



OWNERSHIP'S CERTIFICATION

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, CINEMARK, are the owners of all that certain lot, tract or parcel of land lying and situated in the City of McKinney, Collin County, Texas and being part of the William Hunt Survey, Abstract Number 450 and also being all of Lot 6, Block A, 380 Commons at Headington Heights Addition, an Addition to the City of McKinney, Collin County, Texas, as recorded in Volume 2018, Page 518, Official Public Records of Collin County, Texas, and being more fully described by metes and bounds as follows:

Beginning at a found nail for the common corner of Lots 3, 4, 5, and 6, Block A, said 380 Commons at Headington Heights Addition, an Addition, and for the most Northerly Northeast corner of this tract, whence a found 1/2" iron rod for the Northeast corner of said Lot 5 and the Southeast corner of said Lot 4, bears S87°48'27"E, 222.32 feet;

Thence S02°11'32"W, leaving said Lots 3 and 4, Block A and with the West line of said Lot 5, a distance of 209.94 feet to a found chiseled "X" in concrete for the Southwest corner of said Lot 5 and for a corner of this tract;

Thence S87°43'02"E, with the South line of said Lot 5, a distance of 173.52 feet to a found 1/2" iron rod for a corner of said Lot 5 and for a corner of this tract;

Thence S80°41'53"E, continuing with the South line of said Lot 5, a distance of 38.34 feet to a found chiseled "X" in concrete in the West Right of Way line of North Hardin Boulevard for the Southeast corner of said Lot 5 and for the most Easterly Northeast corner of this tract, whence a found chiseled "X" in concrete for a corner of said Lot 5, bears N06°07'41"E, a chord distance of 150.12 feet;

Thence Southwesterly, leaving said Lot 5 and with said North Hardin Boulevard and with the arc of a curve to the right, an arc length of 388.18 feet to a found 1/2" iron rod for the Northeast corner of Lot 7, Block A, said 380 Commons at Headington Heights Addition, an Addition, for the Southeast corner of this tract, and for the end of said curve to the right; said curve having a radius of 1857.86 feet, a central angle of 13°58'16", and a chord that bears S15°59'52"W, a chord distance of 387.47 feet;

Thence N69°56'40"W, leaving said North Hardin Boulevard and with the North line of said Lot 7, a distance of 113.10 feet to a found chiseled "X" in concrete for a corner of said Lot 7, and for a corner of this tract;

Thence N87°48'28"W, continuing with the North line of said Lot 7, a distance of 572.28 feet to a point in the East Right of Way line of Bois D'Arc Road as recorded in said Volume 2018, Page 518, for the Northwest corner of said Lot 7 and for the Southwest corner of this tract, whence a found chiseled "X" in concrete bears North, 0.76 feet and West, 0.42' and a found chiseled "X" in concrete for the Southwest corner of said Lot 7 bears S02°12'35"W, 328.00 feet;

Thence N02°12'35"E, leaving said Lot 7 and with said Bois D'Arc Road, 289.08 feet to a set 1/2" iron rod with blue cap marked DELTA LAND SURVEYING for a corner of this tract;

Thence N02°16'51"E, continuing with said Bois D'Arc Road, 317.92 feet to a set chiseled "X" in concrete for the Southwest corner of Lot 1, Block A, said 380 Commons at Headington Heights Addition, an Addition, and for the Northwest corner of this tract;

Thence S87°48'27"E, leaving said Bois D'Arc Road and with the South line of said Lots 1, 2, and 3, Block A, 566.47 feet to the Point of Beginning.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, CINEMARK, DO HEREBY ADOPT THIS RECORD PLAT DESIGNATING THE HEREON DESCRIBED PROPERTY AS LOTS 6-A AND 6-B, BLOCK A, 380 COMMONS AT HEADINGTON HEIGHTS ADDITION, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS AND EASEMENTS SHOWN HEREON FOR THE PURPOSE AS INDICATED. ALL END ANY PUBLIC UTILITIES AND THE CITY OF MCKINNEY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDING, FENCES, SHRUBS, TREES, OR OTHER IMPROVEMENTS OR GROWTHS, WHICH IN ANYWAY, 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 SHALL, AT ALL TIMES, HAVE THE FULL RIGHT OF INGRESS AND AGREE TO OR FROM 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.

CINEMARK

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED, 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 PURPOSES AND CONSIDERATIONS THEREIN.

WITNESSED MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
COUNTY _____

MY COMMISSION EXPIRES ON _____

CERTIFICATION OF SURVEYOR

STATE OF TEXAS
COUNTY OF LUBBOCK

I, Adam N. Light, Registered Professional Land Surveyor, do hereby certify that this plat and description was prepared from an actual survey of the property and that the information hereon represents the findings of this survey to the best of my knowledge and belief.

Adam N. Light
Registered Professional Land Surveyor No. 6684
Survey Date: September 13, 2021
Delta Land Surveying Project No. 21266

STATE OF TEXAS
COUNTY OF LUBBOCK

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ADAM. N. LIGHT, 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 EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS 28TH DAY OF APRIL, 2021.

NOTARY PUBLIC, LUBBOCK COUNTY, TEXAS
MY COMMISSION EXPIRES 11/27/2023

General Notes:

- Scale: 1" = 50'
- Heavy lines indicate plat limits.
- Record documents other than those shown may affect this tract.
- Only those copies which bear an original ink impression seal and signature will be considered a "valid" copy. Delta Land Surveying LLC will not be responsible for anything other than a valid copy of this survey.
- Controlling Monuments are those that were held for the purpose of this survey or agree with this survey.
- Physical monuments of record dignity are those that are expressly called for in the records and can be identified with a reasonable amount of certainty. They are also controlling monuments unless otherwise noted.
- Monuments indicated as found on this survey are not "physical monuments of record dignity" unless otherwise noted.
- Found monuments are accepted by this surveyor as controlling evidence due to substantial agreement with record documents unless otherwise noted.
- Notes and statements shown on this survey in *italics* were provided and/or required by sources other than the signing surveyor. The signing surveyor makes no guarantee to the accuracy, legality, or validity of such statements.
- The signing surveyor's certification only applies to those things which are part of the normal purview of a Registered Professional Land Surveyor in the State of Texas.

Survey Specific Notes:

- Bearings are based on the North line of Lot 5, Block A, being previously recognized as S87°48'27"E.
- Distances are actual surface distances.
- Coordinates shown are based on the Texas Coordinate System of 1983, (Zone). Coordinates are actual grid coordinates and are generated by RTK Observation using the Leica Smartnet Network.
- Lots 6-A through 6-C contains 9.55 acres (415,975.7 sq. ft.) within the plat limits.

VICINITY MAP (NOT TO SCALE)



CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	19.64	33.09	96°32'23"	29.31	N 46°48'50" E
C2	1857.86	50.83	1°34'04"	50.83	N 09°13'42" E
C3	1857.86	197.87	06°06'08"	197.78	S 1°30'34" W
C4	1857.86	1190.31	09°52'09"	1190.23	S 19°02'56" W

PLAT/LOT LINE TABLE

LINE BEARING	DISTANCE
L1 N 80°41'53" W	38.34
L2 S 87°41'17" E	56.98
L3 S 79°39'18" E	33.73
L4 N 80°44'23" W	47.81
L5 N 89°43'19" W	27.04
L6 S 74°10'32" E	4.71

EASEMENT LINE TABLE

LINE BEARING	DISTANCE
L7 N 47°11'32" E	32.97
L8 N 02°11'32" E	278.08
L9 N 87°48'50" W	188.40
L10 N 02°12'35" E	124.47
L11 S 87°47'25" E	115.00
L12 S 02°12'35" W	114.47
L13 S 87°48'50" E	188.40
L14 S 02°11'32" W	239.48
L15 S 87°48'28" E	10.00
L16 N 47°11'32" E	39.71
L17 N 02°11'32" E	256.87
L18 N 87°48'50" W	43.62
L19 N 02°11'10" E	115.00
L20 S 87°48'50" E	58.65
L21 S 87°48'28" E	27.47
L22 S 87°48'28" E	28.08
L23 S 87°47'25" E	7.50

APPROVED AND ACCEPTED

CITY MANAGER, CITY OF MCKINNEY, TEXAS

DATE

PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

THIS DOCUMENT IS RELEASED FOR REVIEW PURPOSES ONLY.

RELEASE DATE: SEPTEMBER 13, 2021

SURVEYOR: DELTA LAND SURVEYING, LLC
CONTACT: JNELSON@DELTALBK.COM
PHONE: 806-701-5707

RECORD PLAT

LOTS 6-A THROUGH 6-C, A REPLAT OF LOT 6, BLOCK A, 380 COMMONS AT HEADINGTON HEIGHTS ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

