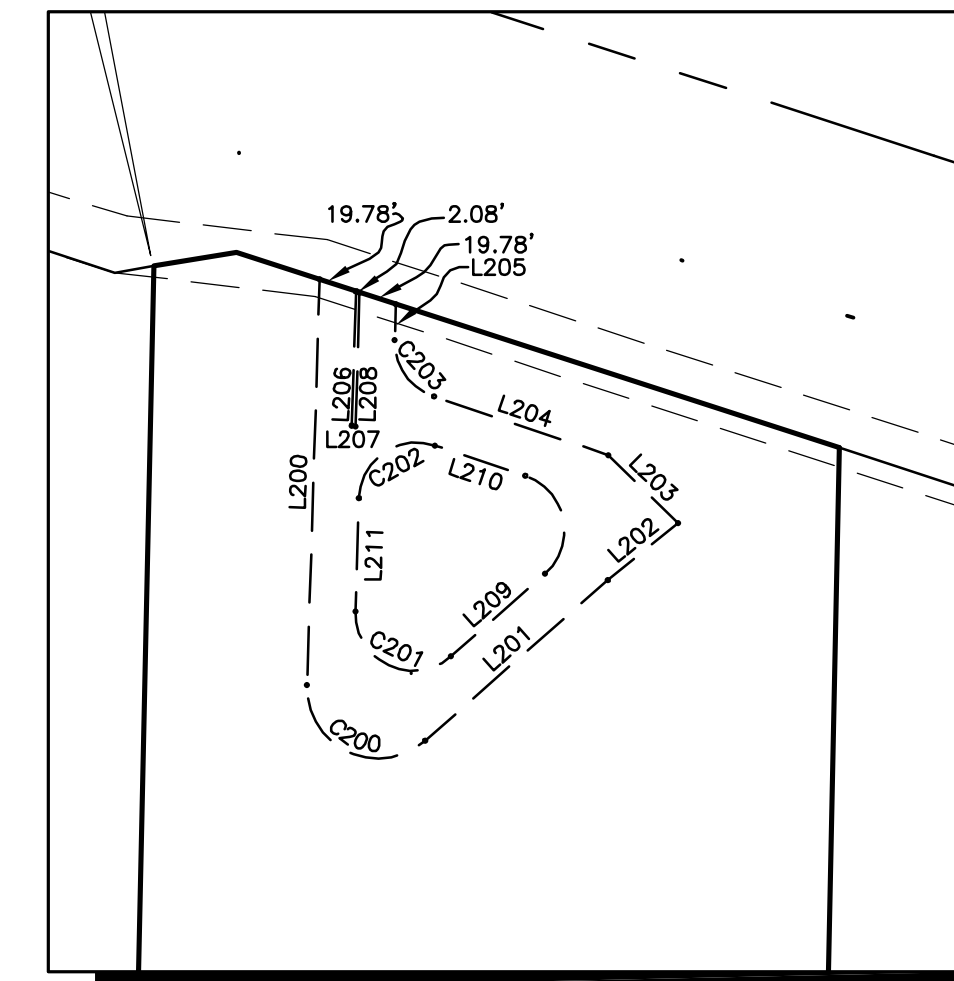


STATE PLANE COORDINATES  
N 7123869.616  
E 2557947.998

LINE	LENGTH	BEARING
L200	211.34'	S01°47'34"W
L201	126.82'	N48°39'51"E
L202	46.96'	N50°58'51"E
L203	50.61'	N45°38'30"W
L204	95.86'	N71°25'58"W
L205	18.73'	N01°47'34"E
L206	70.01'	S01°47'34"W
L207	2.02'	S79°55'55"E
L208	69.72'	N01°47'34"E
L209	65.17'	N48°39'51"E
L210	49.67'	N71°25'58"W
L211	58.89'	S01°47'34"W

CURVE	Delta	RADIUS	TANGENT	CHORD DIRECTION	LENGTH
C200	133°07'43"	37.00'	85.36'	S64°46'17"E	85.97'
C201	133°07'43"	30.00'	69.21'	S64°46'17"E	69.71'
C202	106°46'28"	30.00'	40.38'	S55°10'48"W	55.91'
C203	73°13'32"	30.00'	22.29'	S34°49'12"E	38.34'



ENLARGED AREA  
SCALE: 1"=100'

LINE	BEARING	DISTANCE
L1	S 88°44'30" E	23.18
L2	S 89°59'16" E	178.35
L3	S 88°10'19" E	346.76
L4	S 88°51'08" E	366.79
L5	S 88°40'37" E	294.13
L6	S 87°46'12" E	430.77
L7	N 89°52'50" E	503.14
L8	S 14°54'18" W	125.98
L9	S 10°32'49" W	237.96
L10	S 09°02'03" W	525.00
L11	S 12°07'24" W	136.00
L12	S 17°58'13" W	144.75
L13	S 27°31'19" W	181.03
L14	S 09°16'43" W	151.90
L15	S 08°00'01" E	396.34
L16	N 88°29'36" W	596.00

LINE	BEARING	DISTANCE
L17	N 89°17'09" W	304.20
L18	N 63°36'11" W	85.01
L19	N 69°45'16" W	93.50
L20	N 87°02'47" W	154.78
L21	N 63°22'50" W	115.04
L22	N 19°38'16" W	211.96
L23	N 09°21'30" E	154.12
L24	N 01°44'52" E	238.80
L25	N 12°59'33" W	351.86
L26	N 29°30'41" W	182.30
L27	N 45°01'47" W	111.01
L28	N 63°41'59" W	91.44
L29	N 82°49'43" W	270.02
L30	N 80°41'46" E	43.67
L31	S 72°02'25" E	329.84

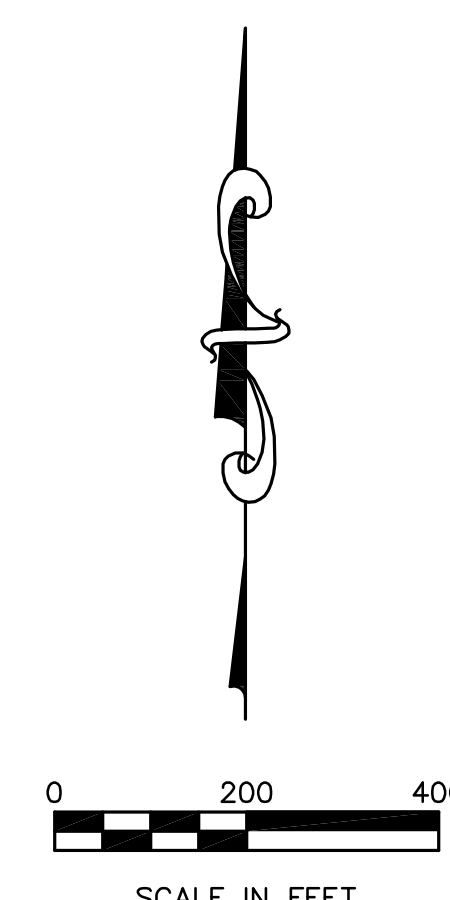
6,393,579 SQ. FT.  
146.776 ACRES

**Legend of Symbols & Abbreviations**

5/8" IRF - 5/8" IRON ROD FOUND  
3/4" IRF - 3/4" IRON ROD FOUND  
1/2" IRF - 1/2" IRON ROD FOUND  
60D NAIL - 60D NAIL FOUND  
TXDOT MON - TEXAS DEPARTMENT OF TRANSPORTATION HIGHWAY MONUMENT FOUND  
P.O.B. = POINT OF BEGINNING  
INST. NO. = INSTRUMENT NUMBER

O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS COLLIN COUNTY TEXAS  
D.R.C.C.T. = DEED RECORDS COLLIN COUNTY TEXAS  
P.R.C.C.T. = PLAT RECORDS COLLIN COUNTY TEXAS  
UNLESS OTHERWISE NOTED ALL CORNERS LABELED  
5/8" IRF ARE A 5/8" IRON ROD WITH A CAP STAMPED  
R.P.L.S. 5430.

**BASIS OF BEARING:**  
THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS STATE PLANE, NORTH CENTRAL ZONE, GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN IN THE FIELD.



FOR REVIEW PURPOSES ONLY  
PRELIMINARY-FINAL PLAT

**380 INVESTORS, ADDITION  
LOT 1, BLOCK. A  
146.776 ACRES**

BEING ALL OF A TRACT OF LAND TO 380 INVESTORS, INC. CALLED TRACT 1, RECORDED IN INSTRUMENT NO. 20090812001016270, O.P.R.C.C.T. & ALL OF A TRACT OF LAND TO 380 INVESTORS, INC. CALLED TRACT 2, RECORDED IN INSTRUMENT NO. 20090812001016270, O.P.R.C.C.T.

SITUATED IN THE  
H.T. CHONOWATH SURVEY, ABSTRACT NO. 157  
&  
B.L. HAMM SURVEY, ABSTRACT NO. 375  
IN THE  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

OWNER: 380 INVESTORS, INC.  
6000 LEGACY DR.  
PLANO, TEXAS 75024

SURVEYOR: MADDOX SURVEYING  
P.O. Box 2109  
Forney, Texas 75126  
Firm Registration No. 10013200  
(972) 564-4416

ENGINEER: GOLDER ASSOCIATES INC.  
500 Country Plaza Drive, Suite 190  
Houston, Texas 77073  
(281) 821-6868

02/02/2015 2:36:06 PM

OWNER'S DEDICATION

STATE OF TEXAS}
COUNTY OF COLLIN}

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, WE, 380 INVESTORS, INC., does hereby adopt this plat designating the hereinabove described property as 380 INVESTORS, ADDITION, an addition to the City of McKinney, Collin County, Texas and do hereby dedicate to public use forever, their streets, alleys, and public use area shown hereon, the easements, as shown, for mutual use and accommodation of the City of McKinney and all public utilities desiring to use of using same.

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 \_\_\_\_\_, 2015.

380 INVESTORS, INC.
Representative

STATE OF TEXAS}
COUNTY OF COLLIN}

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared \_\_\_\_\_ for 380 INVESTORS, INC., known to me to be the person's name that is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Notary Public in and for the State of Texas

OWNER'S CERTIFICATE

STATE OF TEXAS}

COUNTY OF COLLIN}

WHEREAS WE, 380 investors Inc., are the owners of a tract of land located in the H.T. Chonowath Survey, Abstract No. 157 and the B.L. Hamm Survey, Abstract No. 375, being all of a tract of land to 380 Investors, Inc., called Tract 1 as recorded in Instrument No. 20090812001016270 of the Official Public Records Collin County, Texas, and being all of a tract of land to 380 Investors, Inc., called Tract 2 as recorded in Instrument No. 20090812001016270 of the Official Public Records Collin County, Texas and being more particularly described as follows:

BEGINNING at a 3/4 inch iron rod found for the northeast corner of said Tract 1 and the northwest corner of a tract of land to Phase 17 Investments L.P., as recorded in Instrument Number 20110519000514490, of the Official Public Records Collin County, Texas, said point also being on the southerly right-of-way line of U.S. Highway No. 380, (a variable width right-of-way);

THENCE South 01 degrees 12 minutes 38 seconds West along the east line of said Tract 1 and the west line of said Phase 17 Tract, a distance of 1160.35 feet to a 1 by 1 inch square iron rod found near an established barbed wire fence for the southeast corner of said Tract 1, said point also being on the north line of said Tract 2;

THENCE South 88 degrees 44 minutes 30 seconds East along the north line of said Tract 2 and the south line of said Phase 17 Tract, and generally along a barbed wire fence, a distance of 23.18 feet to a 5/8 inch iron rod with cap stamped "MADDOX SURVEYING R.P.L.S. 5430" set for corner;

THENCE South 89 degrees 59 minutes 16 seconds East continuing along the north line of said Tract 2 and the south line of said Phase 17 Tract, and generally along a barbed wire fence, a distance of 178.35 feet to a 60D nail found for corner;

THENCE South 88 degrees 10 minutes 19 seconds East continuing along the north line of said Tract 2 and the south line of said Phase 17 Tract, and generally along a barbed wire fence, a distance of 346.76 feet to 5/8 inch iron rod with cap stamped "MADDOX SURVEYING R.P.L.S. 5430" set for corner;

THENCE South 88 degrees 51 minutes 08 seconds East continuing along the north line of said Tract 2 and the south line of said Phase 17 Tract, and generally along a barbed wire fence, passing a 5/8 inch iron rod with cap stamped "COX 4577" at a distance of 65.59 feet for the southeast corner of said Phase 17 Tract same being the southwest corner of a tract of land to Yongshik Kim & Wife, Sae Un Kim, continuing along the south line of said Kim Tract a total distance of 366.79 feet to a 5/8 inch iron rod with cap stamped "MADDOX SURVEYING R.P.L.S. 5430" set for corner;

THENCE South 88 degrees 40 minutes 37 seconds East continuing along the north line of said Tract 2 and the south line of said Kim Tract, and generally along a barbed wire fence, a distance of 294.13 feet to a 5/8 inch iron rod with cap stamped "MADDOX SURVEYING R.P.L.S. 5430" set for corner;

THENCE South 87 degrees 46 minutes 12 seconds East continuing along the north line of said Tract 2 and the south line of said Kim Tract, and generally along a barbed wire fence, passing the southeast corner of said Kim Tract and continuing along the south line of a tract of land to C.E. Phennel as recorded in Instrument Number 2009030600025690, and Document Number 94-0083651 of the Official Public Records Collin County, Texas a distance of 430.77 feet to a 60D nail found for corner;

THENCE North 89 degrees 52 minutes 50 seconds East continuing along the north line of said Tract 2 and the south line of said Phennel Tract, and generally along a barbed wire fence, passing a 3/4 inch iron rod found for the southeast corner of said Phennel Tract and the southwest corner of a tract of land to Borg Family LTD. as recorded in Instrument Number 20120918001173370, at a distance of 490.18 feet, and continuing for a total distance of 503.14 feet to a point for corner in the southerly edge of an old cattle guard in the near center of an established rock road;

THENCE along the near center of said rock road and the east line of said Tract 2, the following courses and distances;

South 14 degrees 54 minutes 18 seconds West a distance of 125.98 feet to a 5/8 inch iron rod with cap stamped "MADDOX SURVEYING R.P.L.S. 5430" set for corner;

South 10 degrees 32 minutes 49 seconds West a distance of 237.96 feet to a 5/8 inch iron rod with cap stamped "MADDOX SURVEYING R.P.L.S. 5430" set for corner;

South 09 degrees 02 minutes 03 seconds West a distance of 525.00 feet to a 60D nail found for corner;

South 12 degrees 07 minutes 24 seconds West a distance of 136.00 feet to a 60D nail found for corner;

South 17 degrees 58 minutes 13 seconds West a distance of 144.75 feet to a 60D nail found for corner;

South 27 degrees 31 minutes 19 seconds West a distance of 181.03 feet to a 60D nail found for corner;

South 09 degrees 16 minutes 43 seconds West a distance of 151.90 feet to a 60D nail found for corner;

THENCE South 08 degrees 00 minutes 01 seconds East a distance of 396.34 feet to a 5/8 inch iron rod with cap stamped "MADDOX SURVEYING R.P.L.S. 5430" set for the southeast corner of said Tract 2, said point also being on the north line of a tract of land to Phillip M. Guthrie & Wife Louise Guthrie, as recorded in Volume 670, Page 647 of the Deed Records Collin County, Texas;

THENCE North 88 degrees 29 minutes 36 seconds West along the south line of said Tract 2 and the north line of said Guthrie Tract, a distance of 596.00 feet to a 60D nail found for corner;

THENCE North 89 degrees 17 minutes 09 seconds West along the south line of said Tract 2 and the north line of said Guthrie Tract, a distance of 304.20 feet to a 60D nail found for corner;

THENCE North 88 degrees 45 minutes 11 seconds West along the south line of said Tract 2 and the north line of said Guthrie Tract, a distance of 1128.17 feet to a 5/8 inch iron rod found for corner at an angle point in same;

THENCE South 02 degrees 06 minutes 26 seconds West along the common line of said Tract 2 and said Guthrie Tract, a distance of 776.06 feet to a point for corner in the center of the East Fork of the Trinity River;

THENCE along the center of said East Fork of the Trinity River, the southerly line of said Tract 2, and generally in a northwesterly direction, the following courses and distances;

North 63 degrees 36 minutes 11 seconds West a distance of 85.01 feet to a point for corner;
North 69 degrees 45 minutes 16 seconds West a distance of 93.50 feet to a point for corner;
North 87 degrees 02 minutes 47 seconds West a distance of 154.78 feet to a point for corner;
North 63 degrees 22 minutes 50 seconds West a distance of 115.04 feet to a point for corner;

North 19 degrees 38 minutes 16 seconds West a distance of 211.96 feet to a point for corner;

North 09 degrees 21 minutes 30 seconds East a distance of 154.12 feet to a point for corner;
North 01 degrees 44 minutes 52 seconds East a distance of 238.80 feet to a point for corner;
North 12 degrees 59 minutes 33 seconds West a distance of 351.86 feet to a point for corner;
North 29 degrees 30 minutes 41 seconds West a distance of 182.30 feet to a point for corner;
North 45 degrees 01 minutes 47 seconds West a distance of 111.01 feet to a point for corner;
North 63 degrees 41 minutes 59 seconds West a distance of 91.44 feet to a point for corner;

THENCE North 82 degrees 49 minutes 43 seconds West continuing along the center of said East Fork of the Trinity River, a distance of 270.02 feet to a point for corner in the center of said East Fork of the Trinity River, said point also being on the west line of said Tract 2 and the southeast corner of a tract of land to the City of McKinney as recorded in Instrument Number 20132021001442150 of the Official Public Records Collin County, Texas;

THENCE North 02 degrees 58 minutes 31 seconds East along the west line of said Tract 2 and the east line of said City of McKinney Tract, a distance of 1255.60 feet to a 3/4 inch iron rod found for the northwest corner of said Tract 2;

THENCE South 89 degrees 58 minutes 23 seconds East along the north line of said Tract 2, a distance of 831.72 feet to a 5/8 inch iron rod found for the southwest corner of the aforementioned Tract 1 and for the southeast corner of a tract of land to Ricky Jack Webster Jr. as recorded in Volume 4196, Page 1537, of the Deed Records Collin County, Texas;

THENCE North 01 degrees 13 minutes 51 seconds East along the west line of said Tract 1, a distance of 1248.01 feet to a 1/2 inch iron rod found for the northwest corner of said Tract 1 and on the aforementioned southerly right-of-way line of U.S. Highway No. 380;

THENCE North 80 degrees 41 minutes 46 seconds East along the north line of said Tract 1 and the southerly right-of-way line of said U.S. Highway No. 380, a distance of 43.67 feet to a T.X.D.O.T. Aluminum Highway Monument Disk found for corner;

THENCE South 72 degrees 02 minutes 25 seconds East continuing along the north line of said Tract 1 and the southerly right-of-way line of said U.S. Highway No. 380 a distance of 329.84 feet to the Point of Beginning, and containing 6,393,579 Square Feet, or 146.776 Acres of Land.

SURVEYOR'S CERTIFICATE

I, Brian J. Maddox, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Brian J. Maddox
Texas Registered Professional Land Surveyor No. 5430

STATE OF TEXAS}
COUNTY OF KAUFMAN}

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Brian J. Maddox, known to me to be the person's name that is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Notary Public in and for the State of Texas

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.

FOR REVIEW PURPOSES ONLY
PRELIMINARY-FINAL PLAT

380 INVESTORS, ADDITION
LOT 1, BLOCK. A
146.776 ACRES

BEING ALL OF A TRACT OF LAND TO 380 INVESTORS, INC. CALLED TRACT 1, RECORDED IN INSTRUMENT NO. 20090812001016270, O.P.R.C.C.T. & ALL OF A TRACT OF LAND TO 380 INVESTORS, INC. CALLED TRACT 2, RECORDED IN INSTRUMENT NO. 20090812001016270, O.P.R.C.C.T.

SITUATED IN THE
H.T. CHONOWATH SURVEY, ABSTRACT NO. 157
&
B.L. HAMM SURVEY, ABSTRACT NO. 375
IN THE
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

OWNER: 380 INVESTORS, INC.
6000 LEGACY DR.
PLANO, TEXAS 75024
SURVEYOR: MADDOX SURVEYING
P.O. Box 2109
Famey, Texas 75126
Firm Registration No. 10013200
(972) 564-4416
ENGINEER: GOLDR ASSOCIATES INC.
500 Century Plaza Drive, Suite 190
Houston, Texas 77073
(281) 821-6888

FLOOD STATEMENT:
According to Community Panel No. 48085C0280J, dated June 2, 2009 of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property is within Flood Zone "X" (Shaded) Areas of 0.2% annual chance flood, areas of 1% annual flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 1% annual chance of flood, Flood Zone "AE" which is the area of 100-year flood with base flood elevations and flood hazard factors determined & Flood Zone "A" which is the area of 100-year flood with no base flood elevations or flood hazard factors determined. The location of Flood Zone "AE", "A", and "X" shown are approximate and are for informational purposes only and shall not create liability on the part of the Surveyor.

RECEIVED
By PLANNING DEPARTMENT at 2:10 pm, Feb. 05, 2015