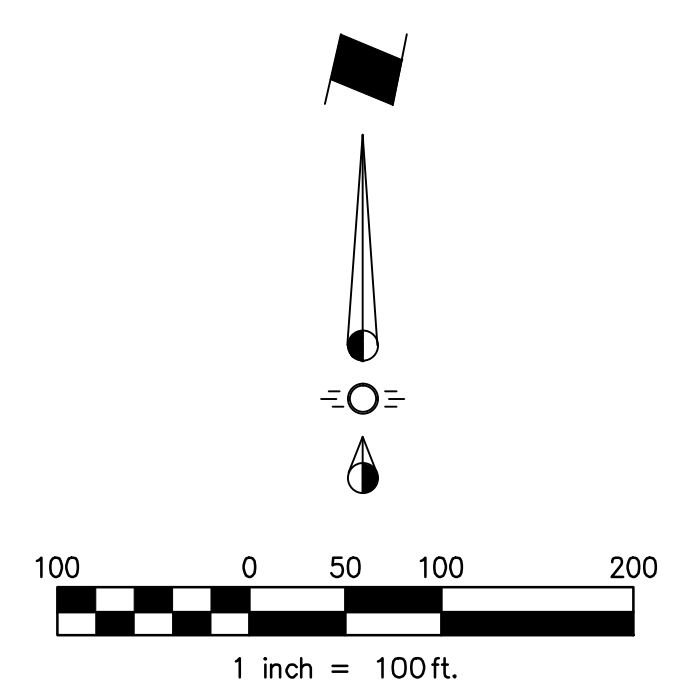
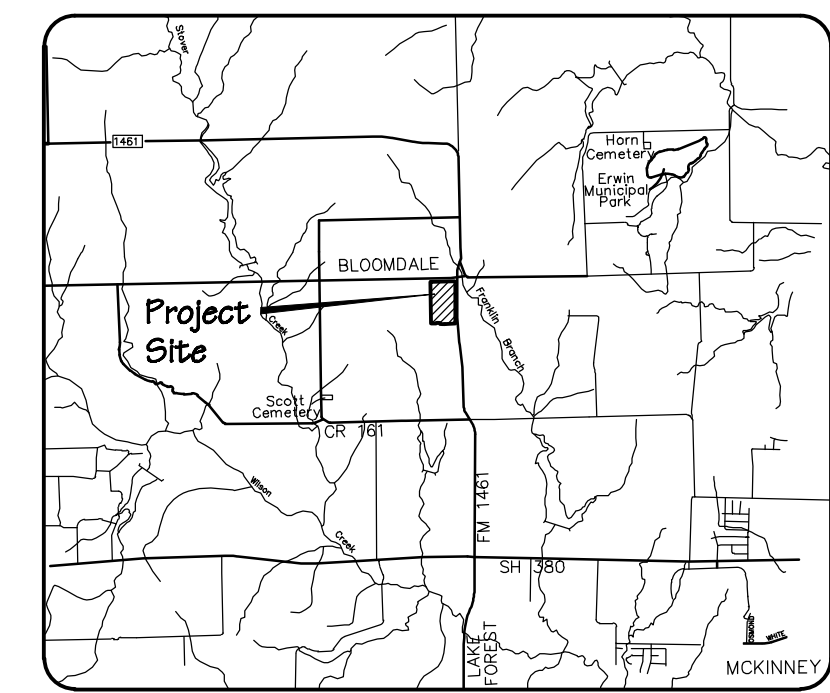
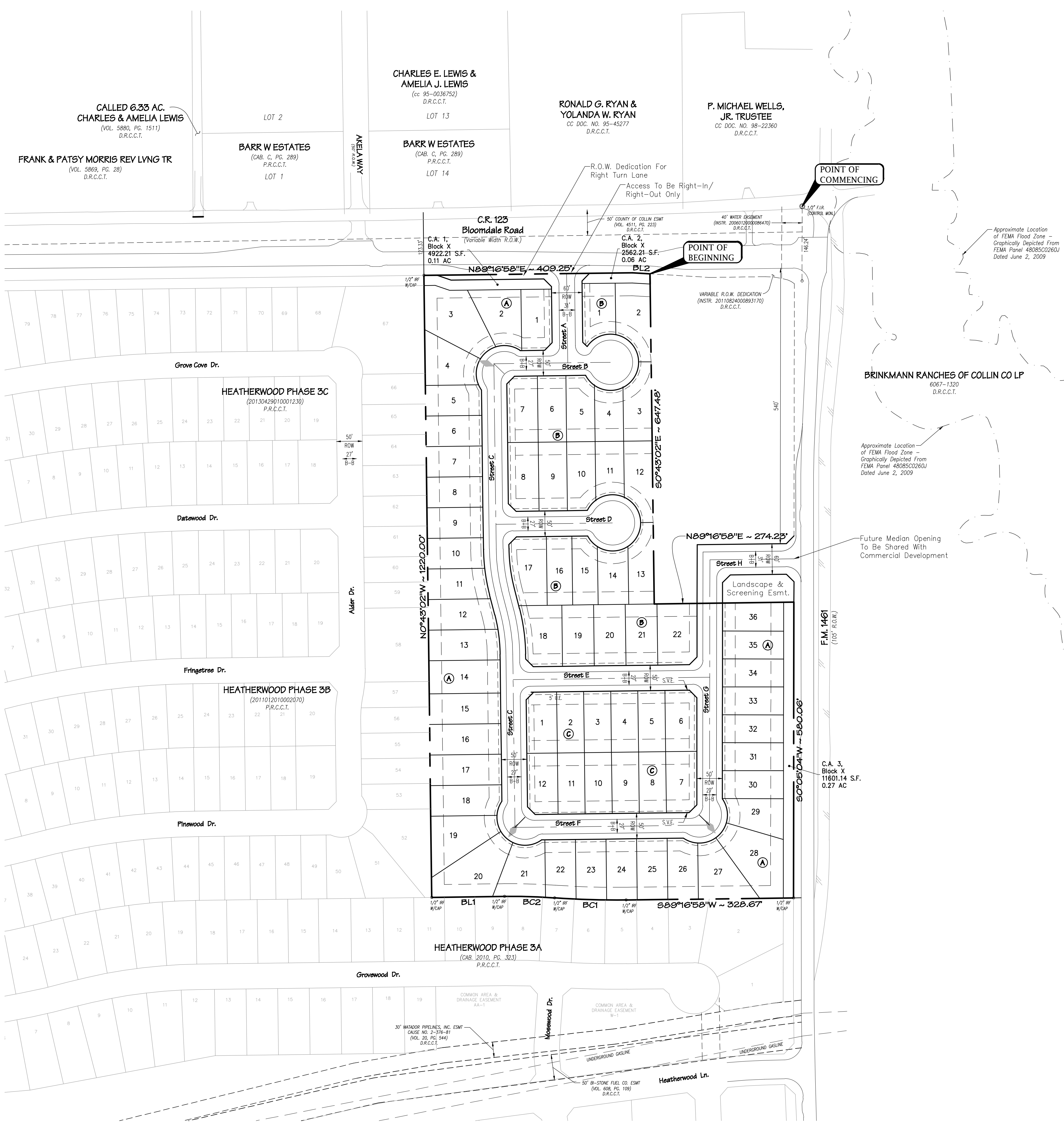


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 Scale: 1"=100' Date: 6/27/2014 4:15:20 PM  
 User: jones\jones Date: 6/27/2014 4:15:20 PM  
 Sheet: 1 of 2



Boundary Line Table		
Line #	Length	Direction
BL1	142.56'	S89° 16' 58"W
BL2	34.48'	S86° 31' 36"E

Boundary Curve Table						
Curve #	Length	Radius	Tangent	Chord	Chord Bearing	Delta
BC1	140.36'	1675.00'	70.22'	140.32'	N88°19'00"W	4'48'04"
BC2	98.46'	1175.00'	49.26'	98.43'	N88°19'00"W	4'48'04"

- NOTES:**
- All proposed lots in whole or in part within the city's corporate limits comply with the minimum size requirements of the governing zoning district.
  - A homeowner's association shall be established for maintenance and operation of all common areas. The establishment of the homeowner's association shall be reviewed for approval by the City of McKinney.
  - All home owners shall maintain floodplain area within their platted lot.
  - All common areas shall be dedicated as pedestrian and bicycle access easement per this plat.
  - Notice: Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
  - Lots C.A. 1-4 Block X are to be owned and maintained by the H.O.A. These lots are "non-buildable" and are for landscape and screening wall purposes only.
  - No part of the subject land is located in a 100-year Flood Plain or in an identified "flood prone area," as defined pursuant to the Flood Disaster Protection Act of 1973, as amended, as reflected by Flood Insurance Rate Map Panels 48085C0260J, dated June 2, 2009. The property is located in Zone "X" (areas determined to be outside the 500-year floodplain)

- Legend**
- 1/2" RS Iron Rod Set
  - 1/2" RF Iron Rod Found
  - BL Building Line Setback
  - R.O.W Right Of Way
  - D.E Drainage Easement
  - S.S.E Sanitary Sewer Easement
  - W.E Water Easement
  - H.O.A Home Owners Association
  - State Plane Coordinates
  - W.M.E Wall Maintenance Easement
  - U.A.E Utility and Access Easement
  - P.U.D.S.E Public Utility, Drainage and Street Easement
  - A.E Access Easement
  - S.V.E Sight Visibility Easement
  - C.A Common Area
  - Street Name Change

**CONCEPT PLAN**  
**HEATHERWOOD HILLS**  
 70 SF RESIDENTIAL LOTS, AND 3 COMMON AREAS  
 LOTS 1-36 BLOCK A, LOTS 1-22 BLOCK B, LOTS 1-12 BLOCK C  
 16.065 ACRES OUT OF THE  
 ANDREW STAPP SURVEY, ABSTRACT NO. 833  
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

**Owner/Applicant**  
 Ysis Partners, LP  
 2600 Eldorado Parkway Suite 115  
 McKinney, TX 75070  
 Telephone: (214) 548-6056  
 Contact: Kirby Jones

**Engineer/Surveyor**  
 Spiers Engineering, Inc. TBPE No. F-2121  
 765 Custer Road, Suite 100  
 Plano, Texas 75075  
 Telephone (972) 422-0077  
 Contact: Matt Dorsett

