

AIRPORT ACCESS LICENSE AGREEMENT
(C.C. #2009071500088760)

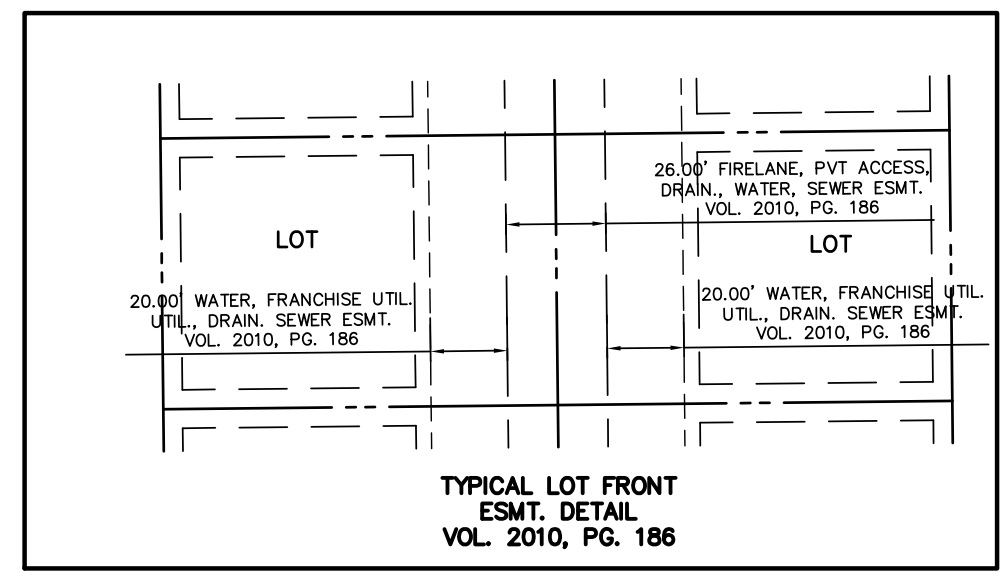
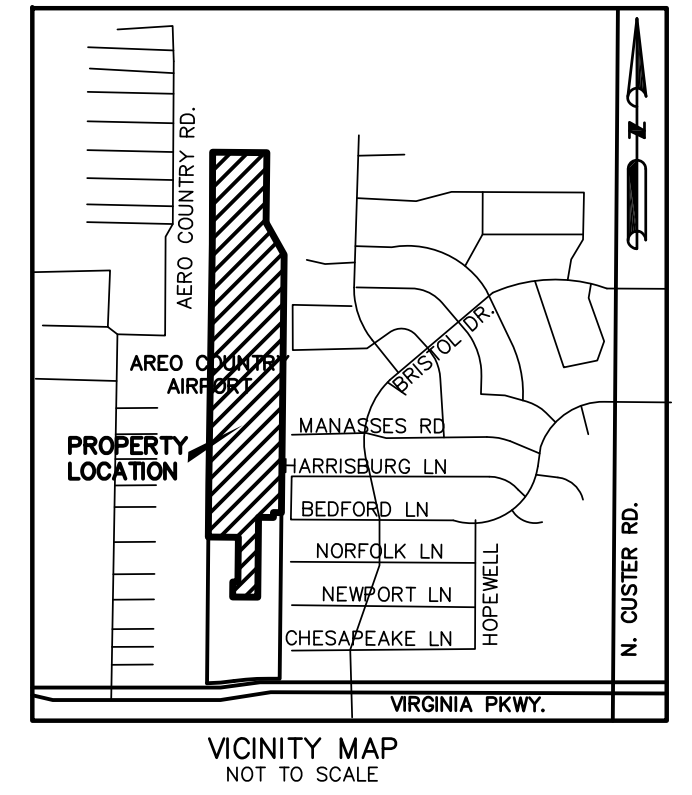
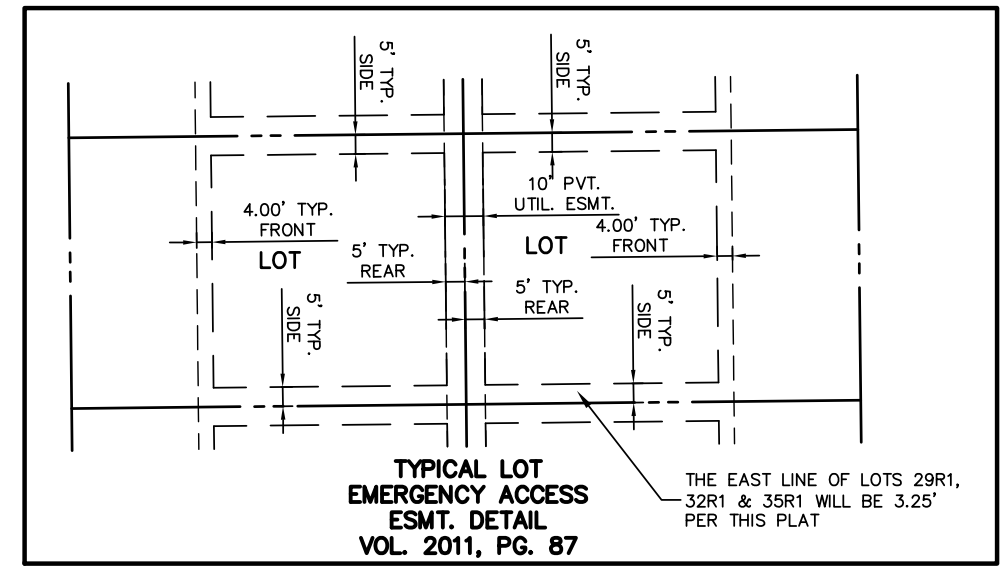
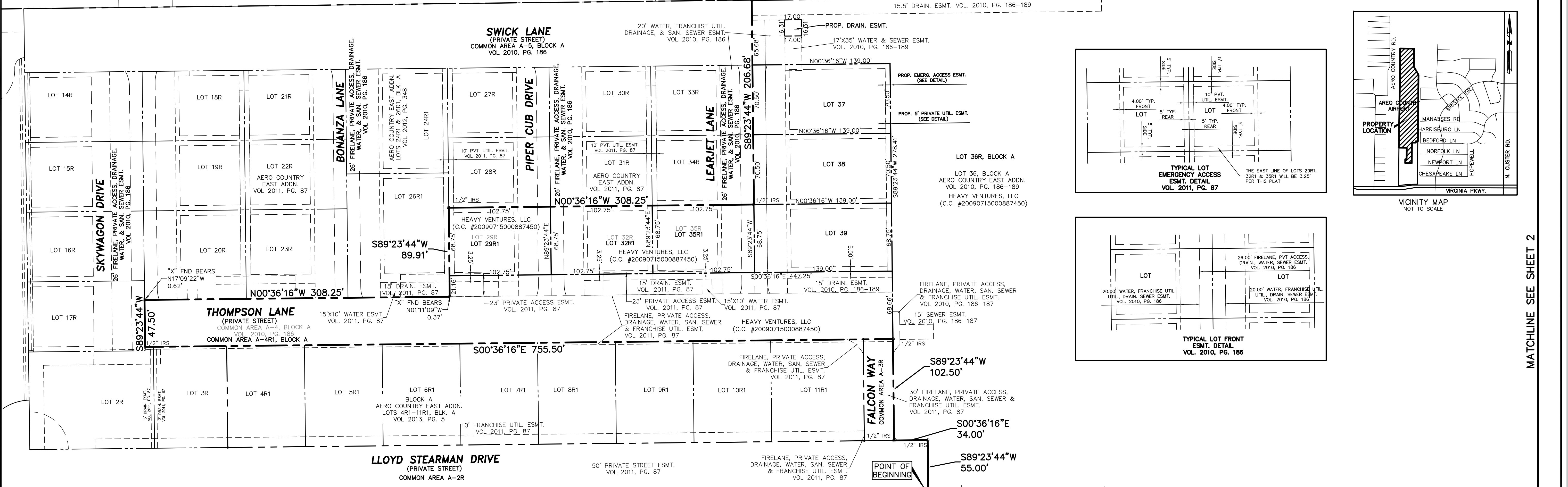
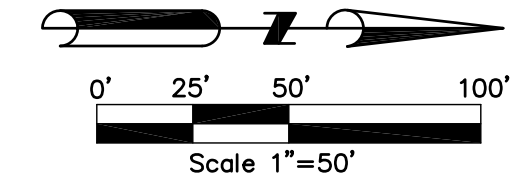
15' DRAINAGE EASEMENT
(C.C. #20100329000294590)

HEAVY VENTURES, LLC
(C.C. #20080402000398800)

DRAINAGE & DETENTION EASEMENT
(C.C. #20100329000294570)

N 7126559.4269
E 2506222.9261

N00°40'44"W 364.67'



MATCHLINE SEE SHEET 2

LOT #	ACRES	S.F.
29R1	0.162	7,064
32R1	0.162	7,064
35R1	0.162	7,064
36R	27.205	1,185,071
37	0.225	9,799
38	0.225	9,799
39	0.219	9,556
CA A-4R1	1.041	45,349

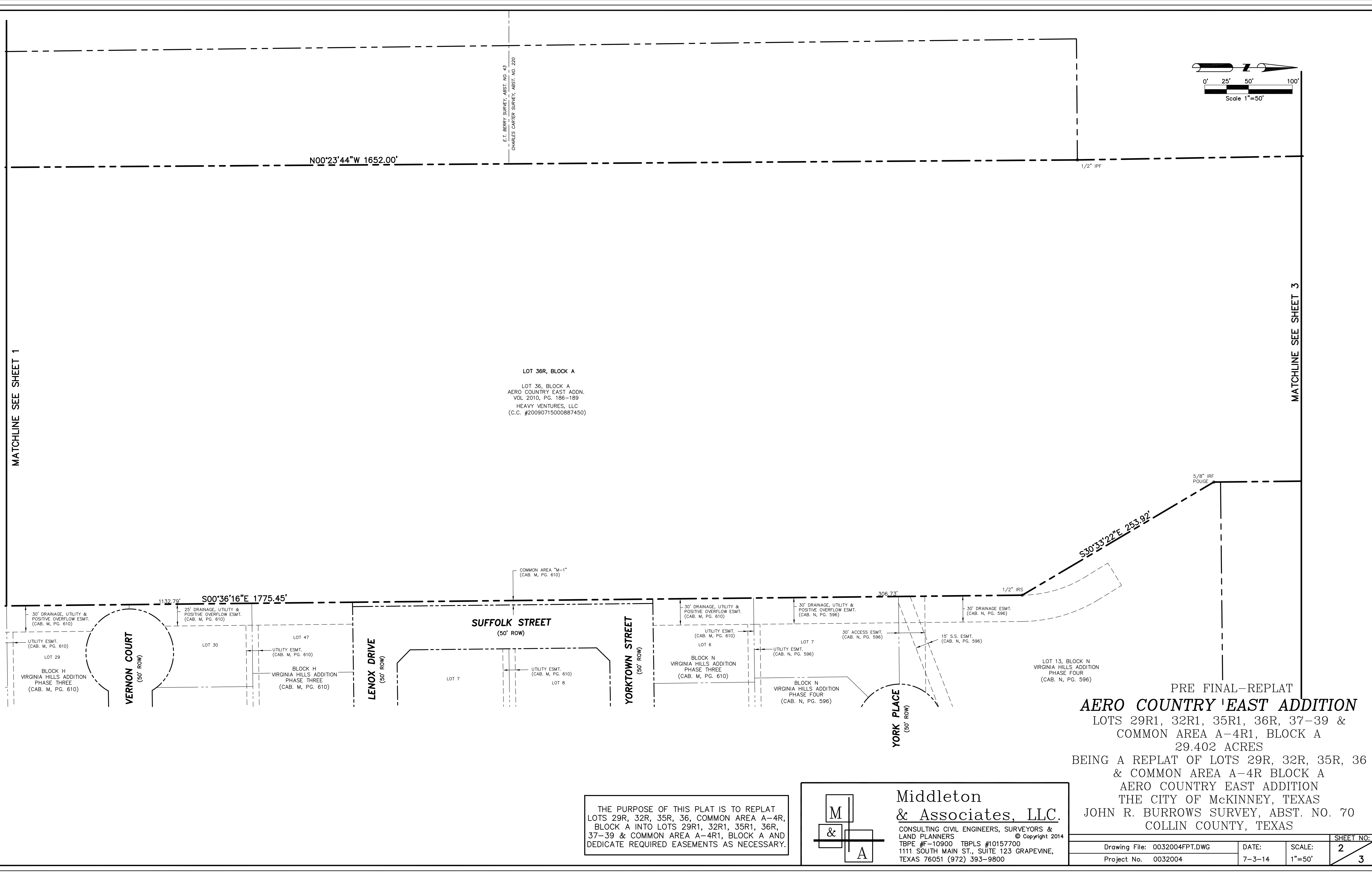
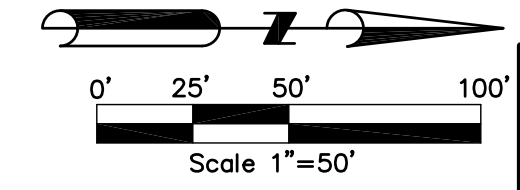
RECEIVED
By Planning Department at 3:21 pm, Aug 28, 2014

THE PURPOSE OF THIS PLAT IS TO REPLAT LOTS 29R1, 32R1, 35R1, 36R, COMMON AREA A-4R, BLOCK A INTO LOTS 29R1, 32R1, 35R1, 36R, 37-39 & COMMON AREA A-4R1, BLOCK A AND DEDICATE REQUIRED EASEMENTS AS NECESSARY.


Middleton & Associates, LLC.
 CONSULTING CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
 TBPE #10900 TBPLS #10157700
 1111 SOUTH MAIN ST., SUITE 123 GRAPEVINE, TEXAS 76051 (972) 393-9800
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PRE FINAL-REPLAT T-17
AERO COUNTRY EAST ADDITION
 LOTS 29R1, 32R1, 35R1, 36R, 37-39 &
 COMMON AREA A-4R1, BLOCK A
 29.402 ACRES
 BEING A REPLAT OF LOTS 29R, 32R, 35R, 36
 & COMMON AREA A-4R BLOCK A
 THE CITY OF MCKINNEY, TEXAS
 JOHN R. BURROWS SURVEY, ABST. NO. 70
 COLLIN COUNTY, TEXAS

Drawing File: 0032004FPT.DWG	DATE: 7-3-14	SCALE: 1"=50'	SHEET NO: 1
Project No. 0032004			3



LOT 36, BLOCK A
 LOT 36, BLOCK A
 AERO COUNTRY EAST ADDN.
 VOL. 2010, PG. 186-189
 HEAVY VENTURES, LLC
 (C.C. #20090715000867450)

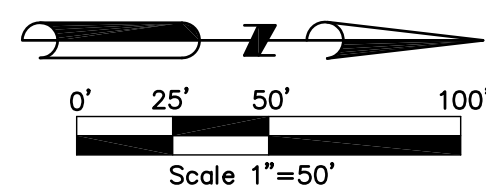
PRE FINAL-REPLAT
AERO COUNTRY EAST ADDITION
 LOTS 29R1, 32R1, 35R1, 36R, 37-39 &
 COMMON AREA A-4R1, BLOCK A
 29.402 ACRES
 BEING A REPLAT OF LOTS 29R, 32R, 35R, 36
 & COMMON AREA A-4R BLOCK A
 AERO COUNTRY EAST ADDITION
 THE CITY OF MCKINNEY, TEXAS
 JOHN R. BURROWS SURVEY, ABST. NO. 70
 COLLIN COUNTY, TEXAS

THE PURPOSE OF THIS PLAT IS TO REPLAT
 LOTS 29R, 32R, 35R, 36, COMMON AREA A-4R,
 BLOCK A INTO LOTS 29R1, 32R1, 35R1, 36R,
 37-39 & COMMON AREA A-4R1, BLOCK A AND
 DEDICATE REQUIRED EASEMENTS AS NECESSARY.

Middleton & Associates, LLC.
 CONSULTING CIVIL ENGINEERS, SURVEYORS &
 LAND PLANNERS
 TBPE #10900 TBPLS #10157700
 1111 SOUTH MAIN ST., SUITE 123 GRAPEVINE,
 TEXAS 76051 (972) 393-9800

Drawing File: 0032004FPT.DWG	DATE: 7-3-14	SCALE: 1"=50'	SHEET NO: 2
Project No. 0032004			3

RECEIVED
 By Planning Department at 3:21 pm, Aug 28, 2014



PART OF
CHIHUAHUA AIRPORT PARTNERS, L.P.
(C.C. #20061103001581370)

N00°57'48"W 631.99'

3/8" IRF

MATCHLINE SEE SHEET 2

LOT 36R, BLOCK A
LOT 36, BLOCK A
AERO COUNTRY EAST ADDN.
VOL. 2010, PG. 186-189
HEAVY VENTURES, LLC
(C.C. #20090715000867450)

20' DANVILLE WATER
SUPPLY CORP. ESMT.
(VOL. 1321, PG. 743)

N89°14'27"E 373.23'

380 RANCH JOINT VENTURE
(VOL. 2217, PG. 146)

S00°36'16"E 481.19'

5/8" IRF
POUSE

20' DANVILLE WATER
SUPPLY CORP. ESMT.
(VOL. 1321, PG. 743)

LOT 14, BLOCK N
VIRGINIA HILLS ADDITION
PHASE FIVE
(CAB. N, PG. 661)

THE PURPOSE OF THIS PLAT IS TO REPLAT
LOTS 29R, 32R, 35R, 36, COMMON AREA A-4R,
BLOCK A INTO LOTS 29R1, 32R1, 35R1, 36R,
37-39 & COMMON AREA A-4R1, BLOCK A AND
DEDICATE REQUIRED EASEMENTS AS NECESSARY.

OWNERS CERTIFICATE
STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, Heavy Ventures, LLC (owner of Lots 29R, 32R, 35R, 36 & Common Area A-4R) and is the owner of tracts of land situated in the John R. Burrows Survey, Abstract No. 70, Collin County, Texas and being all of Lots 29R, 32R, 35R, Block A and Common Area A-4R of the Amending Plat of Aero Country East Addition, an addition the City of McKinney as recorded in Volume 2011, Page 87 of the Plat Records of Collin County, Texas (PRCCT) and all of Lot 36, Block A of the Record Plat of Aero Country East Addition, an addition the City of McKinney as recorded in Volume 2010, Page 186-189 (PRCCT) and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set for the most northeast corner of said Amending Plat of Aero Country East Addition;

THENCE along the northerly line of said Amending Plat of Aero Country East Addition as follows:

South 89° 23' 44" West a distance of 55.00 feet to a 1/2 inch iron rod set for corner;

South 00° 36' 16" East a distance of 34.00 feet to a 1/2 inch iron rod set for corner;

South 89° 23' 44" West a distance of 102.50 feet to a 1/2 inch iron rod set for the most northeasterly corner of Common Area A-4 also called Thompson Lane;

THENCE departing the northerly line of said Amending Plat of Aero Country East Addition and along the easterly line of said Common Area A-4 South 00° 36' 16" East a distance of 755.50 feet to a 1/2 inch iron rod set for corner in the northerly line of Lot 17R;

THENCE departing the easterly line of said Common Area A-4 and along the northerly line of Lot 17R South 89° 23' 44" West a distance of 47.50 feet to an "X" cut found (bearing North 17° 09' 22" West, 0.62') for the most southeasterly corner of Lot 20R;

THENCE departing the northerly line of Lot 17R and along the easterly lines of Lots 20R, 23R & 26R1 North 00° 36' 16" West a distance of 308.25 feet to an "X" cut found (bearing North 01° 11' 09" West, 0.37') for the most northeasterly corner of Lot 26R1;

THENCE departing the easterly line of Lot 26R1 and along the northerly line of 26R1 South 89° 23' 44" West a distance of 89.91 feet to a 1/2 inch iron rod set for the most southeasterly corner of Lot 26R of said Amending Plat of Aero Country East Addition;

THENCE along the easterly line of Lots 28R, 31R and 34R of said Amending Plat of Aero Country East Addition North 00° 36' 16" West a distance of 308.25 feet to a 1/2 inch iron rod set for the most northeasterly corner of said Lot 34R and the southerly line of said Amending Plat of Aero Country East Addition;

THENCE departing the easterly line of said Lot 34R and along the southerly line of said Amending Plat of Aero Country East Addition South 89° 23' 44" West a distance of 206.68 feet to a 1/2 inch iron rod set for the most northwesterly corner of Common Area A-5, also called Swick Lane, said iron rod also being in the easterly line of a tract of land as described in a deed to Heavy Ventures LLC and recorded in County Clerks No. 20080402000389800 (DRCCCT);

THENCE departing the southerly line of said Amending Plat of Aero Country East Addition and along the easterly line of said Heavy Ventures LLC tract as follows:

North 00° 40' 44" West a distance of 364.67 feet to a 1/2 inch iron rod set for corner;

North 00° 23' 44" West a distance of 1652.00 feet to a 1/2 inch iron rod set for the most south easterly corner of a tract of land as described in a deed to Chihuahua Airport Partners, L.P. and recorded in County Clerks No. 20061103001581370 (DRCCCT);

THENCE departing the easterly line of said Heavy Ventures LLC tract and along the easterly line of said Chihuahua Airport Partners, L.P. tract North 00° 57' 48" West a distance of 631.99 feet to a 3/8 inch iron rod found for the most southwesterly corner of a tract of land as described in a deed to 380 Ranch Joint Venture and recorded in Volume 2217, Page 146 (DRCCCT);

THENCE departing the easterly line of said Chihuahua Airport Partners, L.P. tract and along the southerly line of said 380 Ranch Joint Venture tract North 89° 14' 27" East a distance of 373.23 feet to a 5/8 inch capped iron rod stamped Pouse found for the most northwesterly corner of Lot 14, Block N of Virginia Hills Addition, Phase Five, an addition to the City of McKinney as recorded in Cabinet N, Page 661 (PRCCT);

THENCE departing the said southerly line of said 380 Ranch Joint Venture tract and along the easterly line of said Lot 14, Block N South 00° 36' 16" East a distance of 481.19 feet to a 5/8 inch capped iron rod stamped Pouse found for the most northwesterly corner of Lot 13, Block N of Virginia Hills Addition, Phase Four, an addition to the City of McKinney as recorded in Cabinet N, Page 596 (PRCCT);

THENCE departing the easterly line of said Lot 14, Block N and along the easterly line of said Virginia Hills Addition, Phase Four as follows:

South 30° 33' 22" East a distance of 253.92 feet to a 1/2 inch iron rod set for corner;

South 00° 36' 16" East passing the most northeasterly corner of Virginia Hills Addition, Phase Three an addition to the City of McKinney as recorded in Cabinet M, Page 610 (PRCCT) at 308.73 feet and passing the most northeasterly corner of Virginia Hills Addition, Phase One an addition to the City of McKinney as recorded in Cabinet L, Page 883 (PRCCT) at 1132.79 feet for a total distance of 1775.45 feet to the Point of Beginning;

Containing within these metes and bounds 29.402 acres or 1,280,767 square feet of land more or less;

The bearings within these metes and bounds are based upon the amending plat of Aero Country East, an addition to the city of McKinney, Texas as recorded in Volume 2011, Page 86 of the (PRCCT).

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:
That I, BJ Elam, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of McKinney, Collin County, Texas,

FOR REVIEW ONLY

B. J. Elam
Registered Professional Land Surveyor
Texas Registration No. 4581

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared B.J. Elam, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

WITNESS MY HAND at _____ Texas, this _____ day of _____ 2014.

Notary Public in and for the State of Texas

OWNERS DEDICATION
STATE OF TEXAS
COUNTY OF COLLIN

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, We, Heavy Ventures, LLC, do hereby adopt this plat designating the hereinabove described property as AERO COUNTRY EAST ADDITION, LOTS 29R1, 32R1, 35R1, 36R, 37-39 & COMMON AREA A-4R1, BLOCK A, BEING A REPLAT OF LOTS 29R, 32R, 35R, 36 & COMMON AREA A-4R BLOCK A AERO COUNTRY EAST ADDITION an addition to the City of McKinney, Collin County, Texas, and do hereby dedicate to the public use forever, their street, alleys and public use shown hereon, the easements, private streets, private streets, private access, as shown, for mutual use and accommodation of the Aero Country East Owner's Association, City of McKinney and all public utilities desiring to use the same. All and any public utility and the City of McKinney shall have the right to remove and keep removed all or parts of any building, fences, shrubs, trees or improvements or growths, which in any way endanger or interfere with the construction, maintenance or efficiency of it respective systems on said easements, and the City of McKinney and all public utilities constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems, without the necessity, at anytime, 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 McKinney, Texas, this _____ day of _____ 2014.

By: Heavy Ventures, LLC

Michael D. Shell, President
STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Michael D. Shell, member of Heavy Ventures, LLC, authorized representative of Heavy Ventures, LLC, authorized to do business in the State of Texas.

GIVEN MY HAND AND SEAL OF OFFICE, this _____ day of _____ 2014.

Notary Public in and for the State of Texas

- NOTES:
- THE BEARINGS HEREIN ARE BASED UPON THE AMENDING PLAT OF AERO COUNTRY EAST, AN ADDITION TO THE CITY OF MCKINNEY, TEXAS. AS RECORDED IN VOLUME 2011, PAGE 86 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS
 - ALL PROPOSED LOTS SITUATED IN WHOLE OR IN PART WITHIN THE CITY'S CORPORATE LIMITS SHALL COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE GOVERNING ZONING DISTRICT.
 - COORDINATES SHOWN HEREON ARE STATE PLANE COORDINATES, TEXAS NORTH CENTRAL ZONE, NORTH AMERICA DATUM OF 1983 (NAD83)
 - ALL THE STREETS NOT INDICATED AS PUBLIC STREETS HAVE NOT BEEN DEDICATED TO THE PUBLIC, FOR PUBLIC ACCESS NOR HAVE BEEN ACCEPTED BY THE CITY AS PUBLIC IMPROVEMENTS, AND THE STREETS SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION WITHIN THE SUBDIVISION, AND THE STREETS SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY MAINTENANCE AND SERVICE PERSONNEL, THE U.S. POSTAL SERVICE, AND GOVERNMENT EMPLOYEES IN PURSUIT OF THEIR OFFICIAL DUTIES.
 - ALL COMMON AREAS EXCEPT COMMON AREA A-1 SHALL BE USED FOR FIRELANE, DRAINAGE WATER, SANITARY SEWER, FRANCHISE UTILITY AND MUTUAL ACCESS. COMMON AREA A-1 SHALL BE USED FOR DRAINAGE AND UTILITIES.
 - ALL COMMON AREAS ARE TO BE OWNED AND MAINTAINED BY THE HOA.
 - A POND AGREEMENT WAS PREPARED AND FILED FOR THE OWNERS OF BLOCK A, LOTS 1-36. THE DOCUMENT FILING NUMBER IS 20100707000698830 AND RECORDED IN THE DEED RECORDS OF COLLIN COUNTY, TEXAS.
 - PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY COMMERCIAL STRUCTURES OF A FINAL INSPECTION FOR ANY RESIDENTIAL STRUCTURES ON THE SUBJECT PROPERTY, ALL REQUIRED SCREENING, LANDSCAPING, SECURITY GATES AND ACCESS PANELS MUST BE INSTALLED PER THE GOVERNING PLANNED DEVELOPMENT DISTRICT ORDINANCE (2009-07-051) AND APPROVED SPECIFIC USE PERMIT/SITE PLAN (2009-12-082).
 - A FACILITIES AGREEMENT WAS PREPARED AND FILED FOR THE OWNERS OF BLOCK A, LOTS 1-36. THE DOCUMENT FILING NUMBER IS 20100709000705820 AND RECORDED IN THE DEED RECORDS OF COLLIN COUNTY, TEXAS.

OWNER:
HEAVY VENTURES, LLC
230 AERO COUNTRY ROAD
MCKINNEY, TEXAS 75071
MICHAEL D. SHELL
469-585-2393

Approved and Accepted

Planning & Zoning Chairman
City of McKinney, Texas

Date

PRE FINAL-REPLAT
AERO COUNTRY EAST ADDITION
LOTS 29R1, 32R1, 35R1, 36R, 37-39 &
COMMON AREA A-4R1, BLOCK A
29.402 ACRES
BEING A REPLAT OF LOTS 29R, 32R, 35R, 36
& COMMON AREA A-4R BLOCK A
AERO COUNTRY EAST ADDITION
THE CITY OF MCKINNEY, TEXAS
JOHN R. BURROWS SURVEY, ABST. NO. 70
COLLIN COUNTY, TEXAS

Middleton & Associates, LLC.
CONSULTING CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
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TBPE #10900 TBPLS #10157700
1111 SOUTH MAIN ST., SUITE 123 GRAPEVINE, TEXAS 76051 (972) 393-9800

Drawing File: 0032004FPT.DWG	DATE: 7-3-14	SCALE: 1"=50'	SHEET NO: 3
Project No. 0032004			3