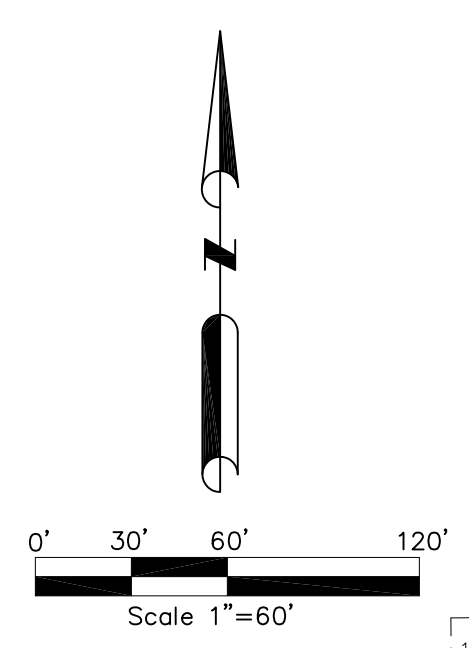


**LEGEND**  
 24' FIRE, ACC. W. SS, DR. & F. UTIL. ESMT.  
 24' FIRE, ACCESS, WATER, SAN. SEWER, DRAINAGE, & FRANCHISE UTILITY ESMT.  
 GA LAND DEVELOPMENT, LP  
 INST. NO. 20140304000199220  
 FUTURE SINGLE FAMILY DEVELOPMENT (VACANT)



STATE PLANE COORD:  
 N 7098791.1891  
 E 2511903.9077

15' Utility Esmt  
 Vol. 2006, Pg. 190  
 30' Fire Lane, Mutual Access, Utility, Drainage, Water & Sanitary Sewer Esmt  
 Vol. 2007, Pg. 419  
 10' Utility Esmt  
 Vol. 2007, Pg. 419

LOT 3R, BLOCK A, MCKINNEY TOWN CROSSING  
 VOL. 2007, PG. 419

30' Fire Lane, Mutual Access, Utility, Drainage, Water & Sanitary Sewer Esmt  
 Vol. 2007, Pg. 419

STATE PLANE COORD:  
 N 7098236.6502  
 E 2511913.9054

POINT OF BEGINNING

GA LAND DEVELOPMENT, LP  
 INST. NO. 20140304000199220  
 FUTURE SINGLE FAMILY DEVELOPMENT (VACANT)

LOT 1, BLOCK A, SOUTHERN HILLS AT CRAIG RANCH  
 VOL. 2015, PG. 98  
 M&E TEXAS MOVIEHOUSE, LP  
 INST. NO. 20150331000351720

LOT 1R, BLOCK A  
 6.022 ACRES

6.788 AC.  
 (295703 S.F.)

LOT 3, BLOCK A  
 0.766 ACRES

STATE HIGHWAY 121  
 (VARI. ROW)  
 (SERVICE ROAD)

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

**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.

CRAIG RANCH PARKWAY  
 VOL. 2015, PG. 98

LOT 2, BLOCK A, SOUTHERN HILLS AT CRAIG RANCH  
 VOL. 2015, PG. 98

VARI. WIDTH DRAIN, WATER & SAN. SEWER ESMT.  
 INST. NO. 2005-0165771

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°00'00"	20.00'	31.42'	28.28'	N21°19'15"E
C45	44°02'58"	20.00'	15.38'	15.00'	S44°17'45"W
C46	44°02'58"	44.00'	33.83'	33.00'	S44°17'46"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	25.00
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

NOTES:  
 1. 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.  
 2. THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS FROM LOT 1, BLOCK A.  
 3. A CONVEYANCE PLAT IS A MAP OF PROPERTY APPROVED BY THE CITY FOR THE PURPOSE OF SALE OR CONVEYANCE IN ITS ENTIRETY OR INTERESTS THEREON DEFINED. NO BUILDING PERMIT SHALL BE ISSUED NOR PERMANENT PUBLIC UTILITY SERVICE PROVIDED UNTIL A RECORD PLAT IS FILED FOR RECORD. SELLING A PORTION OF PROPERTY BY METES AND BOUNDS, EXCEPT AS SHOWN ON AN APPROVED, FILED AND ACCEPTED CONVEYANCE PLAT, RECORD PLAT, MINOR PLAT OR MINOR REPLAT IS A VIOLATION OF THE CITY ORDINANCES AND STATE LAW.

CONVEYANCE PLAT ONLY:  
 NOT FOR DEVELOPMENT

No.	DATE	REVISION	APPROV.

**Middleton PROJECT ENGINEER:  
 & Associates, LLC.**  
 CONSULTING CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS  
 TBPE #1-10900 TBPLS #10157700  
 1111 SOUTH MAIN ST., SUITE 123 GRAPEVINE, TEXAS 76051 (972) 393-9800

CONVEYANCE PLAT  
**MOVIEHOUSE ADDITION**  
 LOTS 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

Drawing File: 0034009CPT.DWG	DATE: 9-11-15	SCALE: 1"=60'	SHEET NO: 1
Project No. 0034009			2

RECEIVED  
 By Planning Department at 11:56 am, Sep 14, 2015

OWNERS DEDIATION

STATE OF TEXAS  
COUNTY OF COLLIN

WHEREAS M&E Texas Moviehouse, L.P. 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 all of a tract of land as described in a deed to M&E Texas Moviehouse, L.P. and recorded in Instrument No. 20150331000351720 of the Real Property Records of Collin County, Texas (RPRCCT) and being all of Lot 1, Block A of the Conveyance Plat of Southern Hills At Craig Ranch as recorded in Volume 2015, Page 98 (RPRCCT) and being more particularly described as follows:

BEGINNING at a TXDOT right-of-way monument found 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 with a plastic cap stamped JBI found 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 the most northwesterly corner of Lot 2, Block A of said Conveyance Plat of Southern Hills At Craig Ranch;

THENCE departing the southerly line of said GA Land Development, LP tract and along the westerly line of said Lot 2 South 23' 40' 45" East a distance of 717.11 feet to a 5/8 inch iron rod found for the most southwesterly corner of said Lot 2, said iron rod also being in the northerly right-of-way line of State Highway 121 (a variable width right-of-way);

THENCE departing the westerly line of said Lot 2 and 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, BJ 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,

\_\_\_\_\_  
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, M&E Texas Moviehouse, L.P., do hereby adopt this Plat designating the hereinabove described property as MOVIEHOUSE 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 it 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.

M&E Texas Moviehouse L.P.  
by its general partner,  
P&S Real Estate Investments II, LLC

By \_\_\_\_\_  
Leslie Perry Sloan  
Managing Member

STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Leslie Perry Sloan, Managing Member (of M&E Texas Moviehouse, L.P.) 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.

Approved and Accepted

\_\_\_\_\_  
Chairperson, Planning & Zoning Commission  
City of McKinney, Texas

\_\_\_\_\_  
Date

CONVEYANCE PLAT

**MOVIEHOUSE ADDITION**

LOTS 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

CONVEYANCE PLAT ONLY:  
NOT FOR DEVELOPMENT



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

Drawing File: 0034009CPT.DWG	DATE: 9-11-15	SCALE: 1"=60'	SHEET NO: 2
Project No. 0034009			2