

### HIDDEN CREEK PHASE 2B

Cab. L, Pg. 871

### GILLESPIE ROAD

(a called 50' ROW)

### HIDDEN CREEK PHASE 3A

Cab. M, Pg. 380

### BRENHAM DRIVE

(a called 50' ROW)

POINT OF BEGINNING

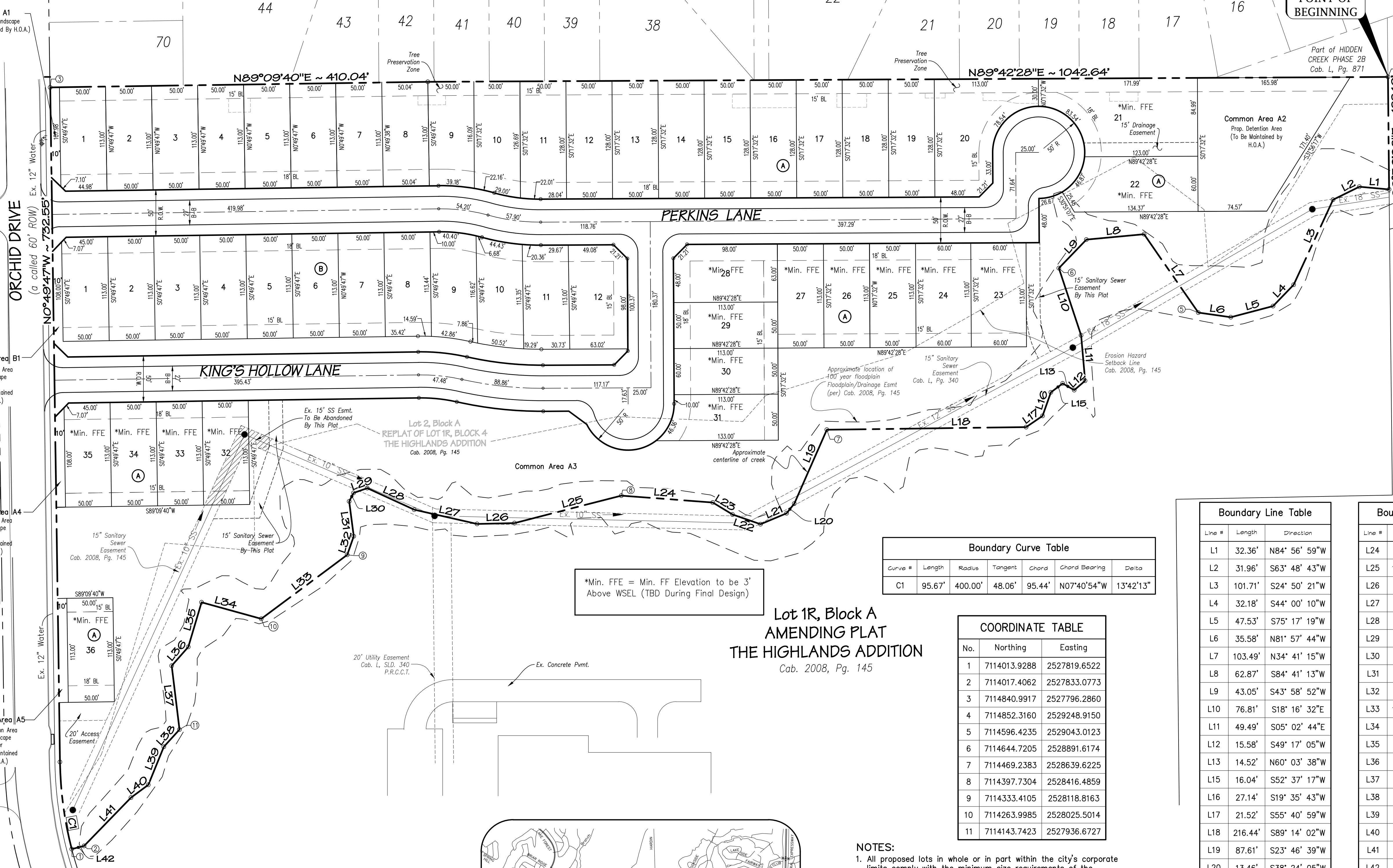
13A

### HIDDEN CREEK PHASE ONE

Cab. J, Pg. 636

### PHEASANT RUN PHASE 2

Cab. I, Pg. 794



Leifer2 Windmill Reo (Saxon) LLC  
Doc. No. 20130321000382750

\*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

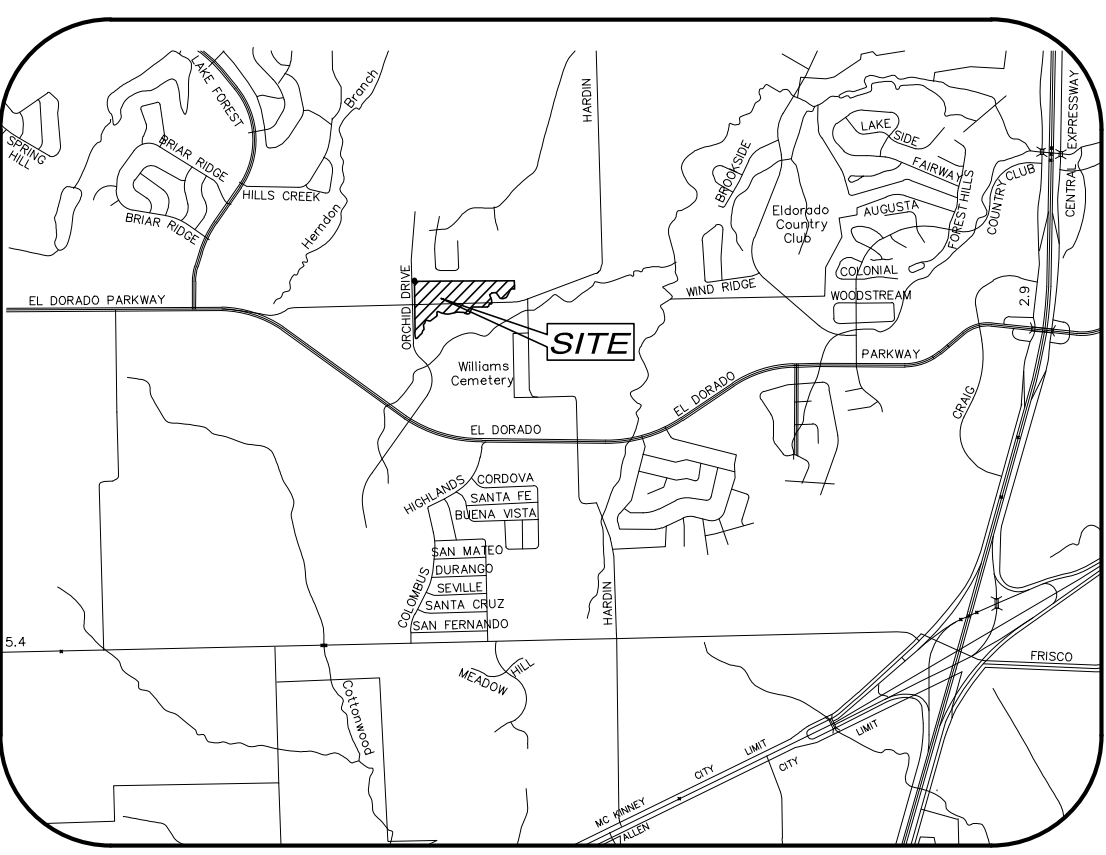
Curve #	Length	Radius	Tangent	Chord	Chord Bearing	Delta
C1	95.67'	400.00'	48.06'	95.44'	N07°40'54"W	13°42'13"

No.	Northing	Eastng
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

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

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
  - ⑩ 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  
Contact: Jennifer M Hayes  
Spiars Engineering, Inc. TBPE No. F-2121  
765 Custer Road, Suite 100  
Plano, Texas 75075  
Telephone (972) 422-0077  
Contact: Jennifer M Hayes  
Scale 1"=60' June 06, 2013 SHEET 1 OF 2

Drawing: 0.0007.000015-100 Donald Estess/12-108 Pre Plot Layout Saved By: Grafton Date: 6/6/2013 2:15:10 PM

STATE OF TEXAS §  
COUNTY OF COLLIN §  
OWNERS CERTIFICATE

WHEREAS WE, MCF INVESTMENTS, LTD., are the owners of tract of land located in the Grafton Williams Survey, Abstract No. 976, embracing all of Lot 2, Block A of the Replat of Lot 1R & Lot 2, Block A, The Highlands Addition, an addition to the City Of McKinney, Collin County, Texas as shown on the plat recorded in Volume 2008, Page 145 of the Plat Records of Collin County, Texas, said tracts being more particularly described as follows;

BEGINNING at a 5/8" iron rod found for the northeast corner of said Lot 2, Block A and an corner of Lot 13A, Block A of Hidden Creek Phase One Addition, an addition to the City of McKinney, Collin County, Texas as shown on the plat recorded in Cabinet J, Slide 636 of Said Plat Records;

THENCE, South 00 degrees 36 minutes 23 seconds East, along the east line of said Lot 2, Block A and the west line of said Lot 13A, Block A, a distance of 122.10 feet to a point in the south line of said Lot 2, Block A, the north line of said Lot 1R, Block A, and the center of a creek;

THENCE, along the south line of said Lot 2, Block A, the north line of said Lot 1R, Block A, and with the meanderings of said creek, the following metes and bounds;

North 84 degrees 56 minutes 59 seconds West, a distance of 32.36 feet;  
South 63 degrees 48 minutes 43 seconds West, a distance of 31.96 feet;  
South 24 degrees 50 minutes 21 seconds West, a distance of 101.71 feet;  
South 44 degrees 00 minutes 10 seconds West, a distance of 32.18 feet;  
South 75 degrees 17 minutes 19 seconds West, a distance of 47.53 feet;  
North 81 degrees 57 minutes 44 seconds West, a distance of 35.58 feet;  
North 34 degrees 41 minutes 15 seconds West, a distance of 103.49 feet;  
South 84 degrees 41 minutes 13 seconds West, a distance of 62.87 feet;  
South 43 degrees 58 minutes 52 seconds West, a distance of 43.05 feet;  
South 18 degrees 16 minutes 32 seconds East, a distance of 76.81 feet;  
South 05 degrees 02 minutes 44 seconds East, a distance of 49.49 feet;  
South 49 degrees 17 minutes 05 seconds West, a distance of 15.58 feet;  
North 60 degrees 03 minutes 38 seconds West, a distance of 14.52 feet;  
South 52 degrees 37 minutes 17 seconds West, a distance of 16.04 feet;  
South 19 degrees 35 minutes 43 seconds West, a distance of 27.14 feet;  
South 55 degrees 40 minutes 59 seconds West, a distance of 21.52 feet;  
South 89 degrees 14 minutes 02 seconds West, a distance of 216.44 feet;  
South 23 degrees 46 minutes 39 seconds West, a distance of 87.61 feet;  
South 38 degrees 24 minutes 05 seconds West, a distance of 13.46 feet;  
South 67 degrees 16 minutes 15 seconds West, a distance of 30.66 feet;  
North 70 degrees 49 minutes 04 seconds West, a distance of 32.28 feet;  
North 58 degrees 48 minutes 24 seconds West, a distance of 25.06 feet;  
North 85 degrees 41 minutes 35 seconds West, a distance of 99.53 feet;  
South 75 degrees 34 minutes 55 seconds West, a distance of 119.82 feet;  
South 88 degrees 46 minutes 10 seconds West, a distance of 40.68 feet;  
North 77 degrees 15 minutes 46 seconds West, a distance of 69.95 feet;  
North 65 degrees 23 minutes 46 seconds West, a distance of 56.08 feet;  
South 70 degrees 56 minutes 14 seconds West, a distance of 15.76 feet;  
South 27 degrees 01 minutes 10 seconds West, a distance of 10.30 feet;  
South 07 degrees 17 minutes 10 seconds East, a distance of 38.20 feet;  
South 19 degrees 09 minutes 19 seconds West, a distance of 21.35 feet;  
South 53 degrees 21 minutes 23 seconds West, a distance of 116.30 feet;  
North 74 degrees 33 minutes 37 seconds West, a distance of 67.27 feet;  
South 16 degrees 37 minutes 44 seconds West, a distance of 50.61 feet;  
South 41 degrees 21 minutes 00 seconds West, a distance of 27.17 feet;  
South 06 degrees 57 minutes 17 seconds East, a distance of 69.79 feet;  
South 42 degrees 19 minutes 46 seconds West, a distance of 25.29 feet;  
South 22 degrees 10 minutes 30 seconds West, a distance of 44.63 feet;  
South 53 degrees 36 minutes 44 seconds West, a distance of 23.37 feet;  
South 44 degrees 08 minutes 48 seconds West, a distance of 73.09 feet;

THENCE South 75 degrees 28 minutes 45 seconds West, a distance of 13.87 feet to a 5/8" inch iron rod with cap stamped "R.P.L.S. 5430" set in the east line of Orchid Drive, a 60 foot wide right-of-way, as recorded in Cabinet K, Page 534 of said Plat Records and for the beginning of a non-tangent curve to the right;

THENCE in a northerly direction along the east right-of-way line of said orchid Drive, the west line of said Lot 2, Block A, and said non-tangent curve to the right, having a radius of 400.00 feet, a central angle of 13 degrees 42 minutes 13 seconds, a chord which bears North 07 degrees 40 minutes 54 seconds East, with a chord length of 95.44 feet, and an arc length of 95.67 feet to a 5/8 inch iron set with cap stamped "R.P.L.S. 5430" set at the end of said curve;

THENCE North 00 degrees 49 minutes 47 seconds East, along the east right-of-way line of said Orchid Drive and the est line of said Lot 2, Block A, a distance of 732.56 feet to a 1/2 inch iron rod found in the south line of Hidden Creek Phase 3A Addition, an addition to the City of McKinney, Collin county, Texas as shown on the plat recorded in Cabinet M, Slide 380 of said Plat Records for the northwest corner of said Lot 2, Block A;

THENCE North 89 degrees 09 minutes 40 seconds West, along the south line of said Hidden Creek Phase 3A Addition and the north line of said Lot 2, Block A, at a distance of 144.71 feet pass the southeast corner of said Hidden Creek Phase 3A Addition and the southwest corner of Hidden Creek Phase 2b Addition, and addition tot he city of McKinney, Collin County, Texas as shown on the plat recorded in Cabinet L, Slide 871 of said Plat Records and continuing for a total distance of 410.49 feet to a 1/2 inch iron rod stamped "R.P.L.S. 5430" found for corner;

THENCE North 89 degrees 42 minutes 19 seconds East, along the south line of said Hidden Creek Phase 2B Addition and the north line of said Lot 2, Block A, at a distance of 771.63 feet pass the southeast corner of said Hidden Creek Phase 2B Addition, an addition to the City of McKinney, Collin County, Texas as shown on the plat recorded in Cabinet M, Slide 432 of said Plat Records and continuing for a total distance of 14.096 acres of land, more or less.

STATE OF TEXAS §  
COUNTY OF COLLIN §  
OWNERS CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That WE, MCF INVESTMENTS, LTD., acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as ORCHID ESTATES, an addition to the City Of McKinney, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. MCF INVESTMENTS, LTD, does herein certify the following:

1. The streets and alleys are dedicated for street and alley purposes.
2. All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
3. The easements and public use areas, as shown, are dedicated for the public use forever for the purposes indicated on this plat.
4. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements if approved by the City Of McKinney.
5. The City Of McKinney is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
6. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City Of McKinney's use thereof.
7. The City Of McKinney and public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
8. The City Of McKinney and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.
9. All modifications to this document shall be by means of plat and approved by the City Of McKinney.
10. Open Space designations may include areas reserved for use only by Home Owners Association members and residents.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City Of McKinney, Texas.

WITNESS MY HAND at \_\_\_\_\_, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2013

\_\_\_\_\_  
MCF INVESTMENTS, LTD.  
Representative

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 \_\_\_\_\_, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_ day of \_\_\_\_\_, 2013

\_\_\_\_\_  
Notary Public, State of Texas

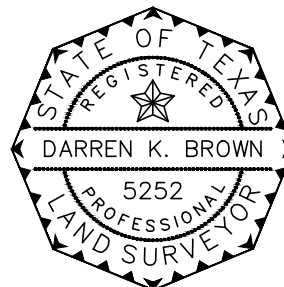
SURVEYOR'S CERTIFICATE

Know All Men By These Presents:

That I, Darren K. Brown, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the Town of Prosper, Texas.

Dated this the \_\_\_\_ day of \_\_\_\_\_, 2013

\_\_\_\_\_  
DARREN K. BROWN, R.P.L.S. NO. 5252



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 \_\_\_\_\_, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_ day of \_\_\_\_\_, 2013

\_\_\_\_\_  
Notary Public, State of Texas

- NOTES:
1. 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 and requirements of the subdivision ordinance.
  2. 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

PRELIMINARY-FINAL REPLAT  
FOR REVIEW PURPOSES ONLY

Owner: MCF INVESTMENTS, LTD.  
15700 State Highway 121  
McKinney, Texas 75035  
Telephone (972) 747-9233

Engineer/Surveyor: Spars Engineering, Inc. TBPE No. F-2121  
765 Custer Road, Suite 100  
Plano, Texas 75075  
Telephone (972) 422-8077  
Contact: Jennifer M. Haynes

Drawn by: jgallion Date: 6/17/2013 9:38:14 AM  
Checked by: jgallion Date: 6/17/2013 9:38:14 AM  
Printed by: jgallion Date: 6/17/2013 9:38:14 AM