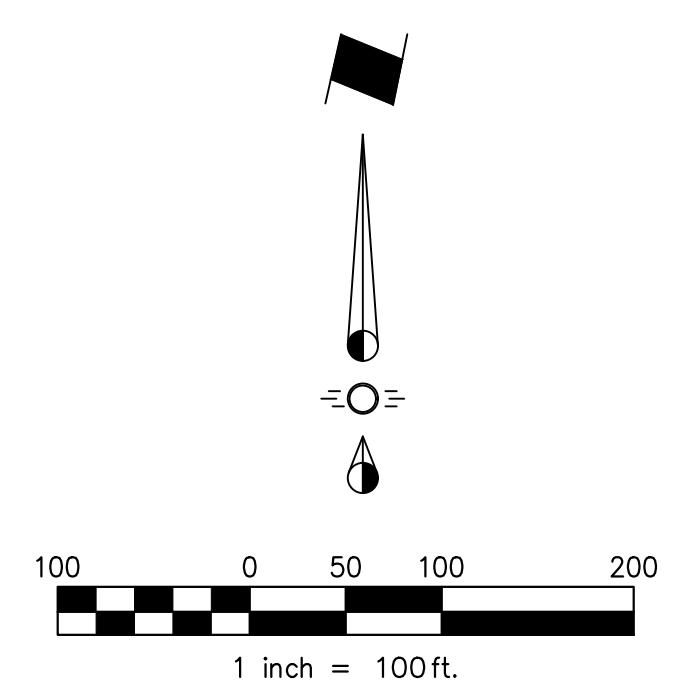
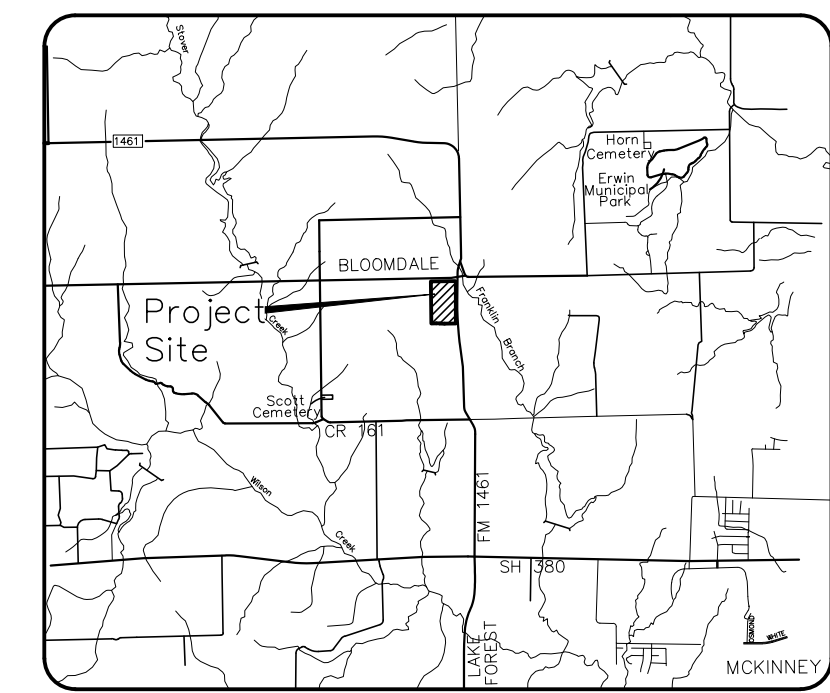
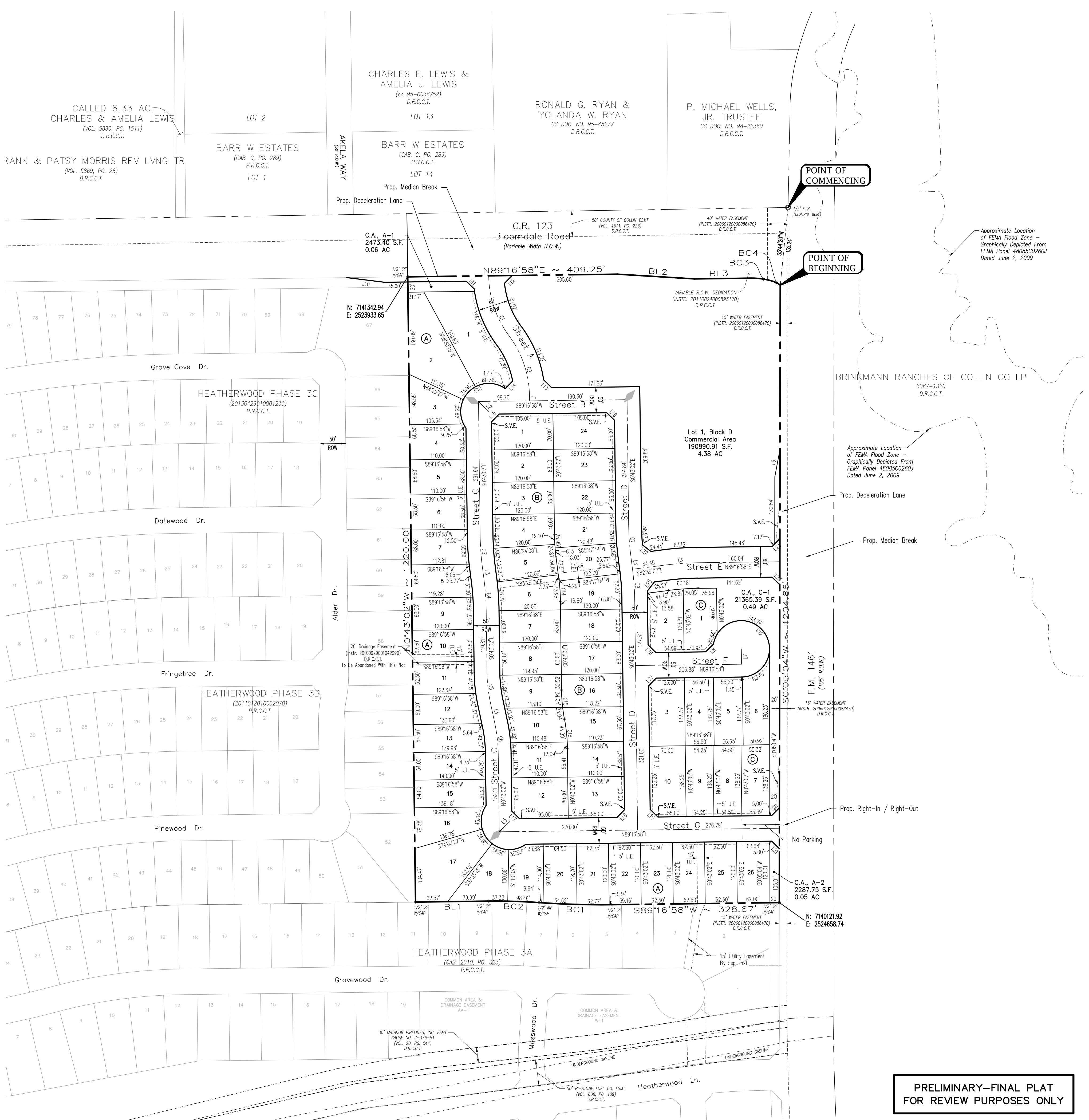


Drawing: © 2011, JDB1112-138 Heatherwood Hills Preliminary Plat-138 per-borough. Saved By: Igraman. Save Time: 11/20/2010 2:43:40 PM. Plotted by: Igraman Plot Date: 11/20/2010 2:55 PM.



Boundary Line Table

Line #	Length	Direction
BL1	142.56'	S89° 16' 58"W
BL2	150.54'	S86° 31' 36"E
BL3	110.51'	N89° 16' 58"E

Boundary Curve Table

Curve #	Length	Radius	Tangent	Chord	Chord Bearing	Delta
BC1	140.36'	1675.00'	70.22'	140.32'	N88°19'00"W	4°48'04"
BC2	98.46'	1175.00'	49.26'	98.43'	N88°19'00"W	4°48'04"
BC3	44.45'	136.00'	22.42'	44.25'	S81°34'02"E	18°43'31"
BC4	14.98'	41.00'	7.58'	14.90'	S61°44'05"E	20°56'24"

- 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 and the requirements of the subdivision ordinance.
 - A homeowner's association shall be established for maintenance and operation of all common areas. The establishment of the home owner's association 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 City ordinance and state law and is subject to fines and withholding of utilities and building permits.
 - Lots C.A. 1-3 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.
 - No part of the subject land is located in a 100-year Flood Plain or in an identified "flood prone area," as defined pursuant to the Flood Disaster Protection Act of 1973, as amended, as reflected by Flood Insurance Rate Map Panels 48085C0260J, dated June 2, 2009. The property is located in Zone "X" (areas determined to be outside the 500-year floodplain)

- Legend**
- 1/2" IRS Iron Rod Set
 - 1/2" RF 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
 - State Plane Coordinates
 - W.M.E. Wall Maintenance Easement
 - U.A.E. Utility and Access Easement
 - P.U.D.S.E. Public Utility, Drainage and Street Easement
 - A.E. Access Easement
 - S.V.E. Sight Visibility Easement
 - C.A. Common Area
 - Street Name Change

PRELIMINARY-FINAL PLAT
HEATHERWOOD HILLS
 60 SF RESIDENTIAL LOTS, 1 COMMERCIAL LOT,
 AND 3 COMMON AREAS
 LOTS 1-26 BLOCK A, LOTS 1-24 BLOCK B, LOTS 1-10 BLOCK C,
 AND LOT 1 BLOCK D
 20.159 ACRES OUT OF THE
 ANDREW STAPP SURVEY, ABSTRACT NO. 833
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

**PRELIMINARY-FINAL PLAT
 FOR REVIEW PURPOSES ONLY**

Owner/Applicant
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 Telephone: (214) 288-9288
 Contact: Bob Frick

Engineer/Surveyor
 Spiars Engineering, Inc. TBPE No. F-2121
 765 Custer Road, Suite 100
 Plano, Texas 75075
 Telephone (972) 422-0077
 Contact: Matt Dorsett

