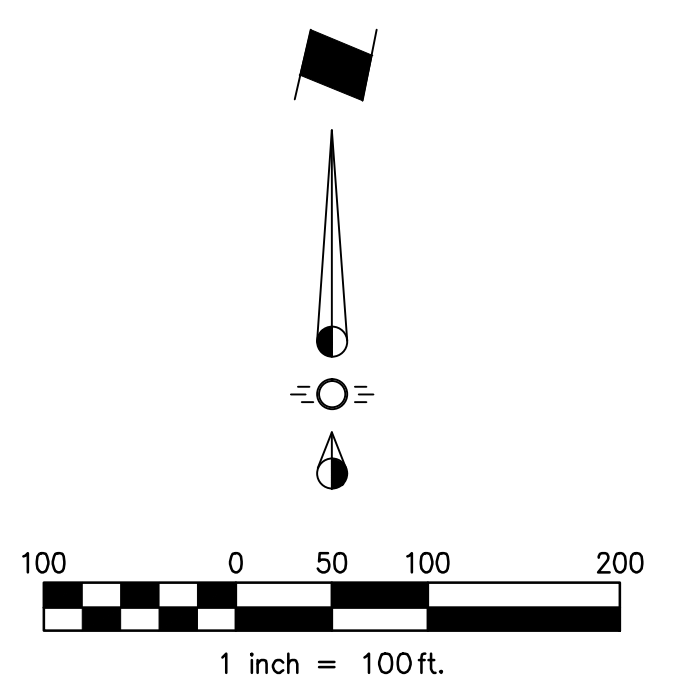
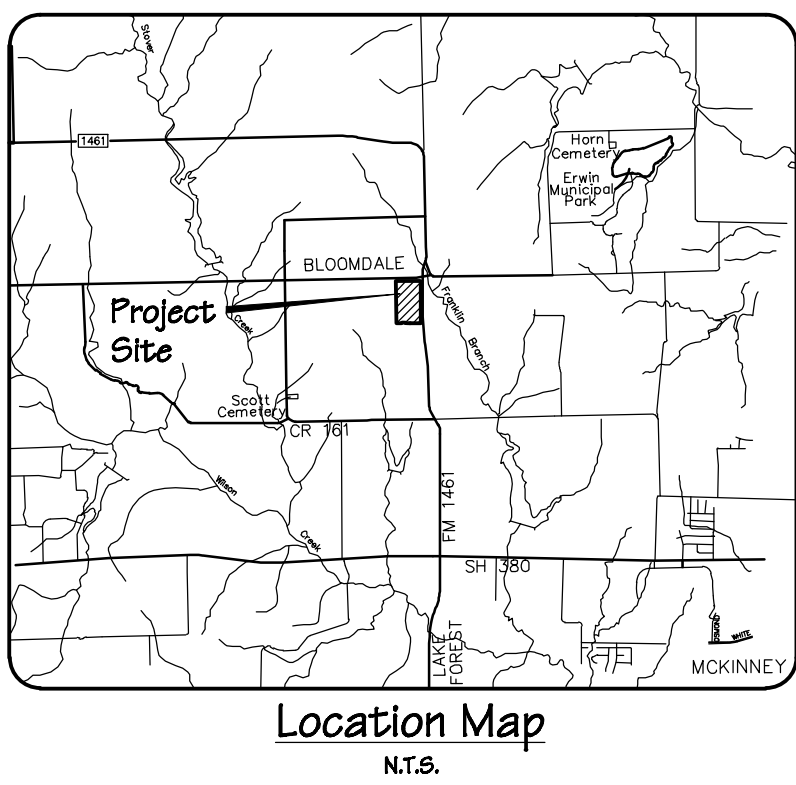


Boundary Curve Table						
Curve #	Length	Radius	Tangent	Chord	Chord Bearing	Delta
BC1	140.36'	1675.00'	70.22'	140.32'	N88°19'00"W	4'48"04"
BC2	98.46'	1175.00'	49.26'	98.43'	N88°19'00"W	4'48"04"
BC3	123.61'	200.00'	63.85'	121.65'	S74°36'17"E	35°24'43"
BC4	63.71'	350.00'	31.94'	63.62'	N82°28'28"E	10°25'47"
BC5	62.32'	329.53'	31.25'	62.22'	N82°40'38"E	10°50'06"

Boundary Line Table		
Line #	Length	Direction
BL1	142.56'	S89° 16' 58"W
BL2	20.80'	S86° 31' 36"E
BL3	8.38'	S56° 53' 56"E
BL4	39.93'	N89° 16' 58"E



Basis of bearing, horizontal and vertical position derived from the Texas WDS RTK Network—Texas State Plane Coordinate System, NAD83, North Central Zone (4202).



LEGEND	
(Not all items may be applicable)	
C	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPARSENS" SET, UNLESS OTHERWISE NOTED
IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
IPF	IRON PIPE FOUND
AMP	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
Esml	EASEMENT
BL	BUILDING LINE SETBACK
UNI	UTILITY
DE	DRAINAGE EASEMENT
DUE	DRAINAGE AND UTILITY EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SE	SIDEWALK EASEMENT
STE	STREET EASEMENT
FAUE	FIRELANE, ACCESS, & UTILITY EASEMENT
WW	WASTE WATER EASEMENT
H.O.A.	Home Owners Association
WME	WALL MAINTENANCE EASEMENT
HBE	HIKE & BIKE TRAIL EASEMENT
VAM	VISIBILITY, ACCESS & MAINTENANCE EASEMENT
(BTP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
Min. FF	MINIMUM FINISH FLOOR ELEVATION
BL	BUILDING LINE
◆	STREET NAME CHANGE
◆	CENTERLINE
⊙	BLOCK DESIGNATION
▶	STREET FRONTAGE
Cab.	CABINET
Vol.	VOLUME
Pg.	PAGE
No.	NUMBER
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	FLOOD INSURANCE RATE MAP
NTS	NOT TO SCALE
Ord. No.	ORDINANCE NUMBER
Inst./Doc.	INSTRUMENT OR DOCUMENT
(DRCT)	DEED RECORDS, COLLIN COUNTY, TEXAS
(PRCT)	PLAT RECORDS, COLLIN COUNTY, TEXAS
(DPRCT)	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
(DRDCT)	DEED RECORDS, DENTON COUNTY, TEXAS
(PRDCT)	PLAT RECORDS, DENTON COUNTY, TEXAS
(DPRDCT)	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
(DRDCT)	DEED RECORDS, DALLAS COUNTY, TEXAS
(MRDCT)	MAP RECORDS, DALLAS COUNTY, TEXAS
(DPRDCT)	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
—x—	BARBED WIRE FENCE
—O—	OVERHEAD POWER LINE

STATE OF TEXAS §
COUNTY OF COLLIN §
OWNERS CERTIFICATE

BEING Part of a 20.22 acre tract of land situated in the Andrew Stapp Survey, Abstract No. 833, Collin County, Texas, described in deed to Ysis Partners, LP, as recorded in Doc. No. 2005-0023124, Deed Records Collin County, Texas (D.R.C.C.T.), said tract being more particularly described as follows:

COMMENCING at a 1/2-inch found iron rod for corner, said corner being on the west right-of-way line of F.M. 1461 (90 feet wide), said corner being on the south line of a tract of land described in deed to P. Michael Wells, Jr. Trustee, as recorded in County Clerk Document No. 98-22360, D.R.C.C.T., said corner within a gravel road known as County Road 123 (Bloomdale Road);

THENCE South 00 degrees 05 minutes 04 seconds West, a distance of 146.24 feet to a point for corner;

THENCE North 89 degrees 54 minutes 56 seconds West, a distance of 15.00 feet to a 1/2-inch found iron rod with a plastic cap stamped "EC&D RPLS 5439" (hereinafter referred to as "with cap");

THENCE South 00 degrees 05 minutes 04 seconds West, along the said west right-of-way line, a distance of 567.56 feet to a 1/2-inch found iron rod with cap for the POINT OF BEGINNING;

THENCE South 00 degrees 05 minutes 04 seconds West, along the said west right-of-way line, a distance of 642.56 feet to a 1/2-inch found iron rod with cap for corner;

THENCE South 89 degrees 16 minutes 58 seconds West, a distance of 328.67 feet to a 1/2-inch found iron rod with cap for the point of curvature of a circular curve to the right having a radius of 1675.00 feet;

THENCE Northwest, along said curve to the right, through a central angle of 04 degrees 48 minutes 04 seconds, an arc distance of 140.36 feet to a 1/2-inch found iron rod with cap for the point of reverse curvature of a circular curve to the left having a radius of 1175.00 feet;

THENCE Northwest, along said curve to the left, through a central angle of 04 degrees 48 minutes 04 seconds, an arc distance of 98.46 feet to a 1/2-inch found iron rod with cap for the tangency point of said curve;

THENCE South 89 degrees 16 minutes 58 seconds West, a distance of 142.56 feet to a 1/2-inch found iron rod with cap for corner;

THENCE North 00 degrees 43 minutes 02 seconds West, a distance of 1220.00 feet to a 1/2-inch found iron rod with cap for corner;

THENCE North 89 degrees 16 minutes 58 seconds East, a distance of 409.25 feet to a point for corner;

THENCE, South 86 degrees 31 minutes 36 seconds East, a distance of 20.80 feet to a point for corner;

THENCE, South 00 degrees 43 minutes 02 seconds East, a distance of 562.25 feet to a point for corner;

THENCE, South 56 degrees 53 minutes 56 seconds East, a distance of 8.38 feet to a point of curvature of a circular curve to the left having a radius of 200.00 feet;

THENCE Southeast, along said curve to the left, through a central angle of 35 degrees 24 minutes 43 seconds, an arc distance of 123.61 feet to a point of curvature of a circular curve to the left having a radius of 350.00 feet;

THENCE Northeast, along said curve to the left, through a central angle of 10 degrees 25 minutes 47 seconds, an arc distance of 63.71 feet to a point of reverse curvature of a circular curve to the right having a radius of 329.53 feet;

THENCE Northeast, along said curve to the right, through a central angle of 10 degrees 50 minutes 06 seconds, an arc distance of 62.32 feet to a point for corner;

THENCE, North 89 degrees 16 minutes 58 seconds East, a distance of 39.93 feet to the POINT OF BEGINNING AND CONTAINING 707,689 square feet or 16.246 acres of land more or less.

Site Data Summary	
Area:	16.246 Acres
Existing Zoning:	PD
Proposed Zoning:	RS-60

ZONING EXHIBIT
HEATHERWOOD HILLS
16.246 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
Contact:

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

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