

VICINITY MAP

NOT TO SCALE

GENERAL NOTES:

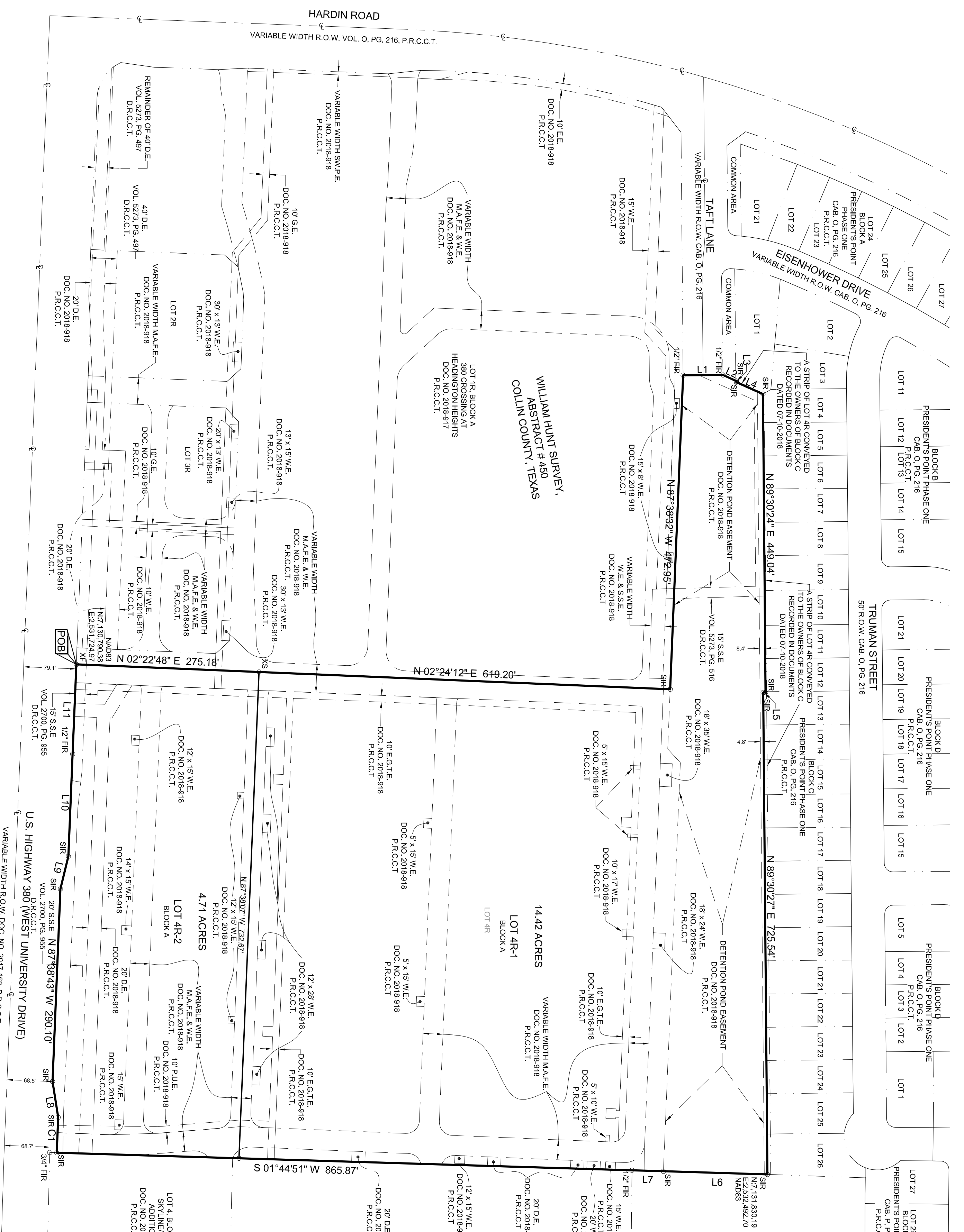
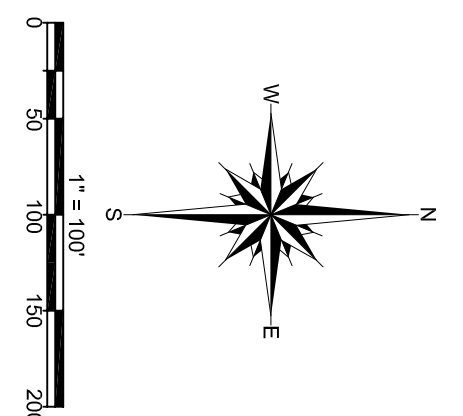
- 1. ALL CORNERS ARE MARKED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNLESS OTHERWISE NOTED.
2. FLOOD STATEMENT: I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE CITY OF MCKINNEY, COMMUNITY NUMBER 480135 EFFECTIVE DATE 06-20-2017 AND THAT MAP INDICATES AS SCALE, THAT THIS PROPERTY IS WITHIN UNSHADOWED ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (500-YEAR) AS SHOWN ON PANEL 280 J OF SAID MAP.
3. THE PURPOSE OF THIS MINOR REPLAT IS TO CREATE 3 LOTS FROM A PREVIOUSLY PLATTED LOT.
4. NOTE: BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.
5. THE OWNERS OF BLOCK A, LOT 1 OF THIS PLAT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE REFERENCED WATER DETENTION SYSTEM. THE OWNERS SHALL FURTHER HOLD PERSONS TO THE OWNERS LOT OR ANY AFFECTED LOT ARISING FROM SUCH MAINTENANCE RESPONSIBILITY. THE CITY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF THE REFERENCED SYSTEM, ALTHOUGH IT RETAINS THE RIGHT TO ENTER UPON THE EASEMENT FOR PUBLIC PURPOSES.
6. ALL PROPOSED LOTS SITUATED IN WHOLE OR IN PART WITHIN THE SUBDIVISION SHOWN HEREON SHALL BE SUBJECT TO ALL REQUIREMENTS OF THE GOVERNING ZONING DISTRICT AND THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE.

BOUNDARY LINE TABLE with columns: LINE, BEARING, DISTANCE, CURVE RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, DELTA ANGLE.

CURVE TABLE with columns: CURVE, RADIUS, ARC LENGTH, CHORD BEARING, DELTA ANGLE.

LEGEND

- R.O.W. = RIGHT-OF-WAY
P.O.B. = POINT OF BEGINNING
SIR = IRON ROD SET W/CAPPED
D.E. = DRAINAGE EASEMENT
D.T.E. = DETENTION POND EASEMENT
M.A.F.E. = MUTUAL ACCESS AND UTILITY EASEMENT
S.W.P.E. = SIDEWALK/POSTSTRAN EASEMENT
E.E. = ELECTRIC EASEMENT, TELEPHONE EASEMENT
W.E. = WATER EASEMENT
P.F.C. = PUBLIC UTILITY EASEMENT
P.R.C.T. = PERMANENT RECORDS OF C.O.M.



CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF DENTON

I, MICHAEL R. KERSTEN, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND AND THAT THE MONUMENTS SHOWN HEREON WERE FOUND OR PLACED WITH 1/2" IRON RODS CAPPED "KAZ" UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS.

MICHAEL R. KERSTEN R.P.L.S. # 6828 DATE

STATE OF TEXAS
COUNTY OF DENTON
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MICHAEL R. KERSTEN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS DAY OF 2019.

NOTARY PUBLIC, DENTON COUNTY, TEXAS.
MY COMMISSION EXPIRES



SURVEYOR: KAZ SURVEYING, INC. 1720 WESTMINSTER STREET DENTON, TEXAS 76205
ENGINEER: CABRE & ASSOCIATES, LLC 2201 LONG PRAIRIE ROAD, FLOWER MOUND, TEXAS 75022
OWNER: MCKINNEY SH I, LTD. 2711 N. HASKELL AVENUE #2800 DALLAS, TEXAS 75204

OWNERS CERTIFICATION

STATE OF TEXAS
COUNTY OF COLLIN
WHEAS MCKINNEY SH I, LTD., is the owner of all that certain lot, tract or parcel of land lying and being situated in Collin County, Texas and being a part of all that called 37,812 acre tract of land described in deed to McKinney SH I, LTD., recorded in Instrument Number 20170327000382300, Official Public Records, Collin County, Texas and also being known as Lot 4, Block A, 380 Crossing at Headington Heights, an addition to the City of McKinney, Collin County, Texas according to the plat recorded in Instrument No. 2018-917, Plat Records, Collin County, Texas and being more fully described by metes and bounds as follows:
BEGINNING at an "X" set found in concrete for the Southwest corner of said Lot 4, same being the Eastern/Southeast corner of Lot 1 of said Block A, and being in the North right of way line of U.S. Highway 380;
THENCE North 02 degrees 22 minutes 48 seconds East, departing said North right of way line and along the West line of said Lot 4 and the East line of said Lot 1, a distance of 215.18 feet to an "X" set in concrete;
THENCE North 02 degrees 24 minutes 12 seconds East, continuing along said West line and said East line, a distance of 619.20 feet to a 1/2 inch iron rod set stamped "KAZ";
THENCE North 87 degrees 38 minutes 32 seconds West, along the Western/South line of said Lot 4 and the North line of said Lot 1, a distance of 472.95 feet to a 1/2 inch iron rod found;
THENCE North 89 degrees 30 minutes 27 seconds East, continuing along said North line, a distance of 725.54 feet to a capped 1/2 inch iron rod set stamped "KAZ";
THENCE North 89 degrees 30 minutes 31 seconds East, continuing along said North line, a distance of 1.65 feet to a capped 1/2 inch iron rod set stamped "KAZ";
THENCE North 89 degrees 30 minutes 31 seconds East, continuing along said Northern/West line, a distance of 44.01 feet to a capped 1/2 inch iron rod set stamped "KAZ";
THENCE North 89 degrees 30 minutes 24 seconds East, along the North line of said Lot 4, a distance of 448.04 feet to a capped 1/2 inch iron rod set stamped "KAZ";
THENCE North 89 degrees 30 minutes 27 seconds East, continuing along said North line, a distance of 3.50 feet to a capped 1/2 inch iron rod set stamped "KAZ";
THENCE North 89 degrees 30 minutes 27 seconds East, continuing along said North line, a distance of 2.50 feet to a capped 1/2 inch iron rod set stamped "KAZ";
THENCE North 01 degree 41 minutes 16 seconds West, continuing along said East line, a distance of 47.43 feet to a capped 1/2 inch iron rod set stamped "KAZ";
THENCE South 01 degree 44 minutes 51 seconds West, continuing along said East line, a distance of 665.87 feet to a capped 1/2 inch iron rod set stamped "KAZ" for the Southeast corner of said Lot 4, same being the beginning of a non-right-angle curve to the right;
THENCE along said curve to the right and along the South line of said Lot 4 and said North right of way line, whose chord bears North 87 degrees 42 minutes 46 seconds West, 53.23 feet, having a radius of 11,379.69 feet, said arc length of 53.23 feet to a capped 1/2 inch iron rod set stamped "KAZ";
THENCE South 81 degrees 01 minute 27 seconds West, continuing along said South line, a distance of 54.68 feet to a capped 1/2 inch iron rod set stamped "KAZ";
THENCE North 87 degrees 38 minutes 43 seconds West, continuing along said South line and said North right of way line, a distance of 290.10 feet to a capped 1/2 inch iron rod set stamped "KAZ";
THENCE North 76 degrees 20 minutes 39 seconds West, continuing along said South line and said North right of way line, a distance of 50.72 feet to a capped 1/2 inch iron rod set stamped "KAZ";
THENCE North 87 degrees 36 minutes 35 seconds West, continuing along said South line and said North right of way line, a distance of 153.83 feet to a capped 1/2 inch iron rod set stamped "KAZ";
THENCE North 87 degrees 38 minutes 01 second West, continuing along said South line and said North right of way line, a distance of 135.00 feet to the POINT OF BEGINNING and containing 19.13 acres of land, more or less.

OWNERS DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
THAT MCKINNEY SH I, LTD. DOES HEREBY ADOPT THIS MINOR REPLAT DESIGNATING THE HEREBY DESCRIBED PROPERTY AS LOTS 4R-1, 4R-2, 4R-3, BLOCK A, OF THE 380 CROSSING AT HEADINGTON HEIGHTS ADDITION, BEING A REPLAT OF LOT 4, BLOCK A, 380 CROSSING AT HEADINGTON HEIGHTS ADDITION, AN ADDITION TO THE CITY OF MCKINNEY, INSTRUMENT NUMBER 2017-188, PLAT RECORDS, COLLIN COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS AND EASEMENTS SHOWN HEREON FOR THE PURPOSE AS INDICATED, THE FREELANE, MUTUAL ACCESS AND UTILITY EASEMENT BEING HEREBY DEDICATED FOR THE MUTUAL USE AND ACCOMMODATION OF THE CITY OF MCKINNEY AND ALL PUBLIC UTILITIES SERVING TO OR PARTS OF ANY BUILDING, FENCES, SHRUBS, TREES AND OTHER PLANT LIFE. THE CITY OF MCKINNEY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REPRODUCED ALL OR PARTS OF ANY BUILDING, FENCES, SHRUBS, TREES, AND OTHER PLANT LIFE ON THE EASEMENTS SHOWN HEREON AND SHALL BE RESPONSIBLE FOR THE MAINTENANCE, PROTECTION, AND REPAIR OF THE EASEMENTS SHOWN HEREON UNDER THE DIRECTION AND SUPERVISION OF THE CITY OF MCKINNEY. THE CITY OF MCKINNEY SHALL HAVE THE FULL RIGHT OF ACCESS AND UPON SAID 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. THE PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF MCKINNEY, TEXAS.

MCKINNEY SH I, LTD. OWNER
DATE
STATE OF TEXAS
COUNTY OF DENTON
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, AND STATE, ON THIS DAY PERSONALLY APPEARED JEFF RANSBY, 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 CONSIDERATIONS THEREIN.
WITNESS MY HAND AND SEAL OF OFFICE THIS DAY OF 2019.
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
COUNTY
MY COMMISSION EXPIRES ON
APPROVED AND ACCEPTED
CHAIRPERSON, PLANNING & ZONING COMMISSION
CITY OF MCKINNEY, TEXAS
DATE

MINOR REPLAT
380 CROSSING AT
HEADINGTON HEIGHTS
LOTS 4R-1, 4R-2, 4R-3, BLOCK A

BEING A REPLAT OF LOT 4, BLOCK A, 380 CROSSING AT HEADINGTON HEIGHTS, AN ADDITION TO THE CITY OF MCKINNEY, INSTRUMENT NUMBER 2018-917, PLAT RECORDS, COLLIN COUNTY, TEXAS, AND BEING 19.13 ACRES IN THE WILLIAM HUNT SURVEY, ABSTRACT NUMBER 450, IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS