

LEGEND

- IRF IRON ROD FOUND
- IRS IRON ROD SET
- POC POINT OF COMMENCING
- POB POINT OF BEGINNING
- ROW RIGHT-OF-WAY
- UE UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- PDE PRIVATE DRAINAGE EASEMENT
- WE WATER EASEMENT
- SSE SANITARY SEWER EASEMENT
- CA COMMON AREA
- SVE SIGHT VISIBILITY EASEMENT
- Street Name Change

- NOTES:**
- ALL CORNERS ARE ONE-HALF INCH IRON RODS FOUND WITH CAP STAMPED "JBI" UNLESS OTHERWISE NOTED ON PLAT.
 - 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.
 - ALL COMMON AREAS ARE BIKE & PEDESTRIAN ACCESS AND UTILITY EASEMENTS TO BE OWNED AND MAINTAINED BY THE HIGHLAND LAKES COMMUNITY ASSOCIATION.
 - THE MAINTENANCE OF RETAINING WALLS IS THE RESPONSIBILITY OF THE PROPERTY OWNER WHERE THE WALL IS LOCATED.
 - ALL PROPOSED LOTS SHALL HAVE A TEN (10) FOOT UTILITY EASEMENT ADJACENT TO STREET AND ALLEY RIGHT-OF-WAYS.
 - UPON COMPLETION AND SUBMITTAL OF FINAL DESIGN AND FLOOD STUDY PREPARATION, LOTS SHOWN MAY REQUIRE MODIFICATIONS AND/OR REMOVAL.
 - STREET INTERSECTIONS DESIGNATED WITH "*" MUST BE CONSTRUCTED WITH THE TRAFFIC CALMING DESIGN SHOWN IN THE TRAFFIC CALMING EXHIBIT BY JBI PARTNERS, INC.
 - STREET INTERSECTIONS DESIGNATED WITH "***" MUST BE CONSTRUCTED WITH THE TRAFFIC CALMING DESIGN PER THE CITY OF MCKINNEY RESIDENTIAL MINI TRAFFIC CIRCLE DETAIL, STANDARD DRAWING NO. 2085M.
 - THE 100-YEAR FULLY DEVELOPED FLOODPLAIN IS NOT SHOWN UPSTREAM OF THE NRCS-ASSISTED LAKE. PREVIOUS LAKE CALCULATIONS USE DESIGN PARAMETERS THAT MAY NOT BE CONSISTENT WITH THE CURRENT ANTICIPATED DEVELOPMENT PATTERNS IN THE BASIN. ADJUSTMENTS TO THE PRELIMINARY FINAL PLAT MAY BE REQUIRED BASED ON THE DETERMINED ULTIMATE FLOODPLAIN.

PRELIMINARY-FINAL PLAT

HIGHLAND LAKES
 430 RESIDENTIAL LOTS
 14 COMMON AREA LOTS
 2 COMMERCIAL/RETAIL LOTS
 1 AMENITY CENTER LOT

202.260 ACRES OUT OF THE
 THOMAS STALLCUP SURVEY, ABSTRACT NO. 846

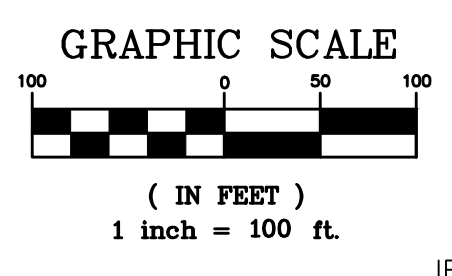
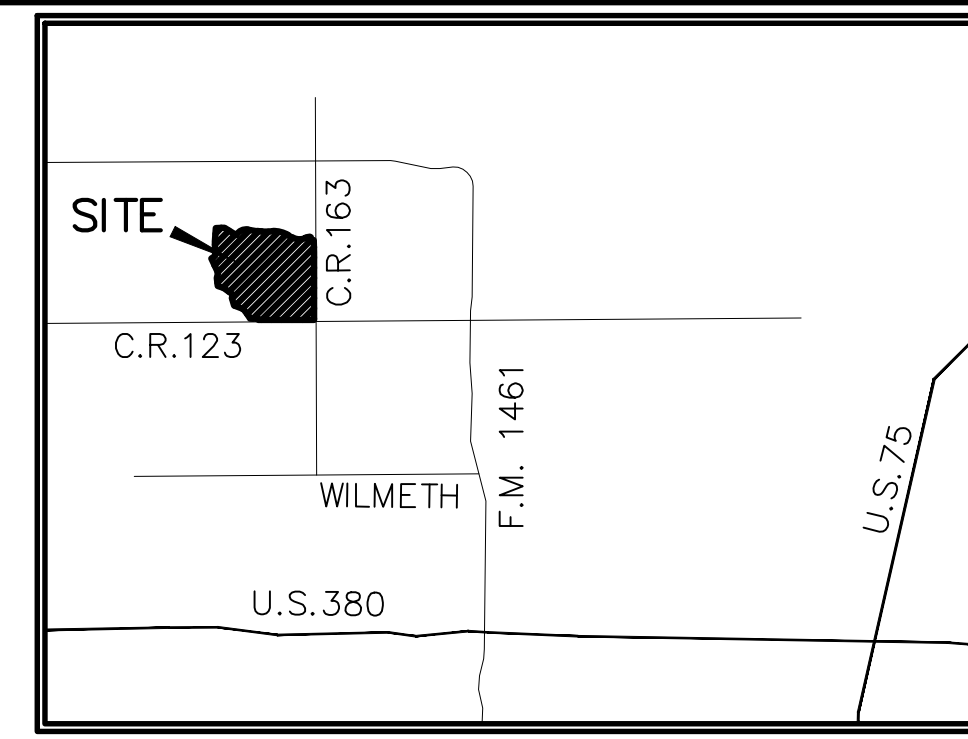
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

HRC/WCD PARTNERS L.P. **OWNER/DEVELOPER**
 16390 Addison Road
 Addison, Texas 75001
 Contact: Dale Clark (972)672-6776

JBI PARTNERS, INC. **SURVEYOR/ENGINEER**
 2121 Midway Road, Suite 300
 Carrollton, Texas 75006
 Contact: Joshua Luke, P.E.
 TBPE No. F-438 TBPLS No. 10076000 (972) 248-7676

DATE: JUNE 29, 2020 Sheet 1 of 4

Plotted by: brencshaw Plot Date: 6/29/2020 9:35 AM
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 Drawing: H:\Projects\WCD056-Highland Lakes\surveying\dwg\WCD056-prefinal PT.dwg



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HIGHLAND LAKES

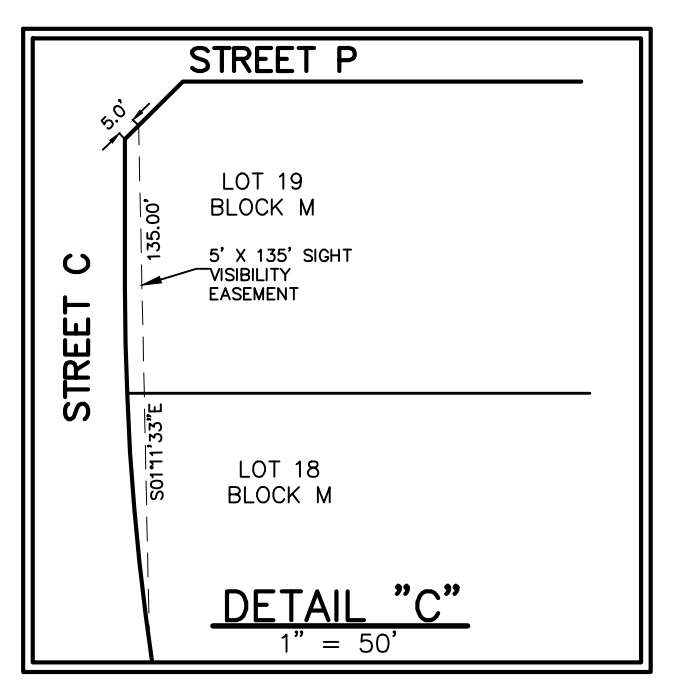
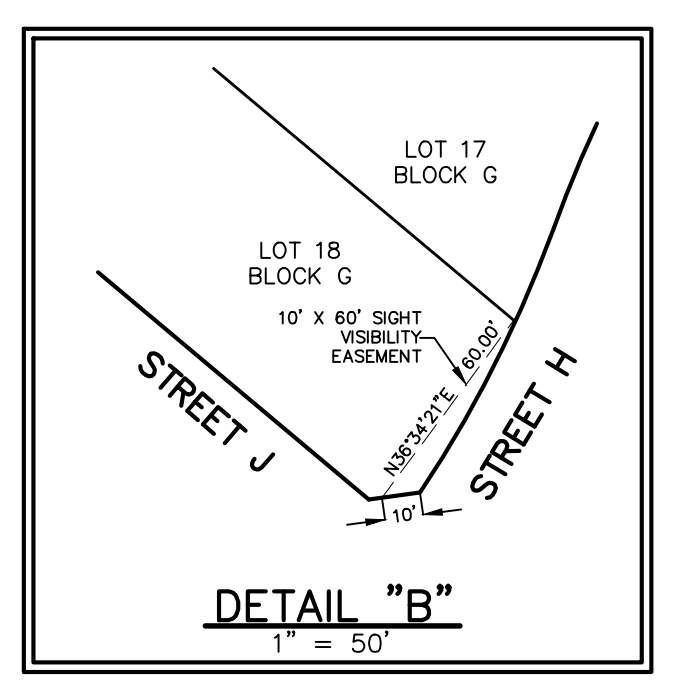
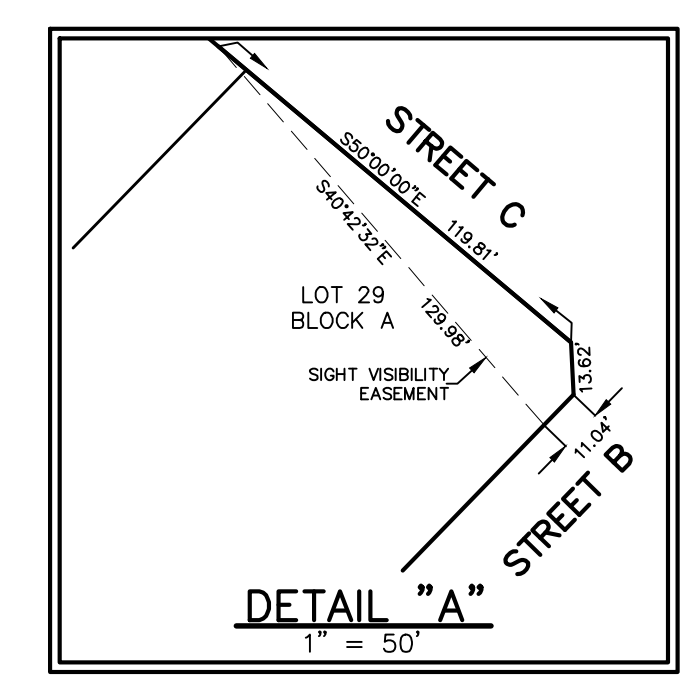
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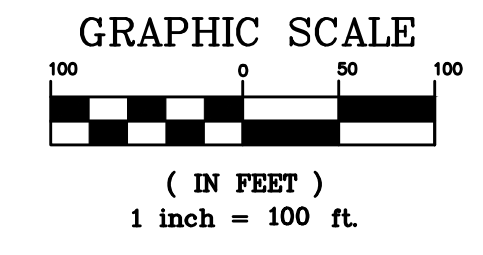
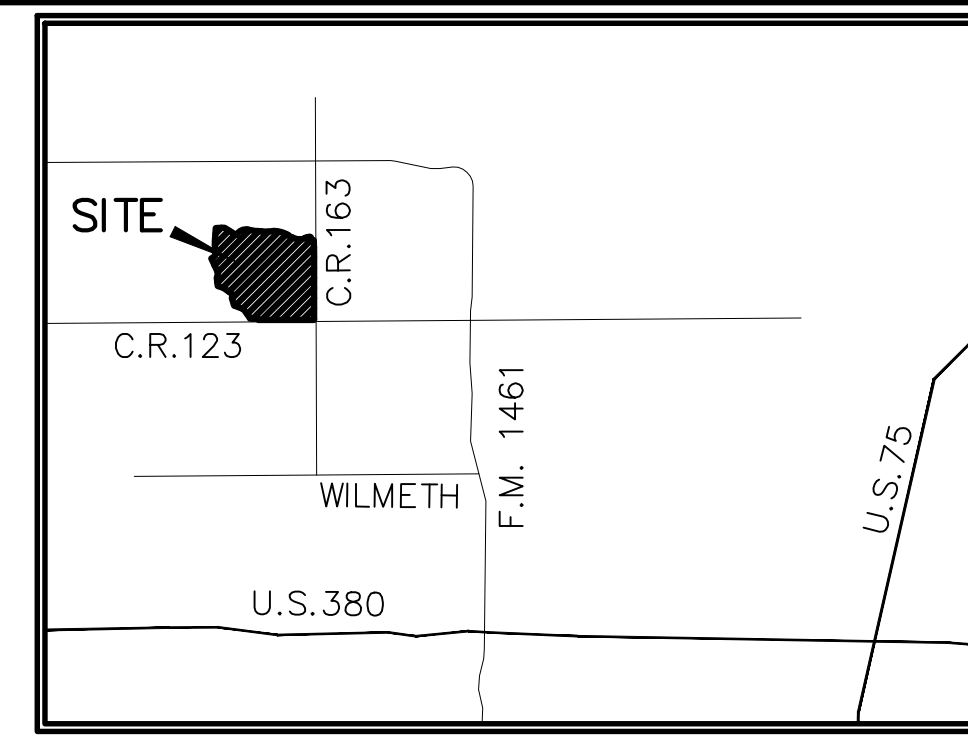
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

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 Contact: Dale Clark

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 2121 Midway Road, Suite 300
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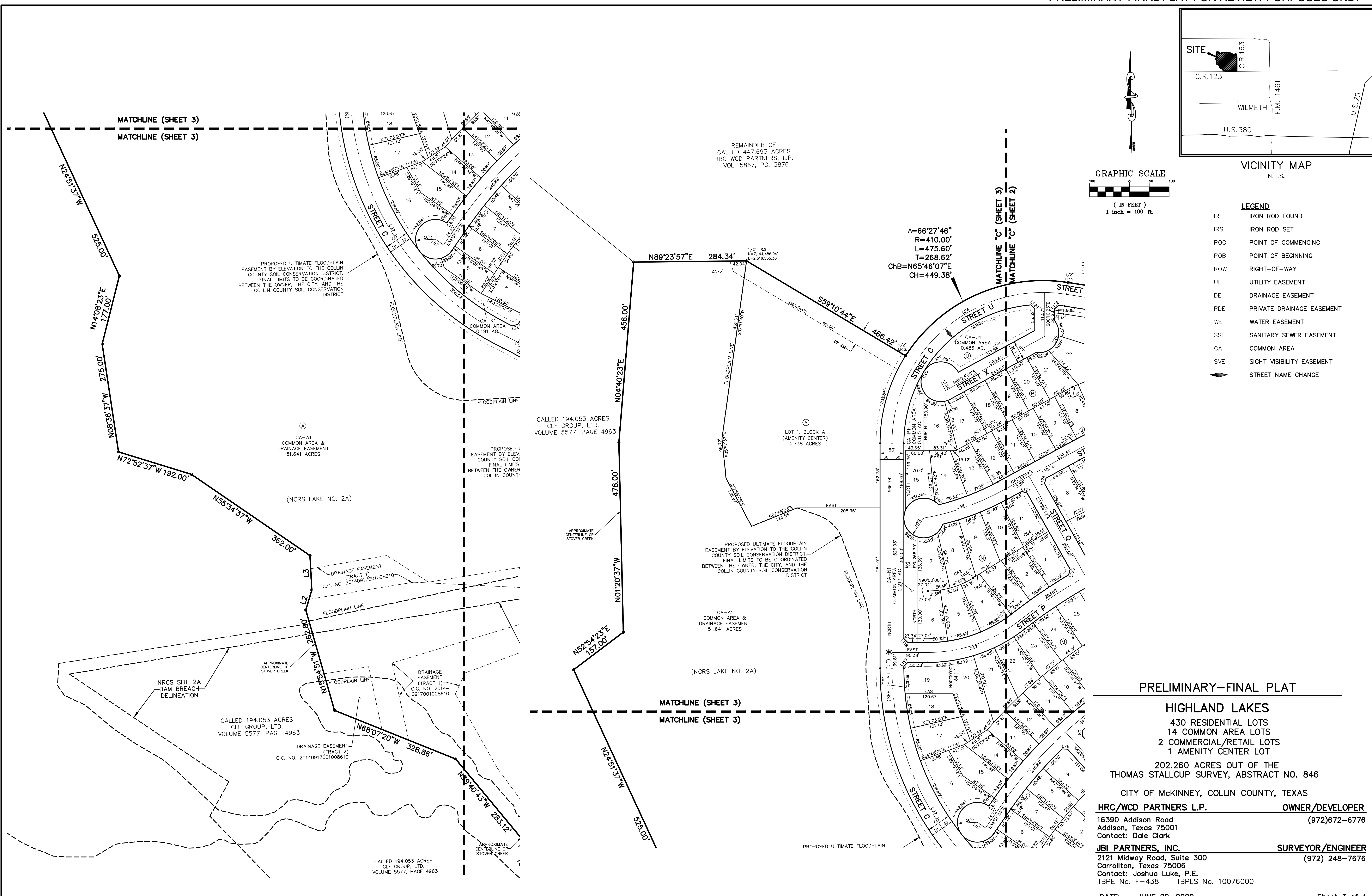


Plotted by: brenshaw Plot Date: 6/29/2020 9:35 AM



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REMAINDER OF
CALLED 447.693 ACRES
HRC WCD PARTNERS, L.P.
VOL. 5867, PG. 3876

CALLLED 194.053 ACRES
CLF GROUP, LTD.
VOLUME 5577, PAGE 4963

LOT 1, BLOCK A
(AMENITY CENTER)
4.738 ACRES

CA-A1
COMMON AREA &
DRAINAGE EASEMENT
51.641 ACRES

PROPOSED ULTIMATE FLOODPLAIN
EASEMENT BY ELEVATION TO THE COLLIN
COUNTY SOIL CONSERVATION DISTRICT.
FINAL LIMITS TO BE COORDINATED
BETWEEN THE OWNER, THE CITY, AND THE
COLLIN COUNTY SOIL CONSERVATION
DISTRICT

PROPOSED U
EASEMENT BY ELEV.
COUNTY SOIL CON
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Carrallton, Texas 75006
Contact: Joshua Luke, P.E.
TBPE No. F-438 TBPLS No. 10076000

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Sheet 3 of 4

Plotted by: brenshaw Plot Date: 6/29/2020 9:36 AM
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OWNER'S DEDICATION §

STATE OF TEXAS §

COUNTY OF COLLIN §

WHEREAS, HRC WCD PARTNERS, L.P. is the owner of a tract of land located in the City of McKinney, Collin County, Texas, being part of the Thomas Stallcup Survey, Abstract No. 846, being part of that called 447.693 acre tract of land described in deed to HRC WCD Partners, L.P. as recorded in Volume 5867, Page 3876, Deed Records, Collin County, being all of a called 8.810 acre tract of land described in deed to HRC WCD Partners, L.P. as recorded as Instrument No. 20190820001009840, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a one-half inch iron rod with capped stamped "RPLS 4857" found for the southeast corner of said 8.810 acre tract, a being the intersection of the centerline of County Road No. 163 (unrecorded right-of-way) and County Road No. 123 (unrecorded right-of-way);

THENCE along the south line of said 8.810 acre tract and the centerline of said County Road No. 123, North 89 degrees 59 minutes 48 seconds West, passing at a distance of 771.41 feet a "P-K" nail found for the southwest corner of said 8.810 acre tract and the most southerly southeast corner of said 447.693 acre tract, continuing the south line of said 447.693 acre tract for a total distance of 1,867.95 feet to a 1/2" iron with cap stamped "RPLS 4613" found, being the southeast corner of a called 0.269 acre tract of land described in deed to Collin County as recorded in Volume 4039, Page 1460, Deed Records, Collin County, Texas;

THENCE, departing said centerline, along the common lines of said 0.269 acre tract and said 447.693 acre tract as follows:

North 00 degrees 24 minutes 30 seconds West, a distance of 45.12 feet to a 1/2" iron rod with cap stamped "RPLS 4613" found;

South 89 degrees 35 minute 30 seconds West, a distance of 94.03 feet to a 1/2" iron rod with cap stamped "RPLA 4613" found;

North 89 degrees 26 minutes 16 seconds West, a distance of 178.84 feet to a point for corner, being the southwest corner of said 447.693 acre tract, being in the east line of a called 194.053 acre tract of land described in deed to CLF Group, Ltd. as recorded in Volume 5577, Page 4963, Deed Records, Collin County, Texas, said point being the approximate centerline of Stover Creek;

THENCE, along the west line of said 447.693 acre tract, the east line of said 194.053 acre tract, and the approximate centerline of Stover Creek as follows:

North 26 degrees 54 minutes 23 seconds West, a distance of 107.77 feet to a point for corner;

North 39 degrees 40 minutes 43 seconds West, a distance of 283.12 feet to a point for corner;

North 68 degrees 07 minutes 20 seconds West, a distance of 328.86 feet to a point for corner;

North 15 degrees 54 minutes 51 seconds West, a distance of 262.80 feet to a point for corner, said point landing in NCRS Lake No. 2A;

THENCE, continuing along the west line of said 447.693 acre tract and the east line of said 194.053 acre tract, over, across and along the approximate centerline of said NCRS Lake No. 2A as follows:

North 16 degrees 45 minutes 15 seconds East, a distance of 52.61 feet to a point for corner;

North 03 degrees 04 minutes 37 seconds West, a distance of 87.00 feet to a point for corner;

North 55 degrees 34 minutes 37 seconds West, a distance of 362.00 feet to a point for corner;

North 72 degrees 52 minutes 37 seconds West, a distance of 192.00 feet to a point for corner;

North 08 degrees 36 minutes 37 seconds West, a distance of 275.00 feet to a point for corner;

North 14 degrees 08 minutes 23 seconds East, a distance of 177.00 feet to a point for corner;

North 24 degrees 51 minutes 37 seconds West, a distance of 525.00 feet to a point for corner;

North 52 degrees 54 minutes 23 seconds East, a distance of 157.00 feet to a point for corner;

North 01 degrees 20 minutes 37 seconds West, a distance of 478.00 feet to a point for corner;

North 04 degrees 40 minutes 23 seconds East, a distance of 456.00 feet to a point for corner;

THENCE, departing the centerline of said NCRS Lake, over and across said 447.693 acre tract as follows:

North 89 degrees 23 minutes 57 seconds East, a distance of 284.34 feet to a 1/2" iron rod with yellow cap stamped "JBI" set for corner;

South 59 degrees 10 minutes 44 seconds East, a distance of 466.42 feet to a 1/2" iron rod with yellow cap stamped "JBI" set for corner, the beginning of a non-tangent curve to the right;

Northeasterly along said curve to the right having a radius of 410.00 feet, a central angle of 66 degrees 27 minutes 46 seconds, an arc length of 475.60 feet, a tangent length of 268.62 feet, a chord bearing of North 65 degrees 46 minutes 07 seconds East, and a chord distance of 449.38 feet to a 1/2" iron rod with yellow cap stamped "JBI" set for corner;

South 81 degrees 00 minutes 00 seconds East, a distance of 292.20 feet to a 1/2" iron rod with yellow cap stamped "JBI" set for corner, the beginning of a curve to the left;

Easterly along said curve to the left, having a radius of 965.00 feet, a central angle of 09 degrees 00 minutes 00 seconds, an arc length of 151.58 feet, a tangent length of 75.95 feet, a chord bearing of South 85 degrees 30 minutes 00 seconds East, and a chord distance of 151.43 feet to a 1/2" iron rod with yellow cap stamped "JBI" set for corner;

East, a distance of 380.18 feet to a 1/2" iron rod with yellow cap stamped "JBI" set for corner, the beginning of a curve to the right;

Easterly along said curve to the right having a radius of 1,030.00 feet, a central angle of 35 degrees 50 minutes 03 seconds, an arc length of 644.19 feet, a tangent length of 333.02 feet, a chord bearing of South 72 degrees 04 minutes 59 seconds East and a chord distance of 633.74 feet to a 1/2" iron rod with yellow cap stamped "JBI" set for corner, the beginning of a curve to the left;

Easterly along said curve to the left having a radius of 470.00 feet, a central angle of 45 degrees 18 minutes 03 seconds, an arc length of 371.61 feet, a tangent length of 196.13 feet, a chord bearing of South 76 degrees 48 minutes 59 seconds East and a chord distance of 362.00 feet to a 1/2" iron rod with yellow cap stamped "JBI" set;

North 63 degrees 20 minutes 48 seconds East, a distance of 67.69 feet to a 1/2" iron rod with yellow cap stamped "JBI" set;

North 80 degrees 31 minutes 59 seconds East, a distance of 140.41 feet to a 1/2" iron rod with yellow cap stamped "JBI" set;

North 35 degrees 31 minutes 59 seconds East, a distance of 35.36 feet to a 1/2" iron rod with yellow cap stamped "JBI" set;

North 80 degrees 31 minutes 59 seconds East, a distance of 124.00 feet to a 1/2" iron rod with yellow cap stamped "JBI" set;

South 54 degrees 28 minutes 01 seconds East, a distance of 35.36 feet to a 1/2" iron rod with yellow cap stamped "JBI" set;

South 09 degrees 28 minutes 01 seconds East, a distance of 100.00 feet to a 1/2" iron rod with yellow cap stamped "JBI" set;

South 35 degrees 31 minutes 59 seconds West, a distance of 35.36 feet to a 1/2" iron rod with yellow cap stamped "JBI" set;

South 09 degrees 28 minutes 01 seconds East, a distance of 204.52 feet to a 1/2" iron rod with cap stamped "JBI" set for the beginning of a curve to the right;

Southerly along said curve to the right having a radius of 1,062.00 feet, a central angle of 09 degrees 24 minutes 05 seconds, an arc length of 174.26 feet, a tangent length of 87.33 feet, a chord bearing of South 04 degrees 45 minutes 58 seconds East and a chord distance of 174.07 feet to 1/2" iron rod with cap stamped "RPLS 4857" found for the northwest corner of Bloomdale Farms, an addition to Collin County according to the plat thereof as recorded in Cabinet C, Page 486, Plat Records, Collin County, Texas, being an inside "ell" corner of said 447.693 acre tract and being in the approximate east line of the Thomas Stallcup Survey, Abstract No. 846, the approximate west line of the Joel Thomas Survey, Abstract No. 838 and being in the approximate centerline of County Road No. 163 (projected);

THENCE along said common Abstract line, the approximate centerline of said County Road No. 163, the west line of said Bloomdale Farms, and the southerly east line of said 447.693 acre tract, South 00 degrees 03 minutes 48 seconds East, a distance of 2,273.69 feet to the POINT OF BEGINNING and containing 8,810,435 square feet or 202.260 acres of land.

STATE OF TEXAS §

COUNTY OF COLLIN §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, HRC/WCD PARTNERS, L.P. do hereby adopt this record plat designating the herein above described property as record plat of HIGHLAND LAKES, and do 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 the right to remove and keep removed all or parts of any building, fences, shrubs, trees or other improvements or growths, which in any way endanger or interfere with the construction, maintenance of efficiency of its respective systems on said Easements, and the City of McKinney and all public utilities construction, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems, without the necessity, at any time, or 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 ___ day of _____, 2020.

HRC/WCD PARTNERS, L.P.

By: Dale Clark, authorized signature for HRC/WCD Partners, LP

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared DALE CLARK 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ___ day of _____, 2020.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

Know All Men By These Presents:

That I, William J. Johnson, 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, Collin County, Texas.

Dated this the ___ day of _____, 2020.

"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."

William J. Johnson, R.P.L.S. No. 5426

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared WILLIAM J. JOHNSON, 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 _____, 2020.

Notary Public, State of Texas

Table with 12 columns: LINE TABLE, NO., BEARING, LENGTH. Contains 120 rows of survey data.

Table with 6 columns: CURVE TABLE, NO., LENGTH, DELTA, RADIUS, TANGENT, CHORD BEARING, CHORD. Contains 60 rows of curve data.

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