

HIDDEN CREEK PHASE 2B  
VOL. L, PG. 871  
R.R.C.C.T.

HIDDEN CREEK PHASE 1  
VOL. J, PG. 638  
P.R.C.C.T.  
USE-SINGLE FAMILY

LOT 2, BLOCK A  
THE HIGHLANDS ADDITION  
VOL. 2008, PG. 145  
P.R.C.C.T.  
14.096 ACRES  
(PROPOSED ENCLAVE  
AT HIDDEN CREEK)

LOT 2, BLOCK A  
THE PARKWAY ADDITION  
VOL. K, PG. 534  
P.R.C.C.T.

LOT 2R2, BLOCK A  
THE CRAIG ADDITION  
VOL. 2010, PG. 161  
P.R.C.C.T.  
2.4698 ACRES

LOT 4R1, BLOCK A  
THE CRAIG ADDITION  
VOL. 2014, PG. 538  
P.R.C.C.T.  
1.566 ACRES

LOT 5, BLOCK A  
THE CRAIG ADDITION  
VOL. 2014, PG. 538  
P.R.C.C.T.  
1.010 ACRES

LOT 6, BLOCK A  
THE CRAIG ADDITION  
VOL. 2014, PG. 538  
P.R.C.C.T.  
1.952 ACRES

LOT 10, BLOCK A  
THE HIGHLANDS ADDITION  
VOL. L, PG. 544  
P.R.C.C.T.  
3.370 ACRES

LOT 9, BLOCK A  
THE HIGHLANDS ADDITION  
VOL. L, PG. 544  
P.R.C.C.T.  
2.066 ACRES

LOT 13, BLOCK A  
THE HIGHLANDS ADDITION  
VOL. M, PG. 68  
P.R.C.C.T.  
0.942 ACRES

LOT 1R1, BLOCK A  
THE HIGHLANDS ADDITION  
VOL. M, PG. 68  
P.R.C.C.T.  
0.997 ACRE

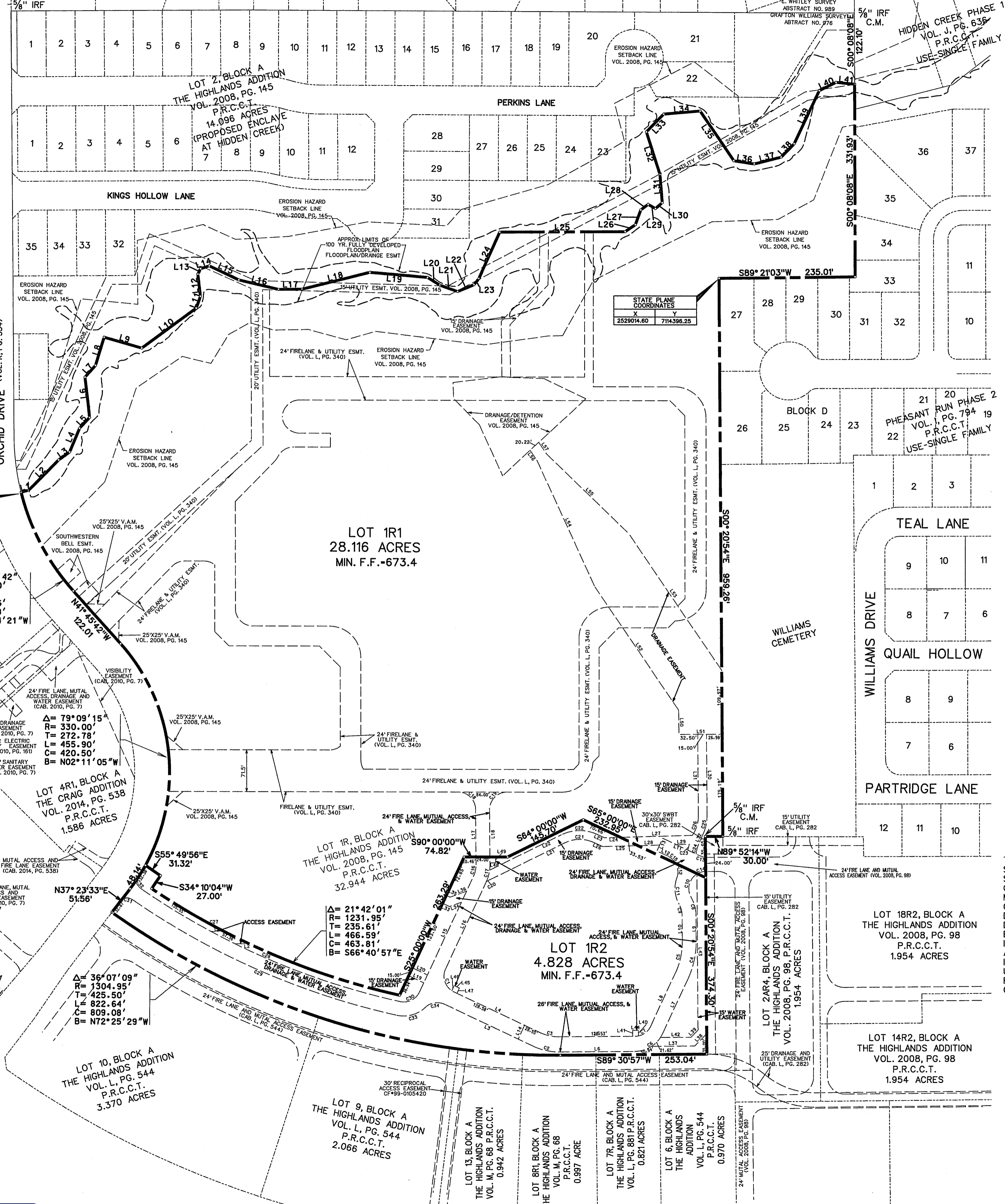
LOT 7R, BLOCK A  
THE HIGHLANDS ADDITION  
VOL. L, PG. 881  
P.R.C.C.T.  
0.821 ACRES

LOT 6, BLOCK A  
THE HIGHLANDS ADDITION  
VOL. L, PG. 544  
P.R.C.C.T.  
0.970 ACRES

LOT 1R2, BLOCK A  
THE HIGHLANDS ADDITION  
VOL. 2008, PG. 98  
P.R.C.C.T.  
1.954 ACRES

LOT 1R2, BLOCK A  
THE HIGHLANDS ADDITION  
VOL. 2008, PG. 98  
P.R.C.C.T.  
1.954 ACRES

LOT 2R4, BLOCK A  
THE HIGHLANDS ADDITION  
VOL. 2008, PG. 98  
P.R.C.C.T.  
1.954 ACRES



STATE PLANE COORDINATES

222904.60	7114366.25
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STATE PLANE COORDINATES

222782.72	7114026.43
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STATE PLANE COORDINATES

222782.72	7114026.43
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BOUNDARY LINE TABLE

NUMBER	BEARING	DISTANCE
L1	N 75°57'00" E	13.54'
L2	N 44°37'06" E	73.09'
L3	S 65°00'00" E	168.49'
L4	S 54°05'02" E	23.37'
L5	N 22°38'48" E	44.63'
L6	N 89°30'57" E	130.75'
L7	N 25°00'00" E	103.28'
L8	N 25°00'00" E	101.06'
L9	N 00°20'54" W	45.48'
L10	N 00°20'54" W	45.48'
L11	N 53°49'41" E	116.30'
L12	N 19°37'37" E	21.34'
L13	N 06°48'52" W	38.20'
L14	N 27°29'28" E	10.30'
L15	N 71°24'32" E	15.76'
L16	S 64°55'28" E	56.08'
L17	S 76°47'28" E	69.95'
L18	N 89°14'28" E	40.68'
L19	N 76°03'13" E	119.82'
L20	S 85°13'17" E	99.53'
L21	S 58°20'06" E	25.06'
L22	N 70°20'46" E	32.28'
L23	N 67°44'33" E	30.66'
L24	N 38°52'23" E	13.46'
L25	N 24°14'57" E	87.61'
L26	N 89°42'20" E	21.52'
L27	N 20°04'01" E	27.14'
L28	N 53°05'35" E	16.04'
L29	S 59°35'20" E	14.52'
L30	N 49°45'23" E	15.58'
L31	N 04°34'26" W	49.49'
L32	N 17°48'14" W	76.81'
L33	N 44°27'10" E	43.05'
L34	N 85°09'31" E	62.37'
L35	S 34°12'57" E	103.49'
L36	S 81°29'26" E	35.58'
L37	N 75°45'37" E	47.53'
L38	N 44°28'28" E	32.18'
L39	N 25°18'39" E	101.71'
L40	N 64°17'01" E	31.96'
L41	S 84°28'41" E	32.36'

EASEMENT LINE TABLE

NUMBER	BEARING	DISTANCE
E1	N 89°59'21" E	24.29'
E2	S 65°00'00" E	168.49'
E3	S 54°05'02" E	23.37'
E4	N 22°38'48" E	44.63'
E5	N 89°30'57" E	130.75'
E6	N 25°00'00" E	103.28'
E7	N 25°00'00" E	101.06'
E8	N 00°20'54" W	45.48'
E9	N 00°20'54" W	45.48'
E10	N 53°49'41" E	116.30'
E11	N 19°37'37" E	21.34'
E12	N 06°48'52" W	38.20'
E13	N 27°29'28" E	10.30'
E14	N 71°24'32" E	15.76'
E15	S 64°55'28" E	56.08'
E16	S 76°47'28" E	69.95'
E17	N 89°14'28" E	40.68'
E18	N 76°03'13" E	119.82'
E19	S 85°13'17" E	99.53'
E20	S 58°20'06" E	25.06'
E21	N 70°20'46" E	32.28'
E22	N 67°44'33" E	30.66'
E23	N 38°52'23" E	13.46'
E24	N 24°14'57" E	87.61'
E25	N 89°42'20" E	21.52'
E26	N 20°04'01" E	27.14'
E27	N 53°05'35" E	16.04'
E28	S 59°35'20" E	14.52'
E29	N 49°45'23" E	15.58'
E30	N 04°34'26" W	49.49'
E31	N 17°48'14" W	76.81'
E32	N 44°27'10" E	43.05'
E33	N 85°09'31" E	62.37'
E34	S 34°12'57" E	103.49'
E35	S 81°29'26" E	35.58'
E36	N 75°45'37" E	47.53'
E37	N 44°28'28" E	32.18'
E38	N 25°18'39" E	101.71'
E39	N 64°17'01" E	31.96'
E40	S 84°28'41" E	32.36'

CURVE TABLE

NUMBER	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	90°00'00"	30.00'	47.12'	30.00'	S 20°00'00" E	42.43'
C2	25°29'03"	106.00'	47.13'	23.37'	S 77°44'32" E	46.76'
C3	25°29'03"	80.00'	35.58'	18.09'	S 77°44'32" E	35.29'
C4	25°20'54"	149.00'	65.32'	33.51'	N 12°19'33" E	65.38'
C5	25°20'54"	125.00'	55.30'	28.11'	N 12°19'33" E	54.85'
C6	64°30'57"	54.00'	60.80'	34.08'	N 57°15'28" E	57.54'
C7	64°30'57"	30.00'	33.78'	18.93'	N 57°15'28" E	32.02'
C8	29°16'52"	64.00'	32.71'	16.72'	N 14°59'20" W	32.35'
C9	29°16'52"	40.00'	20.44'	10.45'	N 14°59'20" W	20.22'
C10	89°15'50"	30.00'	46.74'	29.62'	S 15°00'09" W	42.15'
C11	49°32'29"	54.00'	46.69'	24.92'	S 04°51'32" E	46.25'
C12	49°32'29"	30.00'	26.00'	13.88'	N 04°55'13" E	25.20'
C13	29°27'44"	30.00'	10.71'	5.41'	S 75°13'52" E	10.66'
C14	28°27'31"	30.00'	14.90'	7.61'	S 73°51'49" W	14.75'
C15	35°14'51"	30.00'	18.46'	9.53'	N 47°22'34" W	18.17'
C16	25°21'19"	46.00'	20.36'	10.35'	N 12°19'21" E	20.19'
C17	25°21'19"	70.00'	30.98'	15.75'	N 12°19'21" E	30.73'
C18	89°38'41"	30.00'	46.94'	29.81'	N 15°10'39" W	42.29'
C19	90°21'13"	30.00'	47.31'	30.19'	S 44°49'21" W	42.56'
C20	95°35'13"	51.50'	8.62'	2.81'	S 61°11'53" E	8.62'
C21	51°00'00"	57.50'	51.18'	27.43'	S 89°30'00" W	49.51'
C22	51°00'00"	72.50'	64.53'	34.58'	S 89°30'00" W	62.42'
C23	98°02'54"	72.50'	110.33'	5.17'	S 14°30'04" W	110.32'
C24	17°07'47"	57.50'	17.19'	8.66'	S 15°03'26" W	17.13'
C25	23°58'13"	72.50'	30.33'	15.39'	N 11°38'13" E	30.11'
C26	35°18'20"	57.50'	35.45'	18.31'	N 17°18'46" E	34.89'
C27	89°25'16"	115.50'	15.07'	8.84'	N 74°46'48" E	15.36'
C28	22°27'27"	1242.49'	487.00'	246.67'	S 66°26'08" E	483.89'
C29	22°27'27"	1266.49'	496.79'	251.63'	S 66°25'37" E	493.61'
C30	17°20'08"	30.00'	40.49'	24.01'	N 63°40'07" E	37.49'
C31	35°13'02"	30.00'	18.44'	9.52'	N 72°47'54" W	18.15'
C32	33°21'19"	30.00'	17.46'	8.99'	S 38°31'45" W	17.22'
C33	95°47'52"	54.00'	52.59'	28.59'	N 74°26'12" E	50.53'
C34	68°27'44"	30.00'	35.85'	20.41'	S 80°46'08" W	33.75'

NOTES

- Bearing are referenced to Lot 1 of the Highlands Addition, an addition to the City of McKinney, as described in Volume L, Page 340, in the Plat 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.
- All lots comply with the minimum standards as set forth within the zoning district.
- The purpose of this replat is to abandon and dedicate easements and subdivide lot 1R into lots 1R1 and 1R2.
- V.A.M. - Visibility Access & Maintenance Easement  
IRF - Iron Rod Found  
C.M. - Controlling Monument

PRELIMINARY-FINAL REPLAT  
FOR REVIEW PURPOSES ONLY  
OF  
LOT 1R1 AND 1R2, BLOCK A  
THE HIGHLANDS ADDITION  
BEING A REPLAT OF LOT 1R, BLOCK A  
32.944 ACRES OUT OF THE  
GRAFTON WILLIAMS SURVEY ABSTRACT NO. 976  
IN THE  
CITY OF MCKINNEY,  
COLLIN COUNTY, TEXAS  
OWNER/APPLICANT  
CHRIST FELLOWSHIP  
2801 ORCHID DRIVE  
MCKINNEY, TEXAS 75070  
972-547-7000  
PREPARED BY  
CORWIN ENGINEERING, INC.  
TBPE FIRM #5951  
200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
(972)-396-1200

THE OWNERS OF BLOCK A, LOT 1R1 AND LOT 1R2 OF THIS PLAT SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE OF THE STORM WATER DETENTION SYSTEM AS WELL AS THE MAINTENANCE OF THE CREEK (INCLUDING ALL EROSION CONTROL) TRAVERSING SAID LOT. THE OWNER SHALL FURTHER HOLD THE CITY OF MCKINNEY HARMLESS FROM ANY DAMAGES TO PERSONS, TO THE OWNER'S LOT OR ANY AFFECTED LOT ARISING FROM SUCH MAINTENANCE RESPONSIBILITY. THE DRAINAGE EASEMENT SHOWN HEREUNDER SHALL NOT CREATE ANY AFFIRMATIVE DUTY TO THE CITY TO REPAIR, MAINTAIN, OR CORRECT ANY CONDITION THAT EXISTS OR OCCURS DUE TO THE NATURAL FLOW OF STORM WATER RUNOFF, INCLUDING BUT NOT LIMITED TO, STORM WATER OVERFLOW, BANK EROSION AND SLOUCHING, LOSS OF VEGETATION AND TREES, BANK SUBSIDENCE, AND INTERFERENCE WITH STRUCTURES. THE CITY RETAINS THE RIGHT TO ENTER UPON THESE EASEMENTS FOR PUBLIC PURPOSES. ALTERATION OF NATURAL FLOW OF WATER SHALL BE SUBJECT TO THE REGULATIONS AND ORDINANCES OF THE CITY OF MCKINNEY, THE STATE OF TEXAS AND UNITED STATES OF AMERICA.

NOTE: 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 the requirements of the subdivision ordinance.

TOTAL LOTS 2  
TOTAL ACRES 32.944

RECEIVED  
By Planning Department at 3:07 pm, May 08, 2015



LEGAL DESCRIPTION (McKinney Fellowship Bible Church)

WHEREAS, MCKINNEY FELLOWSHIP BIBLE CHURCH, is the owner of a tract of land situated in the Grafton Williams Survey, Abstract No. 976, in the City of McKinney, Collin County, Texas, being all of Lot 1R, Block A of the Highlands Addition, an addition to the City of McKinney, as described in Volume 2008, Page 145, in the Map Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING, at a 5/8 inch iron rod found at an interior ell corner in the east line of Lot 1R, also being the northwest corner of Lot 2AR4, Block A, The Highlands Addition, an addition to the City of McKinney as described in Volume 2008, Page 98, in the Map Records of Collin County, Texas:

THENCE, South 00°20'54" East, continuing along said east line, for a distance of 374.30 feet, to a 1/2 inch iron rod set at the most southerly southeast corner of said Lot 1R;

THENCE, South 89°30'57" West, along the south line of Lot 1R, for a distance of 253.04 feet, to a 1/2 inch iron rod set at the point of curvature of a curve to the right, having a radius of 1304.95 feet, a central angle of 36°07'09", and a tangent of 425.50 feet;

THENCE, continuing along said south line and with said curve to the right for an arc distance of 822.64 feet (Chord Bearing North 72°25'29" West - 809.08 feet), to a 1/2 inch iron rod set at the southwest corner of Lot 1 being in the east line of Orchid Drive (60' R.O.W.):

THENCE, North 37°23'33" East, along the west line of Lot 1 and the east line of said Orchid Drive, for a distance of 51.56 feet, to a 1/2 inch iron rod set at the point of curvature of a curve to the left, having a radius of 330.00 feet, a central angle of 79°09'15", and a tangent of 272.78 feet;

THENCE, continuing along said east and west lines and with said curve to the left for an arc distance of 455.90 feet (Chord Bearing North 02°11'05" West - 420.50 feet), to a 1/2 inch iron rod set at the point of tangency;

THENCE, North 41°45'42" West, continuing along said lines for a distance of 122.01 feet, to a 1/2 inch iron rod set at a point of curvature of a curve to the right, having a radius of 400.00 feet, a central angle of 27°42'42", and a tangent of 98.66 feet;

THENCE, along the west line of said Lot 1R and along the east line of Orchid Drive for an arc distance of 193.46 feet (Chord Bearing North 27°54'21" West - 191.58 feet), to a 1/2 inch iron rod set;

THENCE, departing said east and west lines and along the centerline of the creek the following:

North 75°57'00" East, 13.54 feet;  
North 44°37'06" East, 73.09 feet;  
North 54°05'02" East 23.37 feet;  
North 22°38'48" East 44.63 feet;  
North 42°49'04" East 25.29 feet;  
North 06°28'59" West 69.79 feet;  
North 41°49'18" East 27.17 feet;  
North 17°06'02" East 50.61 feet;  
South 74°05'19" East 67.27 feet;  
North 53°49'41" East 116.30 feet;  
North 19°37'37" East 21.34 feet;  
North 06°48'52" West 38.20 feet;  
North 27°29'28" East 10.30 feet;  
North 71°24'32" East 15.76 feet;  
South 64°55'28" East 56.08 feet;  
South 76°47'28" East 69.95 feet;  
North 89°14'18" East 40.68 feet;  
North 76°03'13" East 119.82 feet;  
South 85°13'17" East 99.53 feet;  
South 58°20'06" East 25.06 feet;  
South 70°20'46" East 32.28 feet;  
North 67°44'33" East 30.66 feet;  
North 38°52'23" East 13.46 feet;  
North 24°14'57" East 87.61 feet;  
North 89°42'20" East 216.44 feet;  
North 56°09'17" East 21.52 feet;  
North 20°04'01" East 27.14 feet;  
North 53°05'35" East 16.04 feet;  
South 59°35'20" East 14.52 feet;  
North 49°45'23" East 15.58 feet;  
North 04°34'26" West 49.49 feet;  
North 17°48'14" West 76.81 feet;  
North 44°27'10" East 43.05 feet;  
North 85°09'31" East 62.87 feet;  
South 34°12'57" East 103.49 feet;  
South 81°29'26" East 35.58 feet;  
North 75°45'37" East 47.53 feet;  
North 44°28'28" East 32.18 feet;  
North 25°18'39" East 101.71 feet;  
North 64°17'01" East 31.96 feet;  
South 84°28'41" East 32.36 feet;

to the east line of said Lot 1R,

THENCE, South 00°08'08" East, along said east line, for a distance of 331.93 feet, to a 1/2 inch iron rod set

THENCE, South 89°21'03" West, continuing along said east line, for a distance of 235.01 feet, to a 1/2 inch iron rod set;

THENCE, South 00°20'54" East, continuing along said east line, for a distance of 959.26 feet, to a 5/8 inch iron rod found;

THENCE, North 89°52'14" West, continuing along said east line, for a distance of 30.00 feet, to the POINT OF BEGINNING and containing 32.944 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT MCKINNEY FELLOWSHIP BIBLE CHURCH does hereby adopt this replat designating the herein described property as "LOT 1R1 AND 1R2, BLOCK A, THE HIGHLANDS ADDITION, being a replat of Lot 1R, Block A, The Highlands Addition", 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 \_\_\_\_\_, 2015.

MCKINNEY FELLOWSHIP BIBLE CHURCH

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 \_\_\_\_\_, 2015.

\_\_\_\_\_  
Notary Public in and for the State of Texas

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 \_\_\_\_\_, 2015.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

PRELIMINARY-FINAL REPLAT  
FOR REVIEW PURPOSES ONLY  
OF  
LOT 1R1 AND 1R2, BLOCK A  
THE HIGHLANDS ADDITION  
BEING A REPLAT OF LOT 1R, BLOCK A  
32.944 ACRES OUT OF THE  
GRAFTON WILLIAMS SURVEY ABSTRACT NO. 976  
IN THE

CITY OF MCKINNEY  
COLLIN COUNTY, TEXAS  
OWNER/APPLICANT  
CHRIST FELLOWSHIP

2801 ORCHID DRIVE  
MCKINNEY, TEXAS 75070  
972-547-7000

PREPARED BY  
CORWIN ENGINEERING, INC.  
TBPE FIRM #5951

200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
(972)-396-1200

APRIL 2015

NOTE: 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.