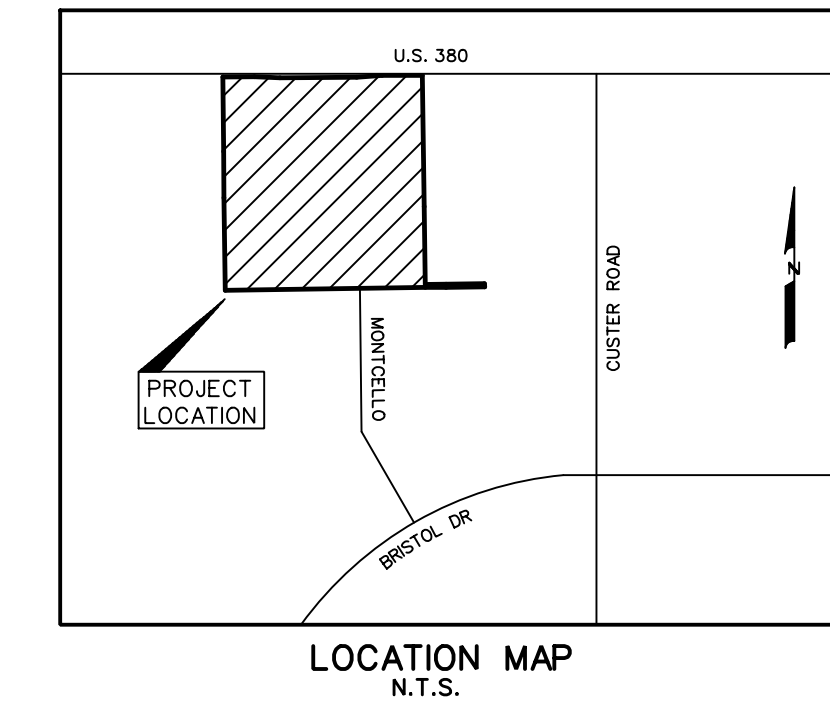


0 50 100 200
SCALE: 1" = 100'



NOTES

- Bearing are referenced to a 59.82 acre tract, as described in Doc. No. 20180907001129440, in the Deed Records of Collin County, Texas.
- 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
- IRF - Iron Rod Found
C.M. - Controlling Monument
- 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 requirements of the subdivision ordinance.
- A conveyance plat is a map of property approved by the city for the purpose of sale or conveyance in its entirety or interests thereon defined. Lots created by a conveyance plat may not have all necessary public utilities available for immediate use. No certificate of occupancy shall be issued nor permanent public utility service provided to any lot(s) created by a conveyance plat until all required public improvements have been constructed and accepted and a record plat is filed for record with the county clerk. Selling a portion of property by metes and bounds, except as shown on an approved, filed and accepted conveyance plat, record plat, minor plat or minor replat is a violation of the city's Code of Ordinances and State Law.

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	16°00'09"	200.00'	55.86'	55.68'	N08°37'26"W
2.	16°00'09"	200.00'	55.86'	55.68'	N07°22'43"E

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 45°18'18" W	35.55'
2.	N 44°25'59" E	32.32'
3.	N 45°24'46" E	35.61'
4.	N 44°35'05" E	35.11'

CONVEYANCE PLAT
OF
HIDDEN LAKES

LOT 1 BLOCK A
LOTS 1-2 BLOCK B
LOT 1 BLOCK C
LOT 1 BLOCK D
59.717 ACRES

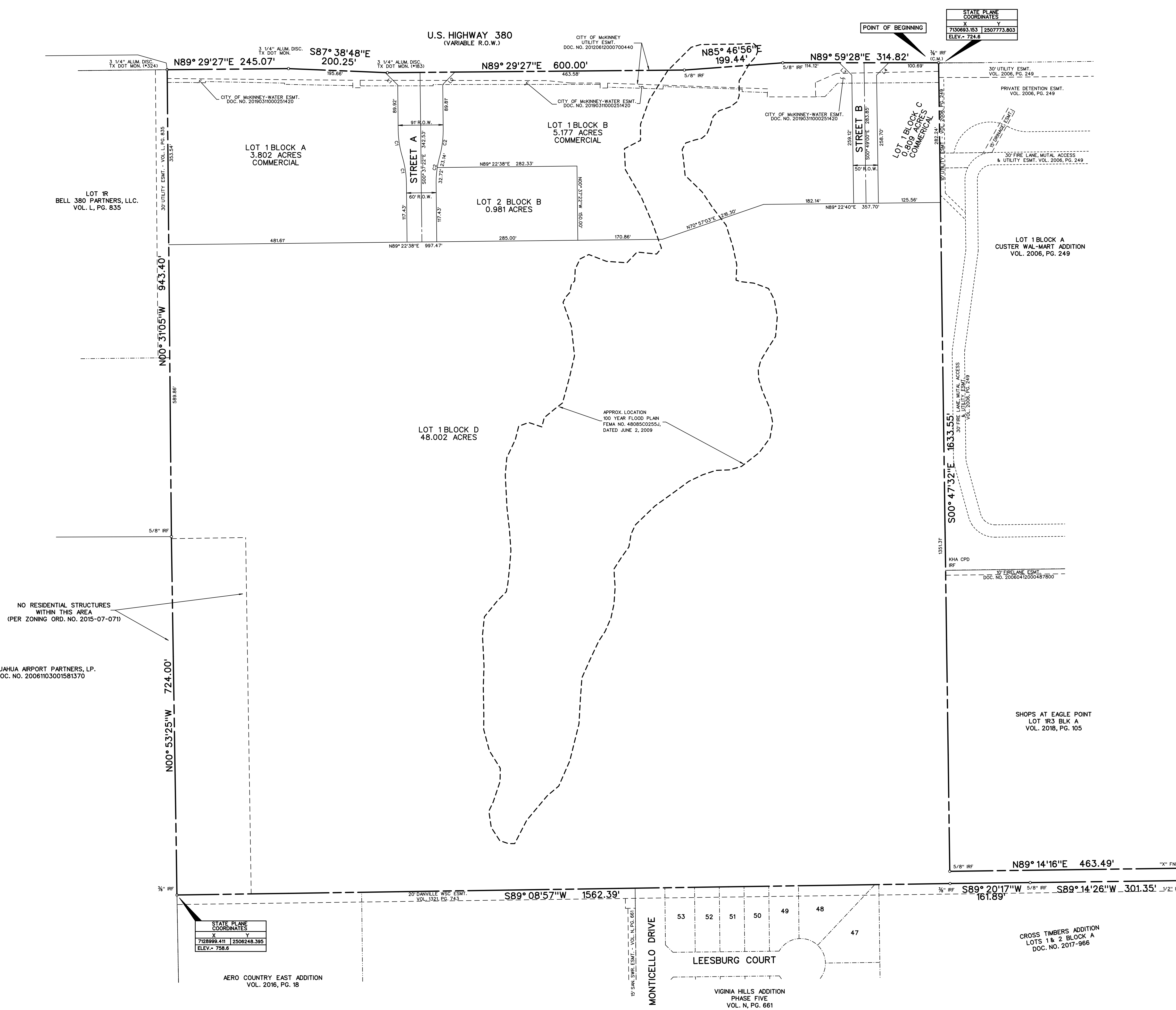
OUT OF THE
J.R. BURROWS SURVEY, ABSTRACT NO. 70

IN THE
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS

OWNER
AHV COMMUNITIES
6812 W. AVE, STE. 300
SAN ANTONIO, TEXAS 78213
949-870-6773

PREPARED BY
CORWIN ENGINEERING, INC.
TBEPLS* F-5951
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

AUGUST 2022 SCALE: 1"=100'

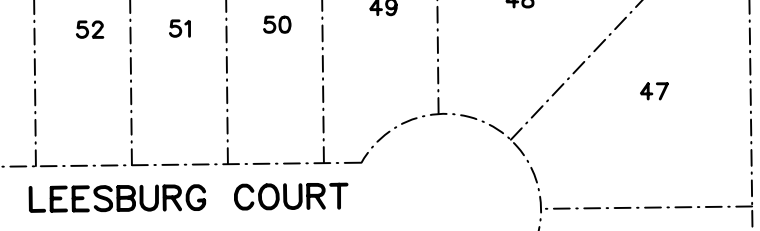


STATE PLANE COORDINATES

X	Y
7128999.411	12506248.395
ELEV. = 724.6	

AERO COUNTRY EAST ADDITION
VOL. 2016, PG. 18

MONTICELLO DRIVE



VIGNIA HILLS ADDITION
PHASE FIVE
VOL. N, PG. 661

CROSS TIMBERS ADDITION
LOTS 1 & 2 BLOCK A
DOC. NO. 2017-966

LEGAL DESCRIPTION

BEING, a tract of land situated in the State of Texas, County of Collin, and City of McKinney, being part of the J.R. Burrows Survey, Abstract No. 70, and being part of a 59.82 acre tract, as described in Doc. No. 20180907001129440 in the Deed Records of Collin County, Texas with said premises being more particularly described as follows:

BEGINNING, at a 3/8 inch iron rod found at the northeast corner of said 59.82 acre tract and being the northwest corner of Lot 1 Block A out of Custer Wal-Mart Addition, an addition to the City of McKinney, as described in Vol. 2006, Pg. 249 in the Plat Records of Collin County, Texas:

THENCE, South 00° 47'32" East, along the east line of said 59.82 acre tract and the west line of said Lot 1 Block A, at a 1/2 inch iron rod found at the southwest corner of said Lot 1 Block A same being the northwest corner of Shops at Eagle Point Lot 1R3 Block A, an addition to the City of McKinney, as described in Vol. 2018, Pg. 105 in said Plat Records and continuing for a total 1633.55 feet, to a 5/8 inch iron rod found at an ellcorner of said 59.82 acre tract and being the southwest corner of said Shops at Eagle Point Lot 1R3 Block A;

THENCE, North 89° 14'16" East, along a north line of said 59.82 acre tract and along the south line of said Shops at Eagle Point Lot 1R3 Block A, for a distance of 463.49 feet, to an "X" cut found at the most easterly northeast corner of said 59.82 acre tract and the southeast corner of said Shops at Eagle Point Lot 1R3 Block A;

THENCE, South 00° 44'59" East, along the east line of said 59.82 feet, for a distance of 25.00 feet, to a 1/2 inch iron rod found at the southeast corner of said 59.82 acre tract and being in the north line Cross Timbers Addition Lots 1 & 2 Block A, an addition to the City of McKinney, as described in Doc. No. 2017-966 in said Plat Records:

THENCE, South 89° 14'26" West, along the south line of said 59.82 acre tract and along the north line of said Cross Timbers Addition Lots 1 & 2 Block A, for a distance of 301.35 feet, to a 5/8 inch iron rod found:

THENCE, South 89° 20'17" West, continuing along said north and south lines, for a distance of 161.89 feet, to a 3/8 inch iron rod found:

THENCE, South 89° 08'57" West, continuing along said lines at 143.97 feet passing a 1/2 inch iron rod found at the northwest corner of said Cross Timbers Addition and being the most northerly northeast corner of Virginia Hills Phase Five, an addition to the City of McKinney, as described in Vol. 2016, Pg. 661 in said Plat Records, at 1044.22 feet, passing a 5/8 inch iron rod found at the northwest of said Virginia Hills Phase Five same being the northeast corner of Aero County East Addition, as described in Vol. 2016, Pg. 18 in said Plat Records, and continuing for a total distance of 1562.39 feet, to a 3/8 inch iron rod found at the northwest corner of said Aero County East Addition and being in the east line of Chihuahua Airport Partners, LP., as described in Doc. No. 20061103001581370 in said Deed Records same being the southwest corner of said 59.82 acre tract:

THENCE, North 00° 53'25" West, along the west line of said 59.82 acre tract and the east line of said Chihuahua Airport Partners, LP. tract, for a distance of 724.00 feet, to a 5/8 inch iron rod found at the northeast corner of said Chihuahua Airport Partners, LP. Tract and being the southeast corner of Lot 1R out of BellPartners L.L.C., an addition to the City of McKinney, as described in Vol. L, Pg. 835, in said Plat Records:

THENCE, North 00° 31'05" West, along the east line of said Lot 1R and the west line of said 59.82 acre tract, for a distance of 943.40 feet, to a 3 1/4" aluminum TxDot monument No. 324 being in northeast corner of said Lot 1R and the northwest corner of said 59.82 acre tract being in the south line of U.S. Highway 380 (Variable R.O.W.):

THENCE, North 89° 29'27" East, along the north line of said 59.82 acre tract and the south line of said U.S. Highway 380, for a distance of 245.07 feet, to a 3 1/4" aluminum TxDot monument:

THENCE, South 87° 38'48" East, continuing along said north and south lines, for a distance of 200.25 feet, to a 3 1/4" aluminum TxDot monument No. 183:

THENCE, North 89° 29'27" East, continuing along said lines, for a distance of 600.00 feet, to a 5/8 inch iron found:

THENCE, North 85° 46'56" East, continuing along said lines, for a distance of 199.44 feet, to a 5/8 inch iron rod found:

THENCE, North 89° 59'28" East, continuing along said lines, for a distance of 314.82 feet, to the POINT OF BEGINNING and containing 59.717 acres of land.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS that I, WARREN L. CORWIN, do hereby certify that I prepared this Plat and the field notes from an actual and accurate survey of the land, that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the subdivision Regulations of the City of McKinney, Texas.

WARREN L. CORWIN
R.P.L.S. No. 4621

THE STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared WARREN L. CORWIN, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this ____ day of _____, 2022.

NOTARY PUBLIC, STATE OF TEXAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT we AHV COMMUNITIES, the undersigned do hereby adopt this conveyance plat designating the herein described property as HIDDEN LAKES, an addition to the City of McKinney, Collin County, Texas, and do hereby dedicate to the public use forever the streets, alleys and public use areas shown hereon. The easements, as shown, are hereby dedicated for the purpose as indicated. The Utility and Drainage Easements being hereby dedicated for the 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 parts of any buildings, fences, trees, shrubs or other improvements or growths, which in any way endanger, or interfere with the construction, maintenance or efficiency of its respective systems on said Easements, and the City of McKinney and all public utilities shall, at all times, have the full right of ingress and egress to or from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity, at any time, of 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 the _____ day of _____, 2022.

AHV COMMUNITIES

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this ____ day of _____, 2022.

Notary Public in and for the State of Texas

"Approved"

Planning and Zoning Commission Chairman
City of McKinney, Texas

Date

Attest

Planning and Zoning Commission Secretary
City of McKinney, Texas

Date

CONVEYANCE PLAT
OF
HIDDEN LAKES
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LOTS 1-2 BLOCK B
LOT 1 BLOCK C
LOT 1 BLOCK D
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TBEPLS* F-5951
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AUGUST 2022