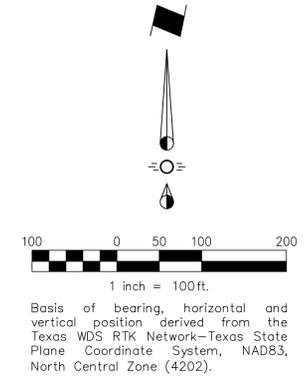
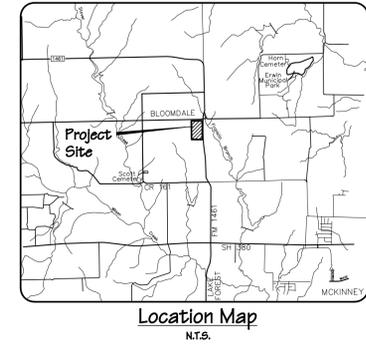
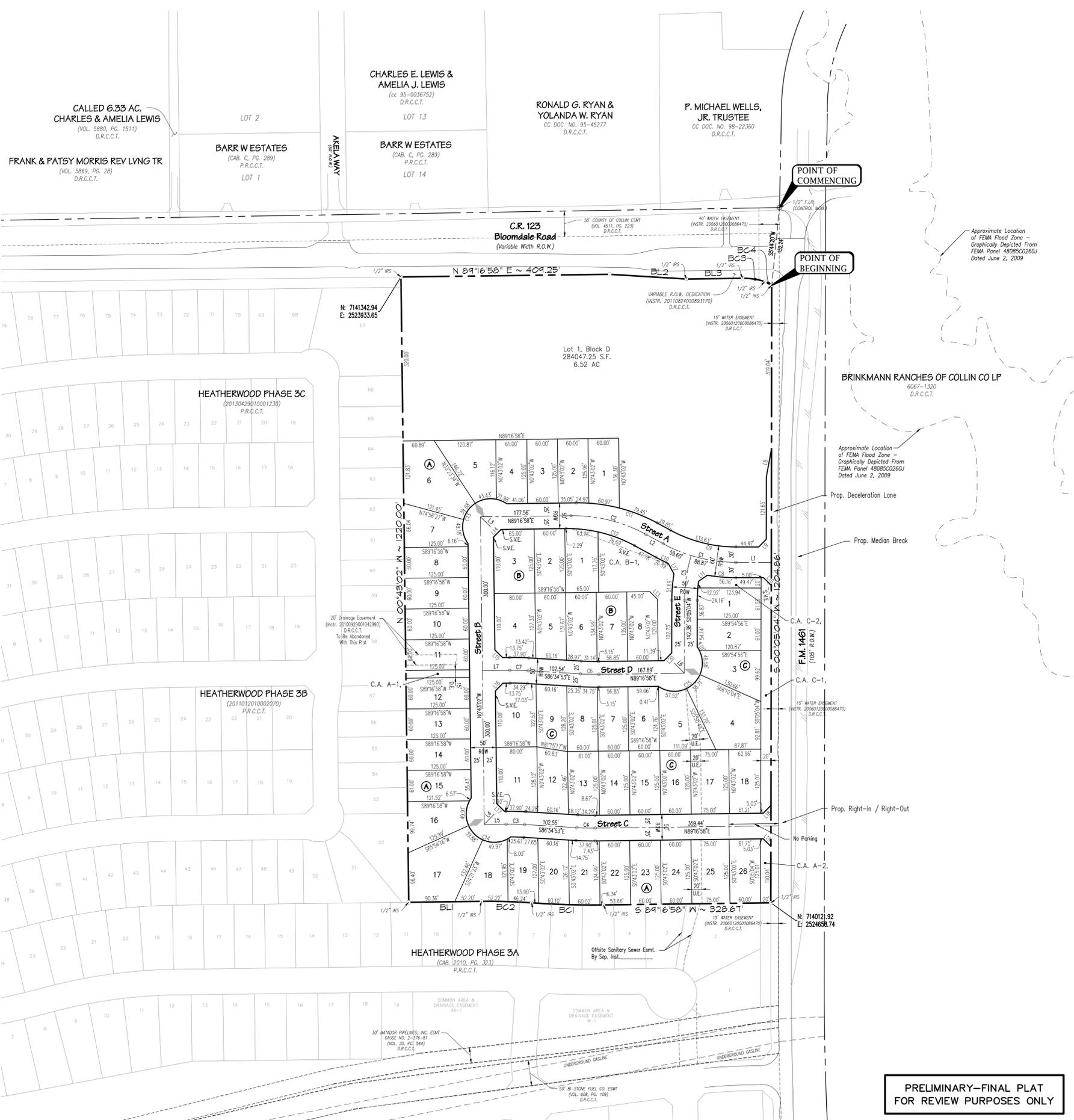


Drawing: G:\2015\_02\15-18\_Heatherwood Hills\PRELIMINARY\15-18\_Heatherwood Hills.dwg, Date: 2/11/2016, 5:19 PM  
Printed by: jbrunton, Plot Date: 2/11/2016, 5:19 PM  
Scale: 1"=100', Date: 2/11/2016, 5:19 PM



Line #	Length	Direction
BL1	142.56'	S 89°16'58" W
BL2	150.54'	S 86°31'36" E
BL3	110.51'	N 89°16'58" E

Curve #	Length	Radius	Chord	Chord Bearing	Delta
BC1	140.36'	1675.00'	140.32'	N 88°19'00" W	4°48'04"
BC2	98.46'	1175.00'	98.43'	N 88°19'00" W	4°48'04"
BC3	44.45'	136.00'	44.25'	S 81°34'02" E	18°43'31"
BC4	14.98'	41.00'	14.90'	S 61°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 homeowner'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. 1-2 Block A, C.A. 1 Block B, & C.A. 1-2 Block C 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 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
  - CA Common Area
  - Street Name Change

PRELIMINARY-FINAL PLAT  
**HEATHERWOOD HILLS**  
52 SF RESIDENTIAL LOTS, 1 COMMERCIAL LOT,  
AND 5 COMMON AREAS  
LOTS 1-26 BLOCK A, LOTS 1-8 BLOCK B, LOTS 1-18 BLOCK C  
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**  
Boilermaker Capital, LLC  
3308 Preston Road, Suite 350  
Plano, TX 75093  
Telephone: (214) 288-9288  
Contact: Bob Frick

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

Scale 1"=100' February 8, 2016 SEI Job #15-138

**RECEIVED**  
By Planning Department at 8:47 am, Feb 12, 2016

STATE OF TEXAS §  
COUNTY OF COLLIN §

OWNER'S CERTIFICATE

BEING a tract of land situated in the Andrew Stapp Survey, Abstract No. 833, Collin County, Texas, and being all of a tract of land described in deed to Boilermaker Investments, LLC, as recorded in Instrument Number 20150821001060720, Deed Records Collin County, Texas (D.R.C.C.T.), said tract being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod found for corner, said corner being on the west right-of-way line of F.M. 1461 (90 feet wide), said corner being on the south line of a tract of land described in deed to P. Michael Wells, Jr. Trustee, as recorded in County Clerk Document No. 98-22360, D.R.C.C.T., said corner within County Road 123 (Bloomdale Road);

THENCE, S 05°44'20" W, a distance of 152.24 feet, to a 1/2-inch set iron rod with cap for the POINT OF BEGINNING;

THENCE, S 00°05'04" W, a distance of 1204.86 feet, to a 1/2" set iron rod with cap for corner;

THENCE, S 89°16'58" W, a distance of 328.67 feet, to a 1/2" set iron rod with cap for corner;

THENCE around a tangent curve to the right having a central angle of 04°48'04", a radius of 1675.00 feet, a chord of N 88°19'00" W - 140.32 feet, an arc length of 140.36 feet;

THENCE around a compound curve to the left having a central angle of 04°48'04", a radius of 1175.00 feet, a chord of N 88°19'00" W - 98.43 feet, an arc length of 98.46 feet;

THENCE, S 89°16'58" W, a distance of 142.56 feet, to a 1/2" set iron rod with cap for corner;

THENCE, N 00°43'02" W, a distance of 1220.00 feet, to a 1/2" set iron rod with cap for corner;

THENCE, N 89°16'58" E, a distance of 409.25 feet, to a 1/2" set iron rod with cap for corner;

THENCE, S 86°31'36" E, a distance of 150.54 feet, to a 1/2" set iron rod with cap for corner;

THENCE, N 89°16'58" E, a distance of 110.51 feet, to a 1/2" set iron rod with cap for corner;

THENCE around a non-tangent curve to the right having a central angle of 18°43'31", a radius of 136.00 feet, a chord of S 81°34'02" E - 44.25 feet, an arc length of 44.45 feet;

THENCE around a compound curve to the right having a central angle of 20°56'24", a radius of 41.00 feet, a chord of S 61°44'05" E - 14.90 feet, an arc length of 14.98 feet;

to the POINT OF BEGINNING with the subject tract containing 878,139 square feet or 20.159 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That WE, BOILERMAKER INVESTMENTS, LLC., acting herein by and through its duly authorized officers, does hereby certify and adopt this preliminary-final plat designating the herein above described property as HEATHERWOOD HILLS, an addition to the City Of McKinney, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. BOILERMAKER INVESTMENTS, LLC., does herein certify the following:

- 1. The streets are dedicated for street purposes.
2. All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
3. The easements and public use areas, as shown, are dedicated for the public use forever for the purposes indicated on this plat.
4. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements if approved by the City Of McKinney.
5. The City Of McKinney is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
6. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City Of McKinney's use thereof.
7. The City Of McKinney and public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
8. The City Of McKinney and 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, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.
9. All modifications to this document shall be by means of plat and approved by the City Of McKinney.
10. Open Space designations may include areas reserved for use only by Home Owners Assocation members and residents.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City Of McKinney, Texas.

WITNESS MY HAND at \_\_\_\_\_, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2016

Boilermaker Investments, LLC.
A Texas Limited Liability Company

By: \_\_\_\_\_
Robert Frick
President

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 Robert Frick, known to me to be the person and officer 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 the \_\_\_\_\_ day of \_\_\_\_\_, 2016

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

Know All Men By These Presents:

That I, Darren K. Brown, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and 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.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2016

DARREN K. BROWN, R.P.L.S. NO. 5252



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 \_\_\_\_\_, known to me to be the person and officer 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 the \_\_\_\_\_ day of \_\_\_\_\_, 2016

Notary Public, State of Texas

Table with 4 columns: Lot #, Block #, Square Feet, Acreage. Rows 1-26.

Table with 4 columns: Lot #, Block #, Square Feet, Acreage. Rows 1-8.

Table with 3 columns: Line #, Length, Direction. Rows L1-L7.

Table with 6 columns: Curve #, Length, Radius, Chord, Chord Bearing, Delta. Rows C1-C7.

Table with 4 columns: Lot #, Block #, Square Feet, Acreage. Rows 1-18.

Table with 3 columns: Line #, Length, Direction. Rows L8-L20.

Table with 6 columns: Curve #, Length, Radius, Chord, Chord Bearing, Delta. Rows C8-C15.

Table with 3 columns: Lot #, Block #, Acres. Rows A-2, A-1, B-1, C-2, C-1.

NOTES:

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FOR REVIEW PURPOSES ONLY

Owner/Applicant
Boilermaker Capital, LLC
3308 Preston Road, Suite 350
Plano, TX 75093
Telephone: (214) 288-9288
Contact: Bob Frick

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