

*Min. FFE = Min. FF Elevation to be 3' Above WSEL (TBD During Final Design)

Lot 1R, Block A AMENDING PLAT THE HIGHLANDS ADDITION Cab. 2008, Pg. 145

Boundary Curve Table						
Curve #	Length	Radius	Tangent	Chord	Chord Bearing	Delta
C1	95.67'	400.00'	48.06'	95.44'	N07°40'54"W	13°42'13"

COORDINATE TABLE		
No.	Northing	Easting
1	7114013.9288	2527819.6522
2	7114017.4062	2527833.0773
3	7114840.9917	2527796.2860
4	7114852.3160	2529248.9150
5	7114596.4235	2529043.0123
6	7114644.7205	2528891.6174
7	7114469.2383	2528639.6225
8	7114397.7304	2528416.4859
9	7114333.4105	2528118.8163
10	7114263.9985	2528025.5014
11	7114143.7423	2527936.6727

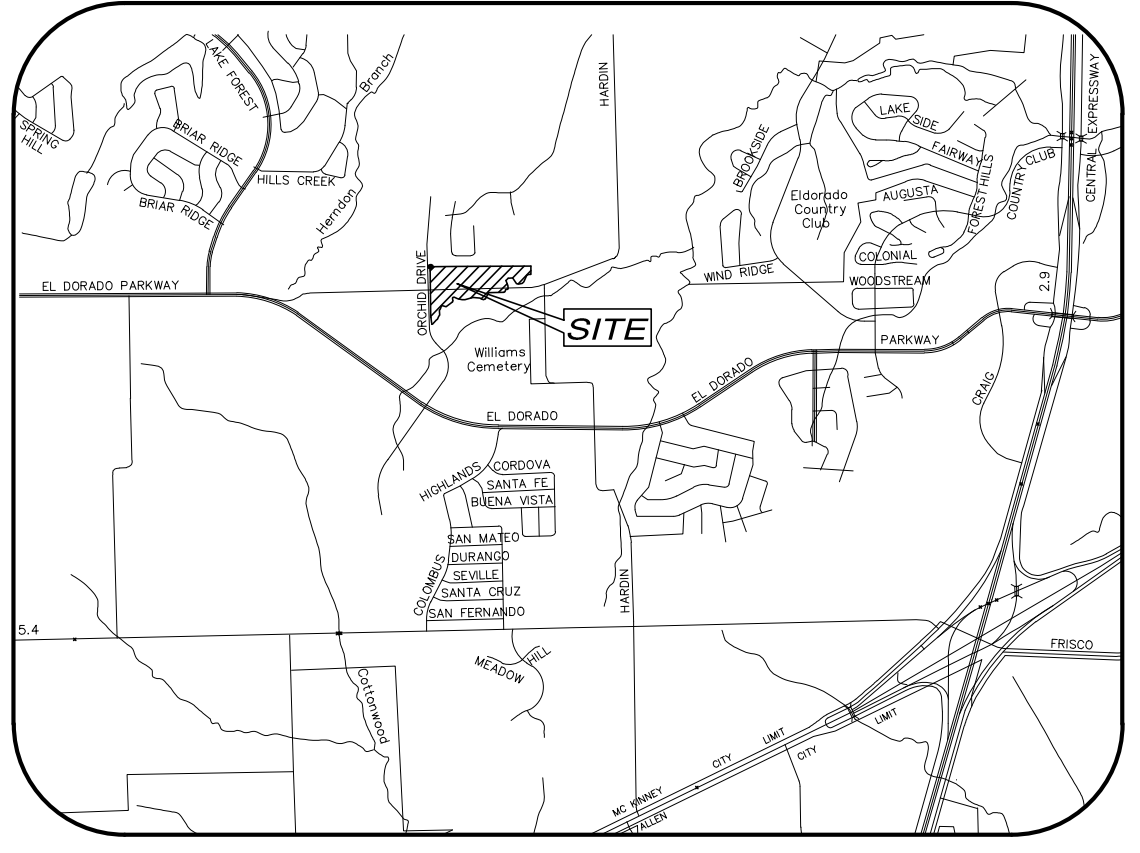
Boundary Line Table		
Line #	Length	Direction
L1	32.36'	N84° 56' 59"W
L2	31.96'	S63° 48' 43"W
L3	101.71'	S24° 50' 21"W
L4	32.18'	S44° 00' 10"W
L5	47.53'	S75° 17' 19"W
L6	35.58'	N81° 57' 44"W
L7	103.49'	N34° 41' 15"W
L8	62.87'	S84° 41' 13"W
L9	43.05'	S43° 58' 52"W
L10	76.81'	S18° 16' 32"E
L11	49.49'	S05° 02' 44"E
L12	15.58'	S49° 17' 05"W
L13	14.52'	N60° 03' 38"W
L15	16.04'	S52° 37' 17"W
L16	27.14'	S19° 35' 43"W
L17	21.52'	S55° 40' 59"W
L18	216.44'	S89° 14' 02"W
L19	87.61'	S23° 46' 39"W
L20	13.46'	S38° 24' 05"W
L21	30.66'	S67° 16' 15"W
L22	32.28'	N70° 49' 04"W
L23	25.06'	N58° 48' 24"W

Boundary Line Table		
Line #	Length	Direction
L24	99.53'	N85° 41' 35"W
L25	119.82'	S75° 34' 55"W
L26	40.68'	S88° 46' 10"W
L27	69.95'	N77° 15' 46"W
L28	56.08'	N65° 23' 46"W
L29	15.76'	S70° 56' 14"W
L30	10.30'	S27° 01' 10"W
L31	38.20'	S07° 17' 10"E
L32	21.35'	S19° 09' 19"W
L33	116.30'	S53° 21' 23"W
L34	67.27'	N74° 33' 37"W
L35	50.61'	S16° 37' 44"W
L36	27.17'	S41° 21' 00"W
L37	69.79'	S06° 57' 17"E
L38	25.29'	S42° 19' 46"W
L39	44.63'	S22° 10' 30"W
L40	23.37'	S53° 36' 44"W
L41	73.09'	S44° 08' 48"W
L42	13.87'	S75° 28' 42"W

- Legend**
- 1/2" IR Iron Rod Set
 - 1/2" IR 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
 - S.T.P. State Plane Coordinates
 - W.M.E. Wall Maintenance Easement
 - Extended Tree Preservation Zone (Including 15' Buffer)

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 on 08/25/2011.

FLOODPLAIN STATEMENT:
The property shown hereon is located in Zone "X" which is not a flood hazard area according to Map No. 48085C0270 J, dated June 2, 2009 of the National Insurance Rate Map prepared by the Federal Emergency Management Agency.



- 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 home owner's associating 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 Town ordinance and state law and is subject to fines and withholding of utilities and building permits.
 - All corners are 1/2 inch iron rods with red plastic caps stamped "SPIARS ENG RPLS 5252" unless otherwise noted.
 - Lot 3, Block X, is to be used for detention and shall be owned and maintained by the H.O.A. Lot 1, 2, 4 and 5 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.
 - The screening wall shall be owned and maintained by the H.O.A.

**PRELIMINARY-FINAL REPLAT
FOR REVIEW PURPOSES ONLY**

PRELIMINARY-FINAL REPLAT
ENCLAVE AT HIDDEN CREEK
LOTS 1-36, BLOCK A; LOT 1-12 BLOCK B;
6 COMMON AREAS
14.096 ACRES
EMBRACING ALL OF LOT 2, BLOCK A
OF THE REPLAT OF LOT 1R & LOT 2, BLOCK A, THE HIGHLANDS
SITUATED IN THE
GRAFTON WILLIAMS SURVEY, ABSTRACT NO. 976
IN THE
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS
Owner: MCF INVESTMENTS, LTD
15700 State Highway 121
McKinney, Texas 75035
Telephone (972) 747-9233
Engineer/Surveyor: Spiers Engineering, Inc. TBPE No. F-2121
765 Custer Road, Suite 100
Piano, Texas 75075
Telephone (972) 422-0077
Contact: Jennifer M. Hayes

Scale 1"=60' May 09, 2013 **SHEET 1 OF 2**

Drawing: 0. 2012. 0081132-189 Revised Exterior/12-189 Pre Plot. C-Eng. Survey By: Grafton. Sew. Time: 5/15/2013. 11:06:12 PM. Printed by: grafton Plot Date: 5/15/2013 1:09 PM. Doc. No. 20130321000382750