

LEGEND

IRFC	IRON ROD WITH CAP SET
IRFC	IRON ROD WITH CAP FOUND
PKS	PK NAIL SET
PKF	PK NAIL FOUND
IRF	IRON ROD FOUND
XS	"X" CUT IN CONCRETE SET
XF	"X" CUT IN CONCRETE FOUND
P.O.B.	POINT OF BEGINNING
L.R.C.C.T.	LAND RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS OF COLLIN COUNTY, TEXAS

LINE TYPE LEGEND

---	BOUNDARY LINE
- - - -	EASEMENT LINE

- NOTES:**
- All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.9999846516.
 - According to Community Panel No. 48085C0255J, dated June 02, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is within Zone "X"(Unshaded), which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
 - Floodplain and associated erosion hazard setback are per a flood study performed in 2016 by Kimley-Horn and Associates, Inc.
 - 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.
 - The owners of Lot 1, Block A of this plat shall be solely responsible for the maintenance of the storm water detention system. 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 City shall not be responsible for the maintenance of the referenced system, although it retains the right to enter upon the easement for public purposes.

**PRELIMINARY-FINAL PLAT
CRUTCHER CROSSING**
 LOTS 1 AND 2, BLOCK A
 BEING 6.979 ACRES SITUATED IN THE
 JAMES MCREYNOLDS SURVEY,
 ABSTRACT NO. 578
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
 CITY PROJECT NO. 16-

Kimley»Horn

5750 Genesis Court, Suite 200
 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580
 Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	SG	KHA	JUNE 2016	069317800	1 OF 3

OWNER:
 Crutcher Partners Ltd.
 407 S. Tennessee Street
 McKinney, Texas 75069
 Tel. No.:

ENGINEER / SURVEYOR:
 Kimley-Horn and Assoc. Inc.
 5750 Genesis Court, Suite 200
 Frisco, Texas 75035
 Tel. No. (972) 335-3580
 Contact: David Kochalka, P.E.

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	29°22'42"	30.00'	15.38'	S15°13'24"W	15.21'
C2	89°44'33"	30.00'	46.99'	S45°14'35"E	42.33'
C3	24°46'28"	30.00'	12.97'	N77°29'55"E	12.87'
C4	24°46'28"	56.00'	24.21'	S77°29'55"E	24.03'
C5	90°00'00"	56.00'	87.96'	N45°06'51"W	79.20'
C6	90°00'00"	30.00'	47.12'	S45°06'51"E	42.43'
C7	32°28'13"	30.00'	17.00'	N73°39'03"E	16.77'
C8	40°00'41"	30.00'	20.95'	N70°06'31"W	20.53'
C9	90°00'00"	30.00'	47.12'	S44°53'09"W	42.43'
C10	90°00'00"	56.00'	87.96'	N45°06'51"E	79.20'
C11	90°00'00"	30.00'	47.12'	N44°53'09"E	42.43'
C12	90°00'00"	30.00'	47.12'	S45°06'51"E	42.43'
C13	90°00'00"	30.00'	47.12'	N44°53'09"E	42.43'

LINE TABLE

NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S00°40'52"E	3.23'	L14	N12°44'26"E	23.11'	L27	N60°37'21"W	39.43'	L40	N80°16'56"W	19.25'	L53	S40°26'12"W	13.92'
L2	N89°53'09"E	9.05'	L15	N02°06'14"E	18.93'	L28	S83°01'33"W	5.36'	L41	N74°41'36"W	8.21'	L54	S19°00'33"W	11.03'
L3	N00°06'51"W	10.00'	L16	N33°21'41"W	29.98'	L29	N82°03'52"W	18.87'	L42	N12°32'29"W	4.99'	L55	N84°51'09"W	9.76'
L4	N89°53'09"E	8.95'	L17	S69°24'45"W	20.67'	L30	S79°11'20"W	14.36'	L43	N61°09'09"W	13.25'	L56	S86°41'33"W	13.09'
L5	S00°40'52"E	32.38'	L18	N62°27'32"W	31.16'	L31	S39°37'30"W	11.39'	L44	N54°48'36"W	6.77'	L57	S54°08'45"W	6.26'
L6	S00°40'52"E	45.71'	L19	S79°05'18"W	10.09'	L32	S88°27'12"W	8.03'	L45	N28°00'09"W	15.27'	L58	N87°21'00"W	28.00'
L7	N89°53'09"E	10.00'	L20	S58°23'35"W	25.50'	L33	N55°02'09"W	3.97'	L46	N46°17'02"W	21.00'	L59	S24°56'04"W	12.05'
L8	S89°18'35"E	13.24'	L21	S82°57'38"W	11.16'	L34	S83°22'58"W	16.92'	L47	N59°01'32"W	33.75'			
L9	N36°32'43"E	40.23'	L22	N61°49'02"W	21.27'	L35	S36°16'52"W	4.03'	L48	N81°40'45"W	15.02'			
L10	S62°31'20"E	22.74'	L23	N61°27'52"W	17.81'	L36	S69°27'49"W	5.56'	L49	N68°34'34"W	25.80'			
L11	N83°24'58"E	11.19'	L24	N82°45'05"W	24.49'	L37	N83°37'45"W	7.01'	L50	N80°04'11"W	6.68'			
L12	N00°41'25"E	8.85'	L25	N60°47'09"W	28.40'	L38	N44°22'14"W	13.34'	L51	N82°34'33"W	4.72'			
L13	N00°41'25"E	9.03'	L26	N70°12'24"W	55.73'	L39	N66°42'27"W	21.17'	L52	S69°56'50"W	3.75'			

RECEIVED
 By Planning Department at 10:45 am, Jun 13, 2016

PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY

DWG NAME: K:\P\PLAT_SURVEY\968317800\KIMLEY_HORN_FINAL\DWG LEGENDS AT MCKINNEY\PRELIM_FINAL\DWG_PLOTTED BY: MACK, MICHAEL 03/25/2016 10:17 AM LAST SAVED: 03/25/2016 10:16 AM

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF COLLIN §

WHEREAS CRUTCHER PARTNERS, LTD., is the owner of a tract of land situated in the James McReynolds Survey, Abstract No. 578, City of McKinney, Collin County, Texas, and being a portion of the following tracts of land:

A called 1.003 acre tract of land described in the deed to Crutcher Partners, Ltd., recorded in Document No. 96-0066102, Land Records of Collin County, Texas,

A called 1.00 acre tract of land described in the deed to Crutcher Partners, Ltd., recorded in Document No. 96-0066103, said Land Records,

A called 1.00 acre tract of land described in the deed to Crutcher Partners, Ltd., recorded in Document No. 96-0066104, said Land Records,

A tract of land described as Tract 4 in the deed to Crutcher Partners, Ltd., recorded in Document No. 96-0066105, said Land Records,

And being more particularly described by metes and bounds as follows:

BEGINNING at northwest corner of the herein described tract of land at a 1/2-inch iron rod with plastic cap stamped "RPLS 5686" found for the northeast corner of Lot 8, Block A, Joplin Acres, Lots 4R-1, 7 and 8, an addition to the City of McKinney, according to the plat thereof recorded in Volume 2013, Page 520, Plat Records of Collin County, Texas, common to the southeast corner of a called 4.2596 acre tract of land described in the Correction Right-of-Way deed to City of McKinney, recorded in Volume 3042, Page 193, said Land Records, and on the westerly line of said 1.00 acre tract recorded in Document No. 96-006614, and on the apparent southerly right-of-way line of Virginia Parkway (No record found, variable width right-of-way by use and occupation), and from which a 1/2-inch iron rod with plastic cap stamped "RPLS 4701" found for witness bears South 12°50' East, a distance of 0.4 feet,

THENCE North 89°19'16" East, crossing said 1.00 acre tract recorded in Document No. 96-006614, and crossing said 1.003 acre tract, along the apparent southerly right-of-way line of Virginia Parkway, and along the southerly line of a called 4.292 acre tract of land referred to as "proposed 120 foot wide right-of-way," the same being a less and except to said Tract 4 as described in said Document No. 96-0066105, a distance of 392.72 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner at the beginning of a tangent curve to the right having a central angle of 2°23'24", a radius of 8040.00 feet, a chord bearing and distance of South 89°29'00" East, 335.37 feet;

THENCE in a southeasterly direction, continuing along the apparent southerly right-of-way line of Virginia Parkway, and the southerly line of a called 4.292 acre tract, and crossing said 1.00 acre tract recorded in Document No. 96-006613, and with said curve to the right, an arc distance of 335.39 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner at the intersection of the southerly line of said 4.292 acre tract and the westerly right-of-way line of Crutcher Crossing, a 60 foot right-of-way dedicated by Stone Brooke Crossing Phase I, an addition to the City of McKinney according to the plat thereof recorded in Cabinet K, Page 21, said Plat Records;

THENCE continuing across said Tract 4 along the westerly right-of-way line of Crutcher Crossing, the following three (3) courses:

- 1. South 1°32'04" West, a distance of 170.81 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner at the beginning of a tangent curve to the right having a central angle of 32°05'29", a radius of 470.00 feet, a chord bearing and distance of South 17°34'42" West, 259.82 feet;
2. In a southwesterly direction, with said curve to the right, an arc distance of 263.25 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner at the beginning of a reverse curve to the left having a central angle of 30°42'30", a radius of 280.00 feet, a chord bearing and distance of South 18°16'12" West, 148.28 feet, and from which a 1/2-inch iron rod with plastic cap stamped "PIBURN PARTNERS" found for witness bears South 7°48' West, a distance of 3.8 feet;
3. In a southwesterly direction, with said curve to the left, an arc distance of 150.07 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner at or near the centerline of a branch;

THENCE departing the westerly right-of-way line of Crutcher Crossing, crossing said tract 4, said 1.003 acre tract, and said 1.00 acre tract recorded in Document No. 96-006614, and along or near the centerline of said branch, and along the northerly line of said Stone Brooke Crossing Phase I, the following seven (7) courses:

- 1. North 83°41'01" West, a distance of 5.42 feet to a point for corner;
2. North 64°55'35" West, a distance of 309.17 feet to a point for corner;
3. North 62°33'15" West, a distance of 103.53 feet to a point for corner;
4. North 72°22'55" West, a distance of 72.57 feet to a point for corner;
5. North 60°23'55" West, a distance of 51.19 feet to a point for corner;
6. North 84°11'20" West, a distance of 57.94 feet to a point for corner;
7. South 76°13'34" West, a distance of 49.52 feet to a point for corner on the westerly line of said 1.00 acre tract recorded in Document No. 96-006614, and at the southeast corner of said Joplin Acres, Lots 4R-1, 7 and 8, and from which a 1/2 inch iron rod found for witness bears North 04°00' West, a distance of 0.5 feet;

THENCE North 0°18'27" West, along the westerly line of said 1.00 acre tract recorded in Document No. 96-006614, and along the easterly line of said Joplin Acres, Lots 4R-1, 7 and 8, a distance of 336.96 feet to the POINT OF BEGINNING and containing 6,979 Acres (303,998 square feet) of land, more or less.

NOTES:

- 1. All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.999846516.
2. According to Community Panel No. 48085C0255J, dated June 02, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is within Zone "X"(Unshaded)", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
3. Floodplain and associated erosion hazard setback are per a flood study performed in 2016 by Kimley-Horn and Associates, Inc.
4. 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.
5. The owners of Lot 1, Block A of this plat shall be solely responsible for the maintenance of the storm water detention system. 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 City shall not be responsible for the maintenance of the referenced system, although it retains the right to enter upon the easement for public purposes.

OWNER DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, CRUTCHER PARTNERS, LTD. does hereby adopt this plat designating the hereinabove described property as CRUTCHER CROSSING, LOTS 1 AND 2, BLOCK A, an addition to Collin County, Texas and does hereby dedicate to the public and the City of McKinney the water easements, sanitary sewer easements and utility easements shown hereon, as shown, for mutual use and accommodation of the City of McKinney and all public utilities desiring to use or using same. CRUTCHER PARTNERS, LTD does hereby dedicate to the public and Collin County in fee simple forever the streets shown hereon and dedicates the drainage easements shown hereon, as shown, for mutual use and accommodation of Collin County. All and any public utility and the City of McKinney and Collin County shall have the right to remove and keep removed all or parts of any building, fences, shrubs, trees or other improvements or growths, which in any way endanger or interfere with the construction, maintenance or efficiency of it's respective systems on said Easements, and the City of McKinney and Collin County and all public utilities constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of it's respective systems, without the necessity, at any time, of procuring the permission of anyone.

WITNESS MY HAND this the _____ day of _____, 2016.

BY: CRUTCHER PARTNERS LTD

By: JSJL, LLC, General Partner

By: J.S. Crutcher, Manager

By: P.D. Crutcher, Manager

By: Don Crutcher, Manager

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared J.S. Crutcher, Manager of JSJL, LLC, the General Partner of Crutcher Partners, LTD, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____ day of _____, 2016.

NOTARY PUBLIC in and for the STATE OF TEXAS

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared P.D. Crutcher, Manager of JSJL, LLC, the General Partner of Crutcher Partners, LTD, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____ day of _____, 2016.

NOTARY PUBLIC in and for the STATE OF TEXAS

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Don Crutcher, Manager of JSJL, LLC, the General Partner of Crutcher Partners, LTD, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

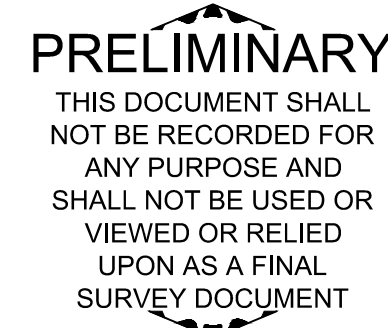
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____ day of _____, 2016.

NOTARY PUBLIC in and for the STATE OF TEXAS

SURVEYORS CERTIFICATE

THAT I, SYLVIANA GUNAWAN, 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, Texas.

SYLVIANA GUNAWAN REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6461 Kimley-Horn and Associates, Inc. 5750 Genesis Court, Suite 200 Frisco, Texas 75034 (972) 335-3580



STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared Sylviana Gunawan, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____ day of _____, 2016.

NOTARY PUBLIC in and for the STATE OF TEXAS

PRELIMINARY-FINAL PLAT CRUTCHER CROSSING LOTS 1 AND 2, BLOCK A BEING 6.979 ACRES SITUATED IN THE JAMES MCREYNOLDS SURVEY, ABSTRACT NO. 578 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS CITY PROJECT NO. 16-_____

Table with Kimley-Horn logo and contact information: 5750 Genesis Court, Suite 200 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779 Scale N/A Drawn by SG Checked by KHA Date JUNE 2016 Project No. 069317800 Sheet No. 2 OF 2

PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY

FILED NAME: P:\P\PLAT_SURVEY\968577856\CRUTCHER CROSSING\968577856\LEGENDS AT MCKINNEY\PRELIM_FINAL\DWG1 PLOTTED BY: MARK MICHAEL 03/28/16 10:16 AM LAST SAVED: 03/28/16 10:16 AM