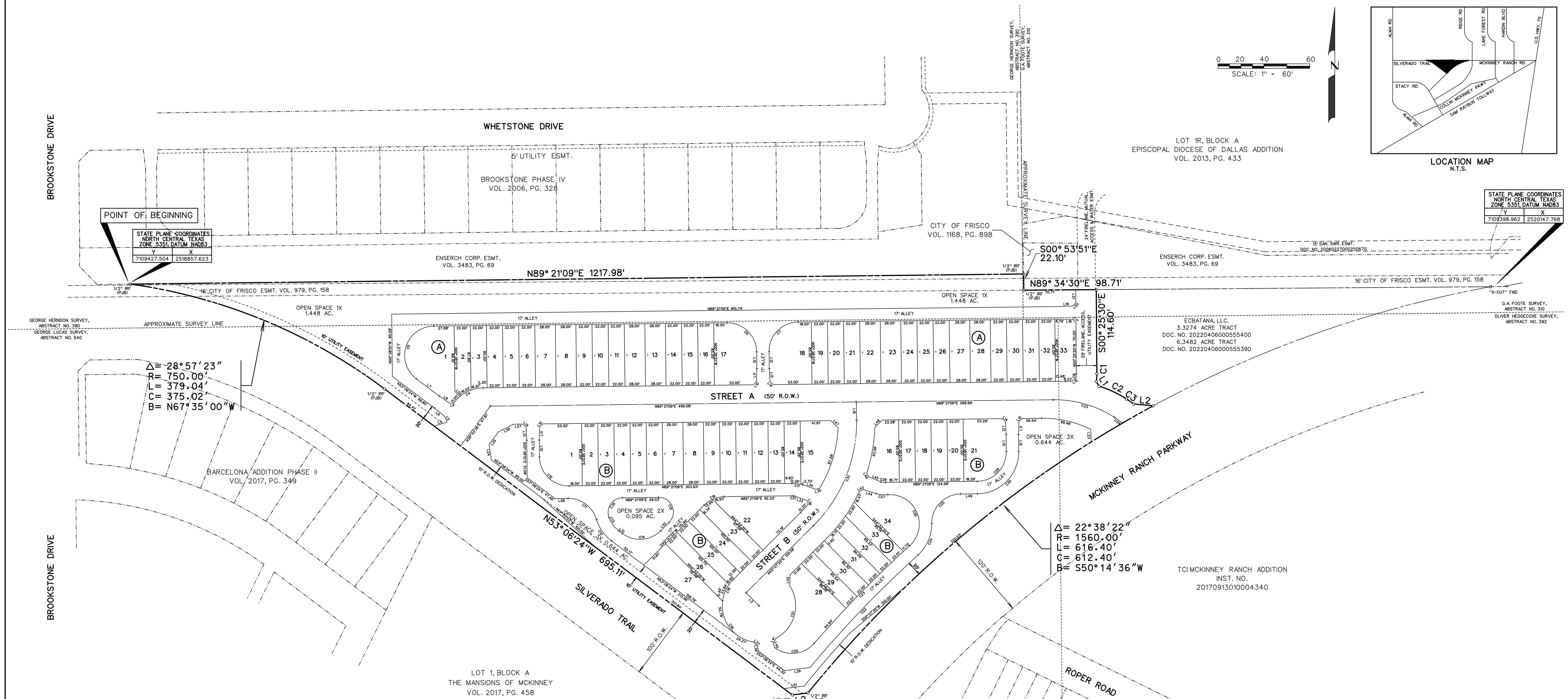


LOCATION MAP
N.T.S.

STATE PLANE COORDINATES NORTH CENTRAL TEXAS ZONE 5351, DATUM NAD83	
Y	X
7109427.504	2518857.623



STATE PLANE COORDINATES NORTH CENTRAL TEXAS ZONE 5351, DATUM NAD83	
Y	X
7109427.504	2518857.623

$\Delta = 28^\circ 57' 23''$
 $R = 750.00'$
 $L = 379.04'$
 $C = 375.02'$
 $B = N67^\circ 35' 00'' W$

$\Delta = 22^\circ 38' 22''$
 $R = 1560.00'$
 $L = 616.40'$
 $C = 612.40'$
 $B = S50^\circ 14' 36'' W$

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	09°39'36"	64.00'	10.79'	10.78'	S04°08'20"W
2.	15°46'31"	150.00'	41.30'	41.17'	S64°58'40"E
3.	03°18'01"	210.00'	12.10'	12.09'	S55°26'24"E
4.	52°11'52"	50.00'	45.99'	44.38'	N63°00'13"E
5.	142°27'33"	40.00'	99.46'	75.75'	N18°07'23"E
6.	90°00'00"	40.00'	62.83'	56.57'	N45°38'51"W
7.	90°00'02"	40.00'	62.83'	56.57'	N44°21'10"E
8.	09°07'39"	36.00'	5.74'	5.73'	N04°08'20"E
9.	09°39'36"	64.00'	10.79'	10.78'	N04°24'18"E
10.	90°00'02"	40.00'	62.83'	56.57'	S45°38'52"E
11.	74°05'02"	40.00'	51.72'	48.19'	S53°36'20"E
12.	36°32'36"	57.00'	36.36'	35.74'	N34°50'06"W
13.	52°27'33"	40.00'	36.62'	35.36'	N26°52'37"W
14.	81°46'11"	40.00'	57.09'	52.36'	N86°00'31"E
15.	135°46'16"	20.00'	47.39'	37.06'	S22°45'43"E
16.	44°13'44"	40.00'	30.88'	30.12'	N67°14'17"E
17.	14°39'29"	58.50'	14.97'	14.93'	S83°19'06"E
18.	37°13'43"	50.00'	32.49'	31.92'	N26°30'34"E
19.	88°48'58"	50.00'	77.51'	69.98'	S36°30'47"E
20.	86°21'53"	40.00'	60.29'	54.75'	N84°11'02"E
21.	95°05'33"	50.00'	82.98'	73.78'	N14°12'25"E
22.	07°43'26"	1580.00'	212.99'	212.83'	N43°49'36"E
23.	06°41'13"	1597.00'	186.38'	186.28'	N44°20'42"E
24.	48°14'36"	57.00'	47.99'	46.59'	N23°54'01"E
25.	89°54'26"	40.00'	62.77'	56.52'	N44°23'56"E
26.	141°44'51"	40.00'	98.96'	75.58'	N23°11'07"W
27.	18°54'00"	48.50'	16.00'	15.93'	N84°36'32"W
28.	11°55'52"	31.50'	6.56'	6.55'	S84°40'53"E
29.	90°00'00"	40.00'	62.83'	56.57'	N44°21'09"E
30.	90°00'02"	57.00'	89.84'	80.61'	N44°21'11"E
31.	03°50'13"	41.50'	2.78'	2.78'	N88°43'44"W
32.	45°40'39"	200.00'	159.44'	155.26'	N23°17'06"E
33.	33°33'26"	180.00'	87.85'	86.60'	S73°52'08"E
34.	04°15'42"	180.00'	13.39'	13.39'	S54°57'33"E
35.	109°16'10"	20.00'	38.14'	32.62'	N34°43'05"E

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	S 31°08'22" E	7.37'
2.	S 84°49'36" E	26.81'
3.	S 44°52'35" E	25.00'
4.	N 72°33'14" E	18.46'
5.	N 22°14'52" W	8.75'
6.	N 51°27'41" W	17.87'
7.	S 53°06'24" E	38.88'
8.	S 55°27'10" E	17.70'
9.	N 80°26'40" E	5.90'
10.	N 44°21'09" E	6.07'
11.	N 01°58'22" E	17.72'
12.	N 00°38'51" W	23.00'
13.	N 02°56'03" W	17.72'
14.	S 45°38'51" E	6.07'
15.	N 53°37'38" E	7.78'
16.	S 00°38'51" E	24.71'
17.	N 45°32'10" W	6.06'
18.	N 88°21'22" W	17.72'
19.	N 87°04'13" E	17.72'
20.	N 44°27'50" E	6.09'
21.	N 00°25'30" W	17.62'
22.	N 00°49'36" E	26.81'
23.	N 02°09'31" W	17.27'
24.	N 08°06'24" W	21.21'
25.	N 36°53'36" E	31.72'
26.	N 63°07'23" E	22.63'
27.	N 89°21'09" E	12.94'
28.	N 89°21'09" E	17.70'
29.	N 44°21'09" E	7.07'
30.	S 00°38'51" E	8.40'

LINE TABLE

LINE NO.	BEARING	DISTANCE
31.	S 53°06'24" E	5.82'
32.	N 45°07'25" E	16.17'
33.	S 70°24'00" E	19.17'
34.	S 70°01'42" E	18.52'
35.	N 77°44'32" E	5.55'
36.	S 09°10'59" E	5.38'
37.	S 47°04'35" E	8.21'
38.	S 09°35'02" E	7.14'
39.	N 82°46'19" E	35.02'
40.	S 09°35'02" E	5.61'
41.	N 27°54'31" E	8.21'
42.	N 02°52'35" E	14.87'
43.	N 67°51'32" E	5.80'
44.	S 72°43'13" E	18.12'
45.	S 66°55'50" E	18.05'
46.	N 24°54'59" W	5.80'
47.	N 44°46'05" E	13.93'
48.	N 45°01'05" E	14.31'
49.	N 89°21'09" E	22.73'
50.	N 40°44'43" W	10.00'
51.	N 82°46'15" E	27.83'

NOTES

- Bearings are referenced to a 3.3274 acre tract, as described in Doc. No. 2022040600055540, in the Deed Records of Collin County, Texas.
- All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
- 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.
- U.E. - Utility Easement
I.R.S. - Iron Rod Set
S.S.E. - Sanitary Sewer Easement
V.A.M. - Visibility Access Easement
C.M. - Controlling Monument
D.E. - Drainage Easement
- 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.
- All common areas to be dedicated to and maintained by the Home Owners Association, Inc.

PRELIMINARY/FINAL PLAT
OF
THE ROW

8.719 ACRES
67 TOWNHOMES LOTS
3 COMMON AREAS LOTS
70 TOTAL LOTS
OUT OF THE

G.A. FOOTE SURVEY, ABSTRACT NO. 310
OLIVER HEDGECOXE SURVEY, ABSTRACT NO. 392
GEORGE HERNDON SURVEY, ABSTRACT NO. 390
GEORGE LUCAS SURVEY, ABSTRACT NO. 540

IN THE
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS

OWNER
ECBATANA, LLC.
4021 BRYN MAWR DRIVE
DALLAS, TEXAS 75225

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

DECEMBER 2022 SCALE: 1"=60'

LEGAL DESCRIPTION

BEING, a tract of land situated in the George Herndon Survey, Abstract No. 390, George Lucas Survey, Abstract No. 540, G.A. Foote Survey, Abstract No. 310 & Oliver Hedgecoxe Survey, Abstract No. 392 in the City of McKinney, Collin County, Texas, being all of a 3.3274 acre tract, as described in Clerks File No. in the Deed Records of Collin County, Texas and being all of a 6.3482 acre tract, as described in Clerks File No. in said Deed Records and being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found at northwest corner of said 3.3274 acre tract and being in the south line of Brookstone Phase IV, an addition to the City of McKinney, as described in Vol. 2006, Pg. 328 in the Plat Records of Collin County, Texas:

THENCE, North 89° 21'09" East, along the north line of said 3.3247 acre tract and the south line of said Brookstone Phase IV, for a distance of 1217.98 feet, to a 1/2 inch iron rod found at the southeast corner of said Brookstone Phase IV and being in the west line of a tract of land in Deed to City of Frisco, as described in Vol. 1168, Pg. 898, in said Deed Records:

THENCE, South 00° 53'51" East, continuing along said north line and the west line of said City of Frisco tract, for a distance of 22.10 feet, to a 1/2 inch iron rod found at the southwest corner of said City of Frisco tract:

THENCE, North 89° 34'30" East, continuing along said north line and the south line of said City of Frisco tract, at 73.66 feet, passing the southeast corner of said City of Frisco tract and being the most southern southwest corner of Episcopal Diocese of Dallas Addition, an addition to the City of McKinney, as described in Doc. No. 2013-433 in said Plat Records and continuing for a total distance of 98.71 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.":

THENCE, South 00° 25'30" East, departing said north and south line, for a distance of 114.60 feet, to a 1/2 inch rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of curvature of a curve to the right, having a radius of 64.00 feet, a central angle of 09° 39'36":

THENCE, along said curve to the right for an arc distance of 10.79 feet (Chord Bearing South 04° 08'20" West 10.78 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.":

THENCE, South 31° 08'22" East, for a distance of 7.37 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a non-tangent curve to the right, having a radius of 150.00 feet, a central angle of 15° 46'31":

THENCE, along said curve to the right for an arc distance of 41.30 feet (Chord South 64° 58'40" East 41.17 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of compound curvature of a curve to the right, having a radius of 210.00 feet, a central angle of 03° 18'01":

THENCE, along said curve to the right for an arc distance of 12.10 feet (Chord Bearing South 55° 26'24" East 12.09 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.":

THENCE, South 84° 49'36" East, for a distance of 26.81 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", being in the south line of said 6.3482 acre tract and being in the north line of McKinney Ranch Parkway (120' R.O.W.), same being on a curve to the left, having a radius of 1560.00 feet, a central of 22° 38'22":

THENCE, along the south line of said 6.3482 acre tract and the north line of said McKinney Ranch Parkway with said curve to the left for a total distance of 616.40 feet (Chord Bearing South 50° 14'36" West 612.40 feet), to a 1/2 inch iron rod found with a red cap stamped "PJB Surveying":

THENCE, South 82° 46'15" West, departing the north line of said McKinney Ranch Parkway and continuing with the south line of said 6.3482 acre tract, for a distance of 21.54 feet, to a 1/2 inch iron rod found with a red cap stamped "PJB Surveying", in the north line Silverado Trail (100' R.O.W.), an addition to the City of McKinney, as described in Vol. 2007, Pg. 631 in said Plat Records:

THENCE, North 53° 06'24" West, along the north line of said Silverado Trail and the south line of said 6.3482 acre tract, for a distance of 695.11 feet, to a 1/2 inch iron rod found with a red cap stamped "PJB Surveying", being on a curve to the left, having a radius of 750.00 feet, a central angle of 28° 57'23":

THENCE, continuing along said north and south lines and with said curve to the left at 79.05 feet, passing a 1/2 inch iron rod found with a red cap stamped "PJB Surveying", being the northwest corner of said 6.3482 acre tract same being the southwest corner of said 3.3274 acre tract and continuing for a total arc distance of 379.04 feet (Chord Bearing North 67° 35'00" West 375.02 feet), to a 1/2 inch iron rod found with a red cap stamped "PJB Surveying", being the northwest corner of said 3.3274 acre tract:

THENCE, North 89° 21'09" East, departing said north line and along the north line of said 3.3274 acre tract, for a distance of 1217.98 feet, to the POINT OF BEGINNING and containing 8.719 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

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT we ECBATANA, LLC., the undersigned do hereby adopt this Record Plat designating the herein described property as "THE ROW", an addition to the City of McKinney, Collin County, Texas, as described in a 9.676 acre tract, 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 Sanitary Sewer Easements & 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.

No building, structure or other improvement, including fencing, shall be constructed in, along, upon, under, over and across the Visibility Easement herein granted in a manner that interferes with the purposes of this Visibility Easement. Improvements approved by the Grantee may be placed on the Visibility Easement Property which are compatible with the use of the Visibility Easement and Facilities. The Grantee herein, its successors and assigns, shall have, and it is hereby granted, the right of ingress and egress over that portion of the servient estate as is reasonably necessary to and for the limited purpose of accessing the Visibility Easement Property herein granted.

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.

ECBATANA, LLC.

Authorized Representative

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

City Manager
City of McKinney, Texas

Date

Attest

City Secretary
City of McKinney, Texas

Date

PRELIMINARY/FINAL PLAT

OF

THE ROW

8.719 ACRES

67 TOWNHOMES LOTS

3 COMMON AREAS LOTS

70 TOTAL LOTS

OUT OF THE

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IN THE
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS

OWNER
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4021 BRYN MAWR DRIVE
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SCALE: 1"=60'

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