



SURVEYOR'S NOTES

- 1) All 1/2" iron rods set for corner as shown hereon have a yellow plastic cap stamped "RPLS 5310".
- 2) Basis of bearing derived from Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale, no Projection.
- 3) ALL DIMENSIONS SHOWN HEREON ARE SURFACE.

LINE	LENGTH	BEARING
L1	13.21'	N12°24'05"E
L2	1.75'	N04°23'19"W
L3	24.62'	S87°55'27"E
L4	317.14'	N04°23'19"W
L5	24.31'	N87°51'39"W
L6	383.20'	S87°51'54"E
L7	41.71'	N02°08'06"E
L8	39.00'	S87°49'21"E
L9	26.68'	S02°08'06"W
L10	240.49'	S02°07'54"W
L11	457.23'	N87°51'54"W
L12	69.12'	S04°23'19"E
L13	354.02'	S87°51'54"E
L14	68.67'	N02°08'06"E
L15	346.17'	N87°51'54"W
L16	83.71'	S04°23'19"E
L17	373.35'	S87°51'54"E
L18	83.17'	N02°07'25"E
L19	363.86'	S87°51'54"E
L20	249.34'	S87°51'54"E
L21	89.86'	N87°51'54"W

CURVE	DELTA	RADIUS	LENGTH	CH. BEAR.	CHORD
C1	96°31'25"	30.00'	50.54'	S43°52'24"W	44.77'
C2	77°46'49"	30.00'	40.73'	N48°58'30"W	37.67'
C3	88°17'57"	10.00'	15.41'	S46°17'05"W	13.93'
C4	90°00'00"	10.00'	15.71'	N42°51'54"W	14.14'
C5	91°42'44"	52.88'	84.65'	S43°12'17"E	75.90'
C6	90°00'12"	56.00'	87.97'	S47°08'00"W	79.20'
C7	83°28'35"	30.00'	43.71'	N46°07'37"W	39.94'
C8	96°31'25"	30.00'	50.54'	N43°52'24"E	44.77'
C9	90°00'00"	30.00'	47.12'	S42°51'54"E	42.43'
C10	90°00'00"	30.00'	47.12'	S47°08'06"W	42.43'
C11	83°28'35"	30.00'	43.71'	N46°07'36"W	39.94'
C12	96°31'25"	30.00'	50.54'	N43°52'24"E	44.77'
C13	89°59'19"	30.00'	47.12'	S42°52'14"E	42.42'
C14	90°00'41"	30.00'	47.13'	S47°07'46"W	42.43'
C15	90°00'00"	15.00'	23.56'	N47°08'06"E	21.21'

LEGEND	
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
1/2" IRS	1/2 INCH IRON ROD SET
M.R.C.C.T.	MAP RECORDS, COLLIN COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
C.M.	CONTROLLING MONUMENT
1/2" IRF	1/2 INCH IRON ROD FOUND

ACCESS EASEMENT NOTE

The undersigned covenants and agrees that the access easements may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of general public ingress and egress to other real property, and for the Fire Department, Police and emergency use in along, upon and across said premises, with the right and privilege at all times of the City of Frisco, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said premises.

FIRELANE EASEMENT NOTE

The undersigned covenants and agrees that he (they) shall construct upon the fire lane easements as dedicated and shown hereon, a fire apparatus access road in accordance with the Fire Code and City standards and that he (they) shall maintain the same in a state of fire apparatus access road shall be kept free of obstructions in accordance with City Ordinance. The maintenance of pavement in accordance to City Ordinance of the fire lane access road in accordance with the City Ordinance. The Chief of Police or his/her duly authorized representative is hereby authorized to cause such fire lane and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

OWNER'S CERTIFICATE

WHEREAS PK ELDORADO PLAZA, L.P., a Texas limited partnership is the sole owner of a tract of land located in the WILLIAM RYAN SURVEY, Abstract No. 746, Collin County, Texas, and being a part of a called 15.461 acre tract of land described in deed recorded in Volume 5668, Page 4807, Deed Records, Collin County, Texas, and being the same called 6.000 acre tract of land described in deed to PK ELDORADO PLAZA, L.P., recorded in Instrument No. 20071218001672970 Official Public Records, Collin County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner in the West line of Central Expressway, U.S. Highway 75, at the Northeast corner of Lot 1R1D, Block A of Eldorado Park Addition, an addition to the City of McKinney, Collin County, Texas, according to the plat thereof recorded in Cabinet Q, Page 572, Plat Records, Collin County, Texas;

Thence North 87°51'54" West, along the South line of said 15.461 acre tract, a distance of 899.03' to a 5/8" iron rod found at the most Easterly corner of Village of Eldorado, Forest Creek, an addition to the City of McKinney, Collin County, Texas, according to the plat thereof recorded in Cabinet C, Page 326, Deed Records, Collin County, Texas, same being the Northwest corner of Lot 18, Block A of Hidden Forest, an addition to the City of McKinney, Collin County, Texas, according to the plat thereof recorded in Cabinet K, Page 850, Deed Records, Collin County, Texas;

Thence North 16°50'18" West, a distance of 17.13' to a 5/8" iron rod found for corner in the Southeast line of Country Club Drive, a 60' wide public right-of-way, at the Northeast corner of Block C of said Village of Eldorado, Forest Creek, said point being in a curve to the left having a central angle of 58°16'50", a radius of 432.28' and a chord bearing and distance of North 37°16'10" East, 421.00';

Thence Northeasterly along said curve to the left and said Southeasterly line, an arc distance of 439.71' to a 5/8" iron rod found at the Southwest corner of the remainder of said 15.461 acre tract of land described in deed to Tuckshe Company, LP, recorded in Volume 5955, Page 2205, Deed Records, Collin County, Texas;

Thence South 87°51'54" East, passing through said 15.461 acre tract of land, a distance of 624.12' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner in the said West line of Central Expressway, said point being the Southeast corner of said 15.461 acre tract of land;

Thence South 12°24'05" West, along said West line, a distance of 10.40' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence South 04°23'19" East, along said West line, a distance of 352.54' to the PLACE OF BEGINNING and containing 261,374 square feet or 6.0000 acres of land.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

THAT I, John S. Turner, of A&W Surveyors, Inc., a Registered Professional Land Surveyor of the State of Texas, do hereby declare that I prepared this plat from an actual and accurate survey on the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the State of Texas and the City of McKinney.

Witness my hand at Mesquite, Texas,
This _____ day of _____, 20____.

PRELIMINARY, RELEASED 8-3-2015 FOR REVIEW PURPOSES ONLY.
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

John S. Turner
Registered Professional Land Surveyor #5310

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared John S. Turner, R.P.L.S. NO. 5310, State of Texas, 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 considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office,
This _____ day of _____, 20____.

Notary Public in and for the State of Texas

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF COLLIN

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That we, PK Eldorado Plaza, L.P., acting by and through its authorized agent, _____, known to me to be the person whose name is subscribed to the foregoing instrument, does hereby adopt this plat designating the hereinabove described property as **SPRINGHILL-HILTON ADDITION**, an addition to the City of McKinney, Collin County, Texas, and does hereby dedicate to the public use forever, the streets, alleys and public areas shown hereon, the easements, as shown, for 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 right to remove and keep removed all or parts of any buildings, fences, shrubs, trees 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. The City of McKinney and all 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 and adding to or removing all or parts of its respective systems 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 Collin County, Texas, this _____ day of _____, 20____.

PK Eldorado Plaza, L.P.

By: _____
Name _____
Title _____

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority in and for the State of Texas, 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 the same for the purposes and consideration therein expressed and in the capacity therein stated.

WITNESS MY HAND at _____, Texas, this _____ day of _____, 20____.

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

APPROVED AND ACCEPTED

Planning & Zoning Commissioner, City of McKinney

Date _____

NOTES:
Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.

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.

A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX, 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

~ PROPERTY ADDRESS: Central Expressway ~
Owner: PK Eldorado Plaza, LP
~ 200 Knox Place, 4645 N. Central Expwy., Dallas, TX 75205 ~
~ 214-609-9271 ~

Job No: 15-1036 | Drawn by: 543 | Date: 08-03-15 | Revised: 12-31-15, 2-5-16, 3-17-16
"A professional company operating in your best interest"

PRELIMINARY - FINAL PLAT
FOR REVIEW PURPOSES ONLY
SPRINGHILL-HILTON ADDITION
LOTS 1 AND 2, BLOCK A
6.000 ACRES OF LAND
AN ADDITION TO THE CITY OF MCKINNEY,
COLLIN COUNTY, TEXAS
WILLIAM RYAN SURVEY, ABSTRACT 746