AREA A-4R1, BLOCK A AND  
DEDICATE REQUIRED EASEMENTS AS NECESSARY.

**OWNERS CERTIFICATE**  
STATE OF TEXAS  
COUNTY OF COLLIN

WE, HENRY VENTURES, LLC (owner of Lots 29R, 32R, 35R, 36 & Common Area A-4R) and in the presence of two or more disinterested persons, do hereby certify that the plat of AERO COUNTRY EAST ADDITION, LOTS 29R1, 32R1, 35R1, 36R, 37-39 & COMMON AREA A-4R1, BLOCK A and Common Area A-4R1, as shown on the plat of AERO COUNTRY EAST ADDITION, as recorded in Volume 2011, Page 87 of the Public Records of Collin County, Texas (PROJECT) and all of Lot 36, Block A of the Revised Plat of AERO COUNTRY EAST ADDITION, as shown in the City of McKinney as recorded in Volume 2010, Page 183-188 (PROJECT) and being more particularly described as follows:

**BEING** a 1/2 inch lot and set for the most northeast corner of said Amending Plat of AERO COUNTRY EAST ADDITION;  
**THENCE** along the northerly line of said Amending Plat of AERO COUNTRY EAST ADDITION as follows:  
South 89° 33' 44" West a distance of 55.00 feet to a 1/2 inch lot and set for corner;  
North 00° 38' 18" East a distance of 34.00 feet to a 1/2 inch lot and set for corner;  
South 89° 33' 44" West a distance of 102.50 feet to a 1/2 inch lot and set for the most northeasterly corner of Common Area A-4 also called Thompson Lane;  
**THENCE** departing the northerly line of said Amending Plat of AERO COUNTRY EAST ADDITION and along the easterly line of said Common Area A-4 South 00° 30' 16" East a distance of 705.00 feet to a 1/2 inch lot and set for corner in the northerly line of Lot 17R;

**THENCE** departing the westerly line of said Common Area A-4 and along the northerly line of Lot 17R South 00° 30' 44" West a distance of 47.50 feet to an "X" cut head (bearing North 17° 00' 50" West, 5.627) for the most southeasterly corner of Lot 20R;

**THENCE** departing the northerly line of Lot 17R and along the easterly line of Lots 20R, 22R & 28R1 North 00° 38' 16" West a distance of 308.25 feet to an "X" cut head (bearing North 01° 11' 00" West, 5.377) for the most southeasterly corner of Lot 28R1;

**THENCE** departing the westerly line of Lot 28R1 and along the northerly line of 28R1 South 89° 33' 44" West a distance of 88.61 feet to a 1/2 inch lot and set for the most southeasterly corner of Lot 28R of said Amending Plat of AERO COUNTRY EAST ADDITION;

**THENCE** along the easterly line of Lots 28R, 20R and 24R of said Amending Plat of AERO COUNTRY EAST ADDITION North 00° 30' 16" West a distance of 308.25 feet to a 1/2 inch lot and set for the most northeasterly corner of said Lot 24R and the northerly line of said Amending Plat of AERO COUNTRY EAST ADDITION;

**THENCE** departing the easterly line of said Lot 24R and along the southerly line of said Amending Plat of AERO COUNTRY EAST ADDITION South 89° 33' 44" West a distance of 308.88 feet to a 1/2 inch lot and set for the most southeasterly corner of Common Area A-4, also called Jack Lane, and the lot and set being in the easterly line of a tract of land as described in a deed to Henry Ventures LLC and recorded in County Clerk No. 2009040000000000 (PROJECT);

**THENCE** departing the southerly line of said Amending Plat of AERO COUNTRY EAST ADDITION and along the westerly line of said Henry Ventures LLC tract as follows:  
North 00° 40' 44" West a distance of 354.87 feet to a 1/2 inch lot and set for corner;

North 00° 33' 44" West a distance of 183.00 feet to a 1/2 inch lot and set for the most southeasterly corner of a tract of land as described in a deed to Citibank Airport Partners, LP, and recorded in County Clerk No. 2009100000000000 (PROJECT);

**THENCE** departing the westerly line of said Henry Ventures LLC tract and along the northerly line of said Citibank Airport Partners, LP, tract North 00° 37' 48" West a distance of 675.00 feet to a 3/8 inch lot and set for the most southeasterly corner of a tract of land as described in a deed to 380 Ranch Client Ventures and recorded in Volume 2217, Page 148 (PROJECT);

**THENCE** departing the westerly line of said Citibank Airport Partners, LP, tract and along the southerly line of said 380 Ranch Client Ventures tract North 00° 14' 27" East a distance of 202.00 feet to a 3/8 inch lot and set for the most southeasterly corner of Lot 14, Block A of Virginia Hill Addition, Phase Five, an addition to the City of McKinney as recorded in Cabinet H, Page 881 (PROJECT);

**THENCE** departing the east southerly line of said 380 Ranch Client Ventures tract and along the easterly line of said Lot 14, Block A South 00° 36' 18" East a distance of 481.19 feet to a 3/8 inch lot and set for the most southeasterly corner of the most southeasterly corner of Lot 13, Block H of Virginia Hill Addition, Phase Five, an addition to the City of McKinney as recorded in Cabinet H, Page 288 (PROJECT);

**THENCE** departing the westerly line of said Lot 14, Block H and along the easterly line of said Virginia Hill Addition, Phase Four as follows:  
South 33° 33' 22" East a distance of 253.82 feet to a 1/2 inch lot and set for corner;

South 00° 38' 18" East passing the most northeasterly corner of Virginia Hill Addition, Phase Three an addition to the City of McKinney as recorded in Cabinet H, Page 810 (PROJECT) of 306.73 feet and passing the most northeasterly corner of Virginia Hill Addition, Phase One an addition to the City of McKinney as recorded in Cabinet H, Page 803 (PROJECT) of 1122.78 feet to a total distance of 1379.51 feet to the point of beginning.

Containing within these metes and bounds 29,402 acres or 1,280,787 square feet of land more or less.  
The bearings within these metes and bounds are based upon the amended plat of AERO COUNTRY EAST, an addition to the City of McKinney, Texas as recorded in Volume 2011, Page 88 of the (PROJECT).

**SURVEYORS CERTIFICATE**

I, J. Dan Middleton, Professional Land Surveyor, Texas Registration No. 4560

STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared J. Dan Middleton, 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 \_\_\_\_\_ Town, this \_\_\_\_\_ day of \_\_\_\_\_ 2014.

Notary Public in and for the State of Texas

**OWNERS CERTIFICATE**

STATE OF TEXAS  
COUNTY OF COLLIN

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT We, Henry Ventures, LLC, do hereby adopt this plat designating the hereinbefore described property as AERO COUNTRY EAST ADDITION, LOTS 29R1, 32R1, 35R1, 36R, 37-39 & COMMON AREA A-4R1, BLOCK A BEING A REPLAT OF LOTS 29R, 32R, 35R, 36 & COMMON AREA A-4R, BLOCK A AND COMMON AREA A-4R, AS SHOWN ON THE PLAT OF AERO COUNTRY EAST ADDITION, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC, AS FOLLOWS, THAT STREET, ALLEY AND PUBLIC USE ABOVE HEREIN, THE EASEMENTS, PUBLIC UTILITY, PRIVATE UTILITY, ACCESS, OR ALLEYS, FOR MUTUAL USE AND ACCOMMODATION OF THE AERO COUNTRY EAST COMPANY ASSOCIATION, CITY OF MCKINNEY, AND ALL PUBLIC UTILITIES DESIGNED TO USE THE SAME, AND ALL PUBLIC UTILITY AND THE CITY OF MCKINNEY SHALL HAVE THE RIGHT TO REMOVE AND BEING REMOVED ALL OR PARTS OF ANY BUILDING, FENCE, SHEDS, TREES OR IMPROVEMENTS OR PROVIDE, WHICH IN ANY MANNER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS OR WITH THE CITY OF MCKINNEY AND ALL PUBLIC UTILITIES CONSTRUCTING, RECONSTRUCTING, IMPROVING, MAINTAINING AND USING TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEMS, WITHOUT THE NECESSITY OF ACEPTANCE, OF PROVIDING THE PERMITS OF ANY AGENCY.

This plat approved subject to all planning ordinances, rules, regulations and restrictions of the City of McKinney, Texas.  
WITNESS MY HAND at McKinney, Texas, this \_\_\_\_\_ day of \_\_\_\_\_ 2014.

By: Henry Ventures, LLC

Michael D. Smith, President

STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Michael D. Smith, President of Henry Ventures, LLC, a limited liability company of Henry Ventures, LLC, a limited liability company of the State of Texas.

GIVEN MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_ 2014.

Notary Public in and for the State of Texas

- NOTES:
1. THE BOUNDING HEREIN ARE BASED UPON THE AMENDING PLAT OF AERO COUNTRY EAST, AN ADDITION TO THE CITY OF MCKINNEY, TEXAS, AS RECORDED IN VOLUME 2011, PAGE 88 OF THE PLAT 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.
  3. COORDINATES THEREIN HEREIN 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 AND HAVE BEEN ACCEPTED BY THE CITY AS PUBLIC IMPROVEMENTS AND NO STREETS SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION WITHIN THE SUBDIVISION, AND THE STREETS SHALL ALWAYS BE OPEN TO EMERGENCY SERVICES, PUBLIC AND PRIVATE UTILITY MAINTENANCE AND SERVICE PERSONNEL, THE U.S. POSTAL SERVICE, AND GOVERNMENT EMPLOYEES IN PURSUANT TO THEIR OFFICIAL DUTY.
  5. ALL COMMON AREAS, EXCEPT COMMON AREA A-4, SHALL BE USED FOR IRRIGATE, OVERHEAD WATER, SANITARY SEWERS, FIREFIGHTING UTILITY AND MUTUAL ACCESS. COMMON AREA A-4 SHALL BE USED FOR ORNAMENTAL AND UTILIZED.
  6. ALL COMMON AREAS ARE TO BE OWNED AND MAINTAINED BY THE HOA.
  7. A POND AGREEMENT WAS PREPARED AND FILED FOR THE OWNERS OF BLOCK A, LOTS 1-36. THE DOCUMENT FILED NUMBER IS 2010070000000000 AND RECORDED IN THE DEED RECORDS OF COLLIN COUNTY, TEXAS.
  8. PRIOR TO THE SIGNING OF A CERTIFICATE OF OCCUPANCY FOR ANY COMMERCIAL STRUCTURES OF A FINAL INSPECTION FOR ANY RESIDENTIAL STRUCTURES ON THE SUBJECT PROPERTY, ALL REQUIRED JURISDICTIONAL LANDSCAPE ARCHITECTURE, SECURITY PANELS MUST BE INSTALLED TO THE GOVERNING PLANNED DEVELOPMENT DISTRICT ORDINANCE (2009-07-01) AND APPROVED SPECIFIC USE PERMIT/SITE PLAN (2009-12-08).
  9. A FACILEES AGREEMENT WAS PREPARED AND FILED FOR THE OWNERS OF BLOCK A, LOTS 1-36. THE DOCUMENT FILED NUMBER IS 2010070000000000 AND RECORDED IN THE DEED RECORDS OF COLLIN COUNTY, TEXAS.

OWNER:  
HENRY VENTURES, LLC  
230 AERO COUNTRY ROAD  
MCKINNEY, TEXAS 75071  
MICHAEL D. SMITH  
469-383-2303

Approved and Accepted

Planning & Zoning Chairman  
City of McKinney, Texas

Date

Middleton & Associates, LLC  
CONSULTING CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS  
TELE: 409-10900 TOLL FREE: 800-577-9000  
1111 SOUTH MAIN ST., SUITE 123 GRAPEVINE, TEXAS 76051 (972) 383-9800  
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PRE FINAL-REPLAT  
AERO COUNTRY EAST ADDITION  
LOTS 29R1, 32R1, 35R1, 36R, 37-39 &  
COMMON AREA A-4R1, BLOCK A  
29,402 ACRES  
BEING A REPLAT OF LOTS 29R, 32R, 35R, 36  
& COMMON AREA A-4R BLOCK A  
AERO COUNTRY EAST ADDITION  
THE CITY OF MCKINNEY, TEXAS  
JOHN R. BURROWS SURVEY, ABST. NO. 70  
COLLIN COUNTY, TEXAS

Drawing File: 0032004PPT04G	DATE: 7-3-14	SCALE: 1"=80'	SHEET NO: 3
Project No. 0032004			3