VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1. ALL CORNERS ARE MARKED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNLESS OTHERWISE NOTED.

2. I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE CITY OF MCKINNEY, COMMUNITY NUMBER 480135 EFFECTIVE DATE 6-2-2009 AND THAT MAP INDICATES AS SCALED, THAT THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (500-YEAR)" AS SHOWN ON PANEL 425 E OF SAID MAP.

3. BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.

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. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND WERE CALCULATED BY APPLYING VERTICAL SHIFTS DERIVED FROM GEOID12A TO ELLIPSOID HEIGHTS CALCULATED FROM GPS/GNSS OBSERVATIONS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.

6. THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE. NO EXCAVATION WAS PERFORMED.

LINE TABLE		
LINE	BEARING	DISTANCE
L216	S 87°48'28" E	12.00'
L217	S 02°11'32" W	15.00'
L218	N 87°48'28" W	12.00'
L219	S 87°48'28" E	10.54'
L220	S 02°11'32" W	15.00'
L221	N 87°48'28" W	12.00'
L222	S 87°48'28" E	8.36'
L223	S 02°11'32" W	15.00'
L224	N 87°48'28" W	12.00'
L225	S 87°48'28" E	12.00'
L226	S 02°11'32" W	15.00'
L227	N 87°48'28" W	8.36'
L228	S 87°48'28" E	9.32'
L229	S 02°11'32" W	15.00'
L230	N 87°48'28" W	12.00'
L231	S 02°11'32" W	12.00'
L232	N 87°48'28" W	15.00'
L233	N 02°11'32" E	9.32'
L234	S 62°25'03" E	13.77'
L235	N 62°25'03" W	28.08'
L236	N 87°48'28" W	12.00'
L237	S 87°48'28" E	15.50'
L238	S 02°11'32" W	30.00'
L239	N 87°48'28" W	15.50'
L240	S 87°48'28" E	12.00'
L241	S 02°11'32" W	15.00'
L242	N 87°48'28" W	12.00'
L243	N 43°14'15" W	9.94'
L244	N 46°45'45" E	15.00'
L245	S 43°14'15" E	9.94'

LEGEND

NAD 83 = NORTH AMERICAN DATUM 1983
N: = NORTHING
E: = EASTING
R.O.W. = RIGHT-OF-WAY
POB = POINT OF BEGINNING
FL.E. = FIRELANE EASEMENT
U.E. = UTILITY EASEMENT
W.E. = WATER EASEMENT
D.E. = DRAINAGE EASEMENT
E.E. = ELECTRIC EASEMENT
A.E. = ACCESS EASEMENT
S.S.E. = SANITARY SEWER EASEMENT
INST. NO. = INSTRUMENT NUMBER
IRF = IRON ROD FOUND
CAP/IRF = CAPPED IRON ROD FOUND
CAP/IRS = CAPPED IRON ROD SET
P.R.C.C.T. = PLAT RECORDS COLLIN COUNTY TEXAS
D.R.C.C.T. = DEED RECORDS COLLIN COUNTY TEXAS
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS COLLIN COUNTY TEXAS
℄ = ROAD CENTERLINE

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 72°23'43" W	21.22'
L2	N 35°04'46" W	33.89'
L3	N 87°47'56" W	39.12'
L4	S 86°46'22" E	24.67'
L5	N 47°14'11" E	21.23'
L6	S 62°24'21" E	19.46'
L7	S 72°17'10" W	21.32'
L8	S 02°11'32" W	83.00'
L9	S 87°48'28" E	138.00'
L10	S 02°11'32" W	173.00'
L11	S 87°48'28" E	3.00'
L12	S 02°11'32" W	215.00'
L13	S 87°48'28" E	60.00'
L14	N 84°47'13" E	37.60'
L15	S 80°41'53" E	62.67'
L16	N 80°41'53" W	73.68'
L17	N 79°17'54" W	32.75'
L18	N 87°48'28" W	59.95'
L19	S 02°11'32" W	340.15'
L20	N 87°48'28" W	232.00'
L21	S 02°11'32" W	258.00'
L22	N 88°28'52" E	24.66'
L23	S 87°48'28" E	86.78'
L24	S 62°24'37" E	35.98'
L25	N 62°24'37" W	47.16'
L26	N 87°48'28" W	86.78'
L27	N 82°05'50" W	45.26'
L28	N 87°48'28" W	68.15'
L29	S 02°11'31" W	155.00'
L30	N 02°11'31" E	155.00'
L31	N 87°48'28" W	99.35'
L32	S 02°11'32" W	310.00'
L33	S 87°48'29" E	270.99'
L34	N 87°48'29" W	290.91'
L35	N 02°11'32" E	62.00'
L36	N 87°48'28" W	3.56'
L37	S 87°48'28" E	3.48'
L38	N 02°11'32" E	228.00'
L39	N 87°48'28" W	3.31'
L40	S 87°48'29" E	3.24'
L41	N 02°11'32" E	258.00'
L42	N 87°48'28" W	3.04'
L43	S 87°48'28" E	2.97'
L44	N 02°11'32" E	537.00'
L45	N 87°48'28" W	2.55'
L46	S 87°48'28" E	136.45'
L47	N 02°11'32" E	99.00'
L48	N 87°48'28" W	90.00'
L49	N 02°06'36" E	24.00'
L50	S 87°48'28" E	294.03'
L51	N 02°11'32" E	80.13'
L52	S 87°48'28" E	84.00'
L53	S 02°11'32" W	89.00'
L54	N 87°48'28" W	94.00'
L55	N 02°11'32" E	99.00'
L56	S 87°48'28" E	114.00'
L57	S 02°11'43" W	99.00'
L58	N 87°48'28" W	134.00'
L59	N 02°11'32" E	99.00'
L60	S 87°48'28" E	270.00'
L61	S 61°28'45" W	91.07'
L62	N 87°48'28" W	176.66'
L63	N 02°11'32" E	38.00'
L64	S 87°48'28" E	101.00'
L65	S 02°11'32" W	537.00'
L66	N 87°48'28" W	182.00'
L67	N 02°11'32" E	7.74'
L68	N 02°11'32" E	45.26'
L69	N 27°52'08" E	12.90'
L70	N 02°11'32" E	26.25'
L71	N 17°42'59" E	37.16'
L72	N 02°11'32" E	20.46'
L73	N 13°19'55" W	37.16'
L74	N 02°11'32" E	26.25'
L75	N 23°29'05" W	12.90'
L76	N 02°11'32" E	61.61'
L77	N 61°28'45" E	77.64'
L78	S 87°48'28" E	149.00'
L79	S 02°11'32" W	37.53'
L80	S 23°29'05" E	12.90'
L81	S 02°11'32" W	26.25'
L82	S 13°19'55" E	37.16'
L83	S 02°11'32" W	20.46'
L84	S 17°42'59" W	37.16'
L85	S 02°11'32" W	26.25'
L86	S 27°52'08" W	12.90'
L87	S 02°11'32" W	45.26'
L88	S 24°22'22" E	28.20'
L89	S 02°11'32" W	7.74'
L90	N 87°48'28" W	189.00'
L91	N 02°11'32" E	413.00'
L92	S 87°48'28" E	189.00'
L93	S 02°11'32" W	258.00'
L94	N 87°48'29" W	189.00'
L95	N 02°11'32" E	258.00'
L96	N 24°22'22" W	28.20'
L97	S 02°11'33" W	217.41'
L98	S 15°54'18" E	84.92'
L99	S 15°54'18" E	3.60'
L100	S 27°27'48" W	388.28'
L101	S 31°49'53" E	16.50'
L102	N 31°49'53" W	39.70'
L103	N 27°27'48" E	391.71'
L104	N 15°54'18" W	14.63'
L105	N 15°54'18" W	76.26'
L106	N 02°11'33" E	220.59'
L107	N 02°16'36" E	15.05'
L108	N 47°57'12" E	40.85'
L109	N 02°11'32" E	120.77'
L110	S 02°11'32" W	10.00'
L111	S 87°48'29" E	12.00'
L112	S 02°11'30" W	15.00'
L113	N 87°48'29" W	12.00'
L114	S 02°11'32" W	102.10'
L115	S 47°57'12" W	40.86'
L116	S 02°16'36" W	13.39'
L117	N 51°57'14" E	46.28'
L118	N 02°11'32" E	113.35'
L119	S 02°11'32" W	122.62'
L120	S 51°57'14" W	56.59'
L121	S 87°48'28" E	12.50'
L122	S 02°11'32" W	15.00'
L123	S 87°48'28" E	31.26'
L124	N 87°48'28" W	8.11'
L125	N 87°48'28" W	41.26'
L126	N 02°11'32" E	15.00'
L127	S 87°48'28" E	8.00'
L128	N 62°24'21" W	18.33'
L129	N 87°48'29" W	396.62'
L130	S 87°48'29" E	144.35'
L131	N 02°11'32" E	15.00'
L132	S 87°48'28" E	15.00'
L133	S 02°11'32" W	15.00'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1865.00'	775.66'	770.08'	S 15°41'50" W	23°49'46"
C2	662.50'	219.30'	218.30'	N 73°08'32" W	18°57'59"
C3	32.00'	3.12'	3.12'	N 20°58'09" W	5°35'40"
C4	30.00'	47.12'	42.43'	S 42°48'28" E	90°00'00"
C5	20.00'	31.42'	28.28'	S 42°48'28" E	90°00'00"
C6	30.00'	16.93'	16.70'	N 83°08'22" E	32°19'31"
C7	30.00'	5.06'	5.05'	N 75°51'57" W	9°39'52"
C8	20.00'	31.42'	28.28'	S 47°11'32" W	90°00'00"
C9	20.00'	31.42'	28.28'	S 47°11'32" W	90°00'00"
C10	20.19'	31.35'	28.29'	S 48°48'59" E	88°58'46"
C11	70.00'	6.98'	6.97'	N 89°20'12" E	5°42'39"
C12	70.00'	31.03'	30.78'	S 75°06'33" E	25°23'51"
C13	30.00'	15.70'	15.52'	S 77°24'01" E	29°58'49"
C14	30.00'	13.30'	13.19'	N 75°06'33" W	25°23'51"
C15	70.00'	6.98'	6.97'	N 84°57'09" W	5°42'38"
C16	30.00'	2.99'	2.99'	N 84°57'09" W	5°42'38"
C17	20.00'	31.42'	28.28'	S 47°11'31" W	90°00'01"
C18	20.00'	31.42'	28.28'	N 42°48'29" W	89°59'58"
C19	20.00'	31.42'	28.28'	S 47°11'32" W	90°00'00"
C20	20.00'	31.42'	28.28'	S 42°48'29" E	90°00'01"
C21	20.00'	31.42'	28.28'	N 42°48'28" W	90°00'00"
C22	30.00'	18.91'	18.60'	S 74°07'57" W	36°07'11"
C23	30.00'	18.99'	18.67'	S 69°40'32" E	36°15'52"
C24	20.00'	31.42'	28.28'	N 47°11'32" E	90°00'00"
C25	20.00'	31.42'	28.28'	N 42°48'28" W	90°00'00"
C26	30.00'	19.10'	18.78'	S 73°57'01" W	36°29'02"
C27	30.00'	19.18'	18.85'	S 69°29'36" E	36°37'45"
C28	20.00'	31.42'	28.28'	N 47°11'31" E	89°59'59"
C29	20.00'	31.42'	28.28'	N 42°48'28" W	90°00'00"
C30	30.00'	19.31'	18.98'	S 73°44'56" W	36°53'12"
C31	30.00'	19.37'	19.04'	S 69°18'29" E	36°59'59"
C32	20.00'	31.42'	28.28'	N 47°11'32" E	90°00'00"
C33	20.00'	31.42'	28.28'	N 42°48'28" W	90°00'00"
C34	30.00'	19.23'	18.90'	S 73°49'46" W	36°43'31"
C35	30.00'	20.02'	19.65'	S 68°41'40" E	38°13'35"
C36	20.00'	31.42'	28.28'	N 47°11'32" E	90°00'00"
C37	30.00'	47.12'	42.43'	N 42°48'28" W	90°00'00"
C38	30.00'	47.12'	42.43'	N 47°11'32" E	90°00'00"
C39	30.00'	47.12'	42.43'	S 42°48'28" E	90°00'00"
C40	30.00'	47.12'	42.43'	S 47°11'32" W	90°00'00"
C41	20.00'	31.42'	28.28'	N 42°48'28" W	90°00'00"
C42	30.00'	47.12'	42.43'	N 47°11'32" E	90°00'00"
C43	30.00'	47.13'	42.43'	S 42°48'23" E	90°00'11"
C44	20.00'	31.42'	28.28'	S 47°11'32" W	90°00'00"
C45	20.00'	31.42'	28.28'	N 42°48'28" W	90°00'00"
C46	30.00'	47.12'	42.43'	N 47°11'32" E	90°00'00"
C47	20.00'	31.42'	28.28'	N 47°11'32" E	90°00'00"
C48	20.00'	31.42'	28.28'	S 42°48'28" E	90°00'00"
C49	20.00'	20.70'	19.78'	S 31°50'09" W	59°17'13"
C50	30.00'	16.08'	15.89'	S 76°50'08" W	30°42'47"
C51	30.00'	47.12'	42.43'	N 42°48'28" W	90°00'00"
C52	20.00'	31.42'	28.28'	N 47°11'32" E	90°00'00"
C53	20.00'	31.42'	28.28'	S 42°48'28" E	90°00'00"
C54	20.00'	31.42'	28.28'	S 47°11'32" W	90°00'00"
C55	20.00'	31.42'	28.28'	N 42°48'28" W	90°00'00"
C56	50.00'	23.18'	22.98'	N 11°05'25" W	26°33'54"
C57	20.00'	9.27'	9.19'	N 11°05'25" W	26°33'54"
C58	20.00'	8.96'	8.89'	N 15°01'50" E	25°40'37"
C59	50.00'	22.41'	22.22'	N 15°01'50" E	25°40'37"
C60	20.00'	5.42'	5.40'	N 09°57'15" E	15°31'27"
C61	50.00'	13.55'	13.51'	N 09°57'15" E	15°31'27"
C62	50.00'	13.55'	13.51'	N 05°34'12" W	15°31'27"
C63	20.00'	5.42'	5.40'	N 05°34'12" E	15°31'27"
C64	50.00'	22.41'	22.22'	N 10°38'46" W	25°40'37"
C65	20.00'	8.96'	8.89'	N 10°38'46" W	25°40'37"
C66	20.00'	20.70'	19.78'	N 31°50'08" E	59°17'13"
C67	50.00'	51.74'	49.46'	N 31°50'09" E	59°17'13"
C68	30.00'	47.12'	42.43'	S 42°48'28" E	90°00'00"
C69	50.00'	22.41'	22.22'	S 10°38'46" E	25°40'37"
C70	20.00'	8.96'	8.89'	S 10°38'46" E	25°40'37"
C71	50.00'	13.55'	13.51'	S 05°34'12" E	15°31'27"
C72	20.00'	5.42'	5.40'	S 05°34'12" E	15°31'27"
C73	20.00'	5.42'	5.40'	S 09°57'15" W	15°31'27"
C74	50.00'	13.55'	13.51'	S 09°57'15" W	15°31'27"
C75	20.00'	8.96'	8.89'	S 15°01'50" W	25°40'37"
C76	50.00'	22.41'	22.22'	S 15°01'50" W	25°40'37"
C77	50.00'	23.18'	22.98'	S 11°05'25" E	26°33'54"
C78	20.00'	9.27'	9.19'	S 11°05'25" E	26°33'54"
C79	20.00'	31.42'	28.28'	S 47°11'32" W	90°00'00"
C80	20.00'	31.42'	28.28'	N 42°48'28" W	90°00'00"
C81	30.00'	47.12'	42.43'	N 47°11'32" E	90°00'00"
C82	20.00'	31.42'	28.28'	S 42°48'28" E	90°00'00"
C83	20.00'	31.42'	28.28'	S 47°11'31" W	89°59'59"
C84	20.00'	31.42'	28.28'	N 42°48'29" W	90°00'01"
C85	20.00'	31.42'	28.28'	N 47°11'32" E	90°00'00"
C86	30.00'	3.83'	3.82'	N 58°45'20" W	7°18'34"

LINE TABLE		
LINE	BEARING	DISTANCE
L134	S 87°48'29" E	239.52'
L135	S 62°24'21" E	20.59'
L136	S 87°46'28" E	12.00'
L137	S 02°11'32" W	15.00'
L138	N 87°48'29" W	12.00'
L139	S 87°48'28" E	12.00'
L140	S 02°11'32" W	35.00'
L141	N 87°48'28" W	7.61'
L142	N 02°11'32" E	250.11'
L143	N 87°48'28" W	31.18'
L144	S 87°48'28" E	31.18'
L145	N 02°11'32" E	177.39'
L146	N 87°48'28" W	31.12'
L147	S 87°48'28" E	31.12'
L148	N 02°16'33" E	860.00'
L149	N 87°48'28" W	29.46'
L150	S 87°48'28" E	91.78'
L151	N 02°11'32" E	10.00'
L152	N 87°48'28" W	2.50'
L153	N 02°11'32" E	15.00'
L154	S 87°48'28" E	15.00'
L155	S 02°11'32" W	15.00'
L156	N 87°48'28" W	2.50'
L157	S 02°11'32" W	10.00'
L158	S 87°48'28" E	436.50'
L159	N 02°11'32" E	8.00'
L160	N 87°48'28" W	2.50'
L161	N 02°11'32" E	15.00'
L162	S 87°48'28" E	15.00'
L163	S 02°11'32" W	15.00'
L164	N 87°48'28" W	2.50'
L165	S 02°11'32" W	8.00'
L166	S 87°48'28" E	239.17'
L167	N 87°48'28" W	748.63'
L168	S 02°16'33" W	860.00'
L169	S 87°48'28" E	30.00'
L170	N 02°11'32" E	2.50'
L171	S 87°48'28" E	15.00'
L172	S 02°11'32" W	15.00'
L173	N 87°48'28" W	15.00'
L174	N 02°11'32" E	2.50'
L175	N 87°48'28" W	30.00'
L176	S 02°11'32" W	250.00'
L177	S 02°11'32" W	192.50'

LINE TABLE		
LINE	BEARING	DISTANCE
L178	N 87°48'28" W	2.88'
L179	N 42°30'58" W	31.65'
L180	N 02°27'22" E	3.63'
L181	N 87°43'09" W	21.04'
L182	S 87°43'09" E	21.07'
L183	N 02°27'22" E	70.88'
L184	S 02°27'22" W	80.42'
L185	S 42°30'58" E	21.48'
L186	S 02°11'32" W	14.17'
L187	N 87°48'28" W	15.00'
L188	N 02°11'32" E	5.40'
L189	N 02°11'32" E	34.92'
L190	S 87°48'28" E	22.50'
L191	S 87°48'28" E	22.50'
L192	S 02°11'32" W	30.00'
L193	S 02°11'32" W	15.00'
L194	S 02°11'32" W	62.95'
L195	N 02°11'32" E	68.89'
L196	S 87°48'28" E	12.00'
L197	S 02°11'32" W	15.00'
L198	N 87°48'28" W	12.00'
L199	S 87°48'28" E	9.32'
L200	S 02°11'32" W	15.00'
L201	N 87°48'28" W	12.00'
L202	S 87°48'28" E	8.32'
L203	S 02°11'32" W	10.00'
L204	N 87°48'28" W	5.74'
L205	S 87°48'28" E	9.60'
L206	S 02°11'32" W	15.00'
L207	S 87°48'28" E	12.00'
L208	S 02°11'32" W	30.00'
L209	N 87°48'28" W	12.00'
L210	S 87°48'28" E	5.91'
L211	S 02°11'32" W	15.00'
L213	S 87°48'28" E	12.00'
L214	S 02°11'32" W	15.00'
L215	N 87°48'28" W	12.00'

PRELIMINARY FINAL PLAT FOR REVIEW PURPOSES ONLY

SURVEYOR:
KAZ SURVEYING, INC.
1720 WESTMINSTER STREET
DENTON, TX 76205
PHONE: (940) 382-3446
TBPLS FIRM #10002100

OWNER:
MCKINNEY SH I, LTD.
1110 COWAN ROAD
CELINA, TX 75009
CONTACT: R. ERIC SEITZ
PHONE: 217-223-0977

OWNER:
CNMK TEXAS PROPERTIES, LLC.
3900 DALLAS PARKWAY, SUITE 500
PLANO, TX 75093
CONTACT: DON HARTON
PHONE: 972-665-1000

ENGINEER:
CABRÉ & ASSOCIATES, LLC
2201 LONG PRAIRIE, SUITE 107-322
FLOWER MOUND, TX 75022
PHONE: 214-513-8764
CONTACT: CARLOS I. CABRÉ, P.E.
TBPE FIRM #3736

N W E S
1" = 60'
0 30 60 90 120

KAZ SURVEYING
www.kazsurveying.com
1720 WESTMINSTER
DENTON, TX 76205
(940)382-3446
JOB NUMBER: 160186-PFP
DRAWN BY: TK
DATE: 1-22-2018
R.P.L.S.
KENNETH A. ZOLLINGER

PRELIMINARY FINAL PLAT
380 COMMONS AT HEADINGTON HEIGHTS

LOTS 1-11, BLOCK A
27.79 ACRES IN THE
WILLIAM HUNT SURVEY, ABSTRACT NO. 450,
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS.

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.

OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, MCKINNEY SH I, LTD. and CNMK TEXAS PROPERTIES, LLC., are the owners of all that certain lot, tract or parcel of land lying and being situated in the City of McKinney, Collin County, Texas and being a part of the William Hunt Survey, Abstract number 450 and also being a part of that called 79.0081 acre tract described as Tract II in deed to Headington Realty & Capital, L.P. recorded in Instrument number 2001-6113, Real Property Records, Collin County, Texas and being more fully described by metes and bounds as follows;

BEGINNING at a capped iron rod set stamped "KAZ" at the Northwest corner of said Tract II, also being in the South line of U.S. Highway number 380 and being in the East line of Bois D' Arc Road;
THENCE along said South line, South 87 degrees 48 minutes 28 seconds East, 750.52 feet to a ½ inch iron rod found;
THENCE South 43 degrees 32 minutes 59 seconds East, 61.15 feet to a ½ inch iron rod found in the West line of Hardin Boulevard;
THENCE along said West line, South 01 degrees 04 minutes 14 seconds West, 161.91 feet to a ½ inch iron rod found;
THENCE continuing along said West line, South 01 degrees 39 minutes 03 seconds East, 162.35 feet to a ½ inch iron rod found;
THENCE continuing along said West line and along a curve to the right whose long chord bears, South 15 degrees 41 minutes 50 seconds West, 770.08 feet and whose radius is 1865.00 feet and an arc length of 775.66 feet to a ½ inch iron rod found;
THENCE continuing along said West line, South 27 degrees 34 minutes 57 seconds West, 815.30 feet to a capped iron rod found;
THENCE South 72 degrees 23 minutes 43 seconds West, 21.22 feet to a capped iron rod found in the North line of Crowe Lane;
THENCE along said North line, North 63 degrees 08 minutes 17 seconds West, 12.05 feet to a capped iron rod found;
THENCE continuing along said North line and along a curve to the left whose long chord bears, North 73 degrees 08 minutes 32 seconds West, 218.30 feet and whose radius is 662.50 feet and an arc length of 219.03 feet to a capped iron rod found;
THENCE North 35 degrees 04 minutes 46 seconds West, 33.89 feet to a capped iron rod set stamped "KAZ";
THENCE North 87 degrees 47 minutes 56 seconds West, 39.12 feet to a capped iron rod set stamped "KAZ" in Bois D' Arc Road;
THENCE along said Bois D' Arc Road, North 02 degrees 12 minutes 35 seconds East, 1152.92 feet to a capped iron rod set stamped "KAZ";
THENCE continuing along said Bois D' Arc Road, North 02 degrees 16 minutes 51 seconds East, 424.70 feet to a rail road spike found;
THENCE South 86 degrees 46 minutes 22 seconds East, 24.67 feet to a ¾ inch iron rod found in the East line of said Bois D' Arc Road;
THENCE along said East line, North 01 degrees 20 minutes 40 seconds East, 194.64 feet to the PLACE OF BEGINNING and containing 27.79 acres of land more or less;

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, MCKINNEY SH I, LTD. AND CNMK TEXAS PROPERTIES, LLC., DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREON DESCRIBED PROPERTY AS LOTS 1-11, BLOCK A, 380 COMMONS AT HEADINGTON HEIGHTS ADDITION, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS AND EASEMENTS SHOWN HEREON FOR THE PURPOSE AS INDICATED. THE FIRELANE, MUTUAL ACCESS AND UTILITY EASEMENT BEING HEREBY DEDICATED FOR THE MUTUAL USE AND ACCOMMODATION OF THE CITY MCKINNEY AND ALL PUBLIC UTILITIES DESIRING TO USE OR USING SAME. ALL END ANY PUBLIC UTILITIES AND THE CITY OF MCKINNEY 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 ANYWAY, 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 AGREE TO OR FROM AND UPON SAID EASEMENTS FOR BE 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. THE PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF MCKINNEY, TEXAS.

MCKINNEY SH I, LTD.

_____
R. ERIC SEITZ, GENERAL PARTNER DATE

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED R. ERIC SEITZ, 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.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2018.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
_____ COUNTY

MY COMMISSION EXPIRES ON _____

CNMK TEXAS PROPERTIES, LLC

_____
DON HARTON, VICE PRESIDENT DESIGN & CONSTRUCTION DATE

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED DON HARTON, 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.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2018.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
_____ COUNTY

MY COMMISSION EXPIRES ON _____

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF DENTON

I, KENNETH A. ZOLLINGER, REGISTERED PROFESSIONAL LAND SURVEYOR, DOES HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND AND THAT THE MONUMENTS SHOWN HEREON WERE FOUND OR PLACED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS.

_____
KENNETH A. ZOLLINGER R.P.L.S. # 5312 DATE

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENNETH A. ZOLLINGER, 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 THE OFFICE THIS _____ DAY OF _____, 2018.

_____
NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES _____.

LEGEND

NAD 83 = NORTH AMERICAN DATUM 1983
N: = NORTHING
E: = EASTING
R.O.W. = RIGHT-OF-WAY
POB = POINT OF BEGINNING
FL.E. = FIRELANE EASEMENT
U.E. = UTILITY EASEMENT
W.E. = WATER EASEMENT
D.E. = DRAINAGE EASEMENT
E.E. = ELECTRIC EASEMENT
A.E. = ACCESS EASEMENT
S.S.E. = SANITARY SEWER EASEMENT
INST. NO. = INSTRUMENT NUMBER
IRF = IRON ROD FOUND
CAP/IRF = CAPPED IRON ROD FOUND
CAP/IRS = CAPPED IRON ROD SET
P.R.C.C.T. = PLAT RECORDS COLLIN COUNTY TEXAS
D.R.C.C.T. = DEED RECORDS COLLIN COUNTY TEXAS
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS COLLIN COUNTY TEXAS
———℄——— = ROAD CENTERLINE

N
W E
S
1" = 60'
0 30 60 90 120

SURVEYOR:
KAZ SURVEYING, INC.
1720 WESTMINSTER STREET
DENTON, TX 76205
PHONE: (940) 382-3446
TBPLS FIRM #10002100

OWNER:
MCKINNEY SH I, LTD.
1110 COWAN ROAD
CELINA, TX 75009
CONTACT: R. ERIC SEITZ
PHONE: 217-223-0977

OWNER:
CNMK TEXAS PROPERTIES, LLC.
3900 DALLAS PARKWAY, SUITE 500
PLANO, TX 75093
CONTACT: DON HARTON
PHONE: 972-665-1000

ENGINEER:
CABRÉ & ASSOCIATES, LLC
2201 LONG PRAIRIE, SUITE 107-322
FLOWER MOUND, TX 75022
PHONE: 214-513-8764
CONTACT: CARLOS I. CABRÉ, P.E.
TBPE FIRM #3736

PRELIMINARY FINAL PLAT FOR REVIEW PURPOSES ONLY

KAZ SURVEYING
www.kazsurveying.com
1720 WESTMINSTER
DENTON, TX 76205
(940)382-3446
JOB NUMBER: 160186-PFP
DRAWN BY: TK
DATE: 1-22-2018
R.P.L.S.
KENNETH A. ZOLLINGER

PRELIMINARY FINAL PLAT
380 COMMONS AT HEADINGTON HEIGHTS
LOTS 1-11, BLOCK A
27.79 ACRES IN THE
WILLIAM HUNT SURVEY, ABSTRACT NO. 450,
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS.