

**CURVE TABLE**

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	16°00'09"	200.00'	55.86'	55.68'	N08°36'20"W
2.	16°00'09"	200.00'	55.86'	55.68'	S07°23'48"W
3.	16°00'09"	200.00'	55.86'	55.68'	N08°36'20"W
4.	16°00'09"	200.00'	55.86'	55.68'	S07°23'48"W
5.	178°51'14"	50.00'	158.08'	100.00'	S44°23'44"W
6.	172°26'34"	50.00'	150.48'	99.78'	N49°57'22"W
7.	24°28'07"	250.00'	106.77'	105.96'	S11°37'48"W
8.	24°44'16"	250.00'	107.94'	107.10'	S11°29'44"W
9.	15°39'02"	250.00'	88.29'	88.08'	N82°46'45"W
10.	21°16'45"	325.00'	120.70'	120.01'	S10°02'07"W
11.	21°16'45"	325.00'	120.70'	120.01'	N10°02'07"E
12.	90°00'00"	50.00'	235.62'	70.71'	N45°52'24"W
13.	14°36'40"	325.00'	82.88'	82.65'	S09°27'14"W
14.	163°42'21"	50.00'	142.86'	98.99'	S44°11'04"W
15.	17°35'31"	250.00'	76.76'	76.46'	N82°02'12"W
16.	20°08'47"	425.00'	149.44'	148.67'	S26°49'57"W
17.	129°04'14"	50.00'	112.64'	90.29'	S61°30'07"W
18.	11°49'21"	625.00'	128.96'	128.74'	N06°42'35"W
19.	28°05'33"	575.00'	261.86'	259.60'	S00°25'31"W
20.	14°16'12"	250.00'	62.26'	62.10'	S06°20'11"W

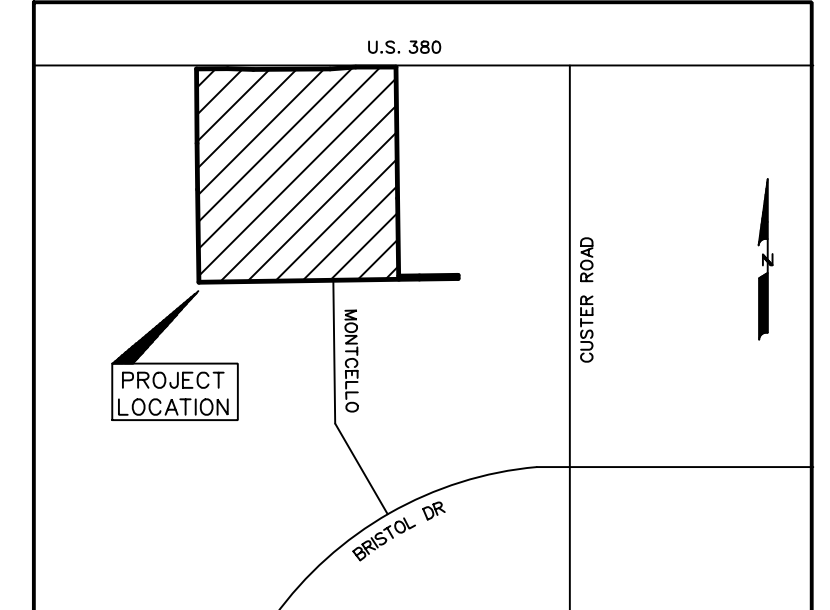
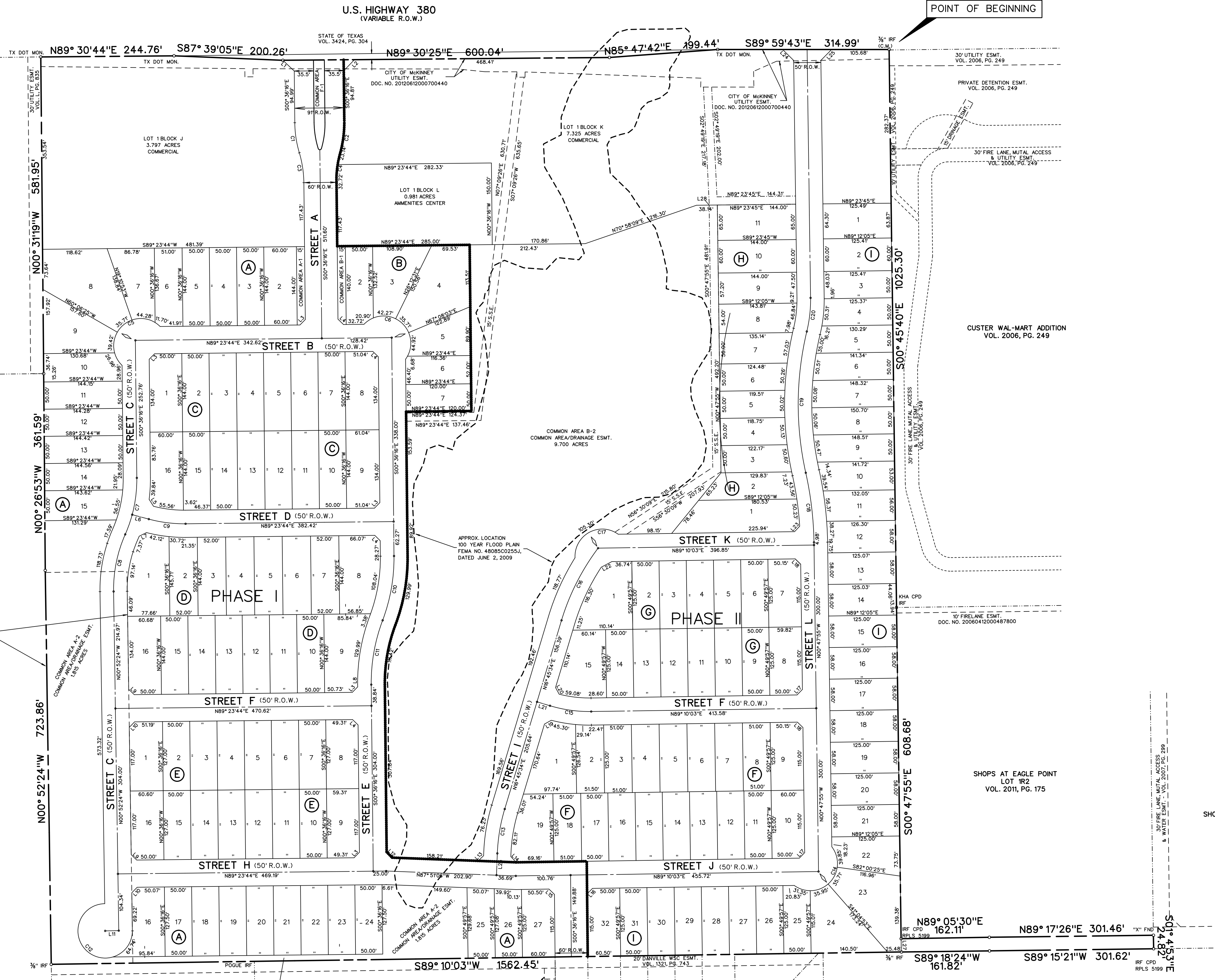
**LINE TABLE**

LINE NO.	BEARING	DISTANCE
1.	N 46°26'15" W	28.76'
2.	S 44°27'04" W	28.26'
3.	S 44°23'44" W	14.14'
4.	N 45°36'16" W	14.14'
5.	N 32°36'23" W	15.10'
6.	N 74°57'14" W	31.62'
7.	S 63°27'01" W	14.87'
8.	N 00°36'16" W	3.84'
9.	N 45°44'20" W	14.18'
10.	S 44°15'40" W	14.11'
11.	S 89°07'36" W	25.00'
12.	N 44°13'41" W	14.48'
13.	S 46°20'14" W	13.95'
14.	N 43°50'07" W	14.39'
15.	N 45°43'07" W	14.11'
16.	S 44°16'53" W	14.17'
17.	S 44°11'04" W	14.15'
18.	N 45°48'56" W	14.14'
19.	S 61°14'35" W	14.27'
20.	N 28°53'05" W	13.99'
21.	N 73°14'26" W	25.00'
22.	S 61°59'41" W	21.50'
23.	S 42°58'52" W	13.86'
24.	N 45°23'49" W	28.48'
25.	S 44°36'11" W	28.09'
26.	S 02°08'54" W	10.08'
27.	N 00°47'55" W	24.39'
28.	S 89°23'45" W	0.26'

BELL 380 PARTNERS, LLC.  
VOL. L, PG. 835

NO RESIDENTIAL STRUCTURES  
WITHIN THIS AREA  
(PER ZONING ORD. NO. 2015-07-071)

CHIHUAHUA AIRPORT PARTNERS, LP.  
DOC. NO. 20061103001581370



TOTAL ACRES	59.711
PHASE I	80
PHASE II	77
TOTAL LOTS	157
TOTAL COMMON AREAS	6

SHOPS AT EAGLE POINT  
LOT 6  
VOL. 2011, PG. 175

PRELIMINARY/FINAL PLAT  
OF  
**HIDDEN LAKES**

59.711 TOTAL ACRES  
157 TOTAL LOTS  
6 COMMON AREAS LOTS  
2 COMMERCIAL LOTS

OUT OF THE  
J.R. BURROWS SURVEY, ABSTRACT NO. 70

IN THE  
CITY OF MCKINNEY  
COLLIN COUNTY, TEXAS

OWNER  
AHV COMMUNITIES  
6812 W. AVE, STE. 300  
SAN ANTONIO, TEXAS 78213  
949-870-6773  
PREPARED BY  
CORWIN ENGINEERING, INC.  
200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200

JULY 2022 SCALE: 1"=100'

**NOTES**

- Bearing are referenced to a 59.820 acre tract in the City of McKinney, recorded in Clerks File No. 20140417000371780, 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.
- IRF - Iron Rod Found  
S.S.E. - Sanitary Sewer Easement  
C.M. - Controlling Monument  
- Phase Line  
- Street Name Change
- 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 HOA.