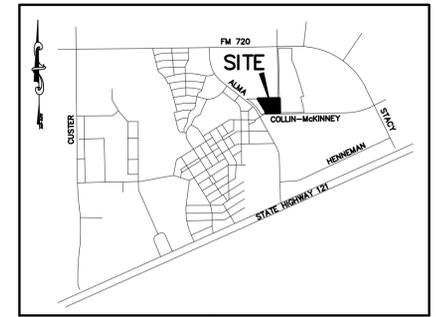


CURVE TABLE						
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	188.41	121°3'13"	883.36	94.56	S88°29'17"W	188.05
C2	8.08	0°34'19"	810.00	4.04	S74°23'40"W	8.08
C3	20.23	4°15'40"	272.00	10.12	N121°3'58"W	20.22
C4	257.31	294°51'33"	50.00	31.94	S22°28'24"E	53.83
C5	134.04	153°35'54"	50.00	213.16	N45°43'13"W	97.36

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S75°11'48"W	14.60	L10	S44°20'15"W	21.19
L2	S42°33'11"W	21.84	L11	S45°45'54"E	21.20
L3	S45°20'18"E	21.35	L12	S10°59'58"W	71.46
L4	N44°16'47"E	14.14	L13	S00°43'13"E	26.77
L5	S45°43'13"E	14.14	L14	N62°39'11"E	51.82
L6	N00°43'13"W	15.62	L15	N07°15'55"W	32.37
L7	S57°40'05"W	12.92	L16	S00°43'13"E	38.00
L8	N44°16'47"E	24.74	L17	N13°38'37"W	33.00
L9	S45°43'13"E	14.14	L18	S00°43'13"E	22.95

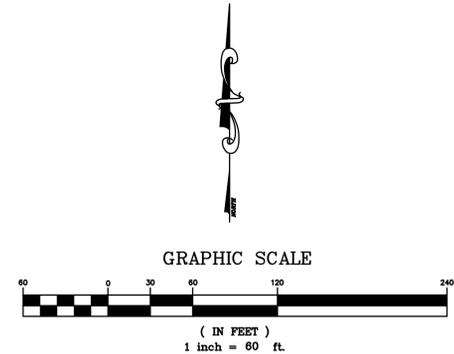
NOTES:

- 1.) ALL CORNERS ARE ONE-HALF INCH IRON RODS SET WITH CAP STAMPED "JBI" UNLESS OTHERWISE NOTED ON PLAT.
- 2.) 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.
- 3.) ALL COMMON AREAS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- 4.) ALL PROPOSED LOTS SHALL HAVE A 5 FOOT UTILITY EASEMENT ADJACENT TO STREET RIGHT-OF-WAYS.
- 5.) AT LEAST 80% OF THE BUILDINGS OR A PORTION THEREOF WILL BE BUILT AT THE 20 FOOT BUILD-TO-LINE AND NO MORE THAN 20% OF THE LOTS ON A BLOCK WILL BE BUILT FURTHER BACK THAN ONE-THIRD THE AVERAGE WIDTH OF THE LOTS (APPROXIMATELY 16.5 FEET).



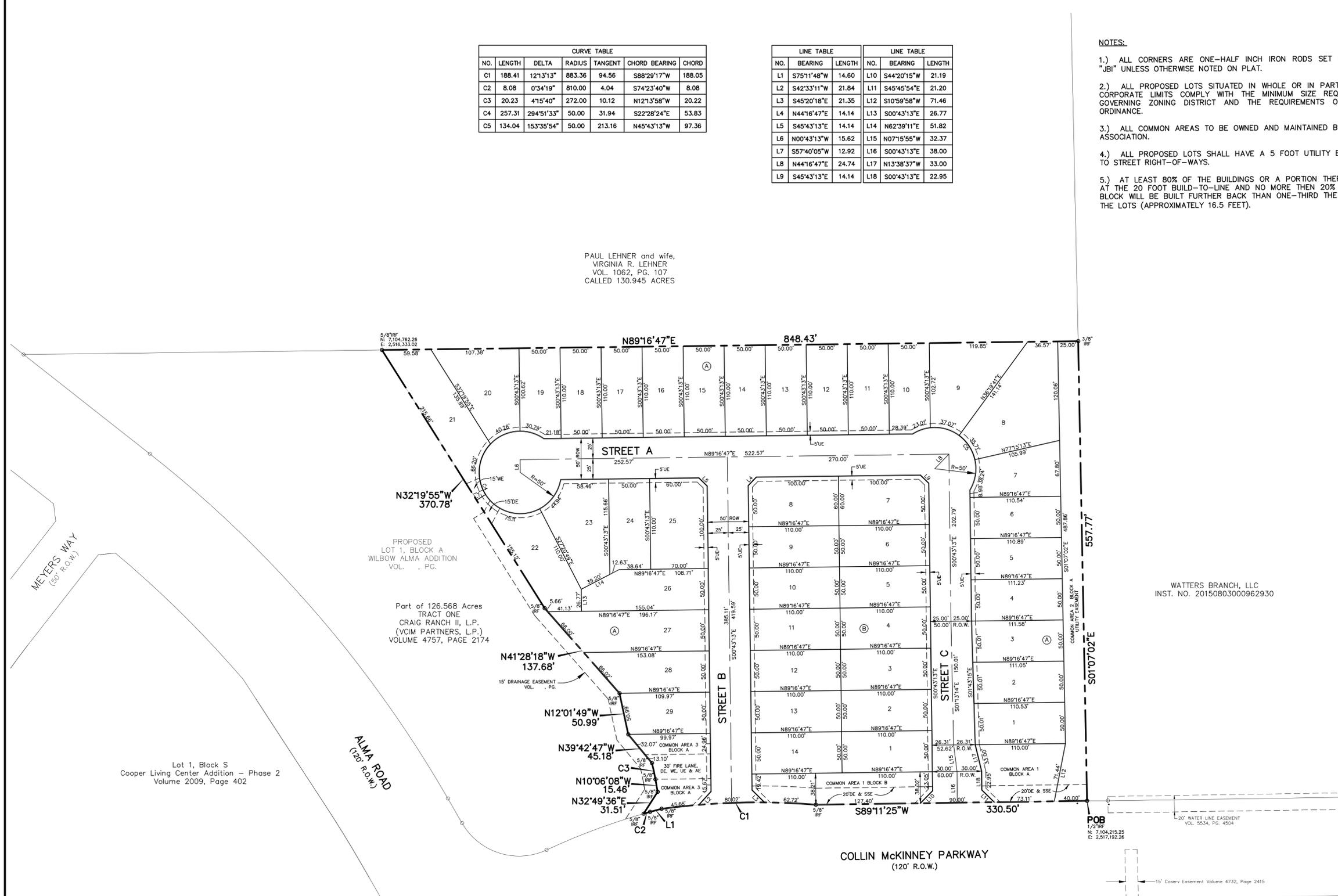
VICINITY MAP  
N.T.S.

PAUL LEHNER and wife,  
VIRGINIA R. LEHNER  
VOL. 1062, PG. 107  
CALLED 130.945 ACRES



LEGEND

- IRF IRON ROD FOUND
- IRS IRON ROD SET
- POB POINT OF BEGINNING
- ROW RIGHT-OF-WAY
- AE ACCESS EASEMENT
- DE DRAINAGE EASEMENT
- SSE SANITARY SEWER EASEMENT
- WE WATER EASEMENT
- UE UTILITY EASEMENT



WATERS BRANCH, LLC  
INST. NO. 20150803000962930

LOT 1, BLOCK B  
NORTH TEXAS ATHLETIC CENTER  
ADDITION  
Volume 2009, Page 23

**PRELIMINARY-FINAL PLAT**  
**LIBERTY HILL**  
43 LOTS & 4 COMMON AREAS

8.636 ACRES OUT OF  
THE GEORGE F. LUCAS SURVEY, ABSTRACT NO. 540  
BEING A REPLAT OF LOT 2, BLOCK A, WILBOW ALMA ADDITION  
RECORDED IN VOLUME , PAGE  
PLAT RECORDS COLLIN COUNTY, TEXAS  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

**VCIM PARTNERS, LP** **OWNER**  
6850 TPC Drive, Suite 210 (972) 529-1371  
McKinney, Texas 75070  
Contact: David Craig

**CONTOUR LAND PARTNERS 8, LTD.** **DEVELOPER**  
14275 Midway Road, Suite 215 (214) 986-5009  
Addison, Texas 75001  
Contact: Jim Tchoukaeff

**JBI PARTNERS, INC.** **SURVEYOR/ENGINEER**  
16301 Quorum Drive, Suite 200 B (972) 248-7676  
Addison, Texas 75001  
Contact: Joshua Luke, P.E.  
TBPE No. F-438 TBPLS No. 10076000

REVISED: APRIL 17, 2017  
SUBMITTED: JANUARY 30, 2017

**RECEIVED**  
By Planning Department at 10:43 am, Apr 17, 2017

Drawing: H:\Projects\CTR020-Spicewood East\survey\CTR020-Prefinal.PT.dwg Saved By: psndier Plot Date: 4/17/2017 10:23 AM

OWNER'S DEDICATION  
STATE OF TEXAS §  
COUNTY OF COLLIN §

WHEREAS VCIM Partners, LP, is the owner of a tract of land located in the City of McKinney, Collin County, Texas, a part of the George F. Lucas Survey, Abstract No. 540, and being a part of a called 126.568 acre tract of land described as Tract One in a special warranty deed to Craig Ranch II, L.P. (now known as VCIM Partners, LP) as recorded in Volume 4757, Page 2174, Collin County Deed Records, and being further described as follows:

BEGINNING at a one-half inch iron rod found for corner at the intersection of the east line of said 126.568 acre tract of land with the north right-of-way line of Collin McKinney Parkway (a 120 foot wide right-of-way), said point also being in the center of County Road Number 148 (a prescriptive right-of-way not in use);

THENCE along the north right-of-way line of said Collin McKinney Parkway as follows:  
South 89 degrees 11 minutes 25 seconds West, 330.50 feet to a five-eighths inch iron rod with cap found for corner;  
Southwesterly, 188.41 feet along a curve to the left which has a central angle of 12 degrees 13 minutes 13 seconds, a radius of 883.36 feet, a tangent of 94.56 feet, and whose chord bears South 88 degrees 29 minutes 17 seconds West, 188.05 feet a five-eighths inch iron rod with cap found for corner;  
South 75 degrees 11 minutes 48 seconds West, 14.60 feet to a five-eighths inch iron rod with cap found for corner;  
Southwesterly, 8.08 feet along a curve to the left which has a central angle of 00 degrees 34 minutes 19 seconds, a radius of 810.00 feet, a tangent of 4.04 feet, and whose chord bears South 74 degrees 23 minutes 40 seconds West, 8.08 feet a five-eighths inch iron rod with cap found for corner;

THENCE North 32 degrees 49 minutes 36 seconds East, 31.51 feet to a five-eighths inch iron rod with cap found for corner;

THENCE North 10 degrees 06 minutes 08 seconds West, 15.46 feet to a five-eighths inch iron rod with cap found for corner;

THENCE Northwesterly, 20.23 feet along a curve to the left which has a central angle of 04 degrees 15 minutes 40 seconds, a radius of 272.00 feet, a tangent of 10.12 feet, and whose chord bears North 12 degrees 13 minutes 58 seconds West, 20.22 feet to a five-eighths inch iron rod with cap found for corner;

THENCE North 39 degrees 42 minutes 47 seconds West, 45.18 feet to a five-eighths inch iron rod with cap found for corner;  
THENCE North 12 degrees 01 minutes 49 seconds West, 50.99 feet to a five-eighths inch iron rod with cap found for corner;

THENCE North 41 degrees 28 minutes 18 seconds West, 137.68 feet to a five-eighths inch iron rod with cap found for corner;

THENCE North 32 degrees 19 minutes 55 seconds West, 370.78 feet to a five-eighths inch iron rod with cap found for corner in the north line of said 126.568 acre tract of land, said point being in the south line of a called 130.945 acre tract of land described in a warranty deed to Paul Lehner and wife, Virginia R. Lehner as recorded in Volume 1062, Page 107, Collin County Deed Records;

THENCE North 89 degrees 16 minutes 47 seconds East, 848.43 to a three-eighths inch iron rod found at the northeast corner of said 126.568 acre tract of land and at the southeast corner of said 130.945 acre tract of land, said point also being in the center of said County Road Number 148;

THENCE South 01 degrees 07 minutes 02 seconds East, 557.77 feet along the east line of said 126.568 acre tract of land and along the center of said County Road Number 148 to the POINT OF BEGINNING and containing 376,166 square feet or 8.636 acres of land.

STATE OF TEXAS §  
COUNTY OF COLLIN §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, VCIM PARTNERS, LP, does hereby adopt this record plat designating the herein above described property as a record plat of LIBERTY HILL, an addition to the City of McKinney, Collin County, Texas, being a replat of Lot 2, Block A, Wilbow Alma Addition, recorded in Volume , Page , Plat Records Collin County, Texas, and do hereby dedicate to the public use forever, the streets, alleys and public use 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 the right to remove and keep removed all or parts of any building, fences, shrubs, trees or other improvements or growths, which in any way endanger or interfere with the construction, maintenance of efficiency of its respective systems on said Easements, and the City of McKinney and all public utilities construction, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems, without the necessity, at any time, or 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 \_\_\_\_\_, this \_\_\_\_ day of \_\_\_\_\_, 2017.

VCIM PARTNERS, LP.

By: \_\_\_\_\_  
David H. Craig, Manager

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared David H. Craig 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 \_\_\_\_\_, this \_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

Know All Men By These Presents:

That I, Mark W. Harp, 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, Collin County, Texas.

Dated this the \_\_\_\_ day of \_\_\_\_\_, 2017.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Mark W. Harp, R.P.L.S. No. 6425

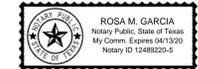


STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Mark W. Harp, 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 \_\_\_\_\_, 2017.

\_\_\_\_\_  
Notary Public, State of Texas



"Approved and Accepted"

\_\_\_\_\_  
City Manager  
City of McKinney, Texas

\_\_\_\_\_  
Date

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.

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**JBI PARTNERS, INC.** **SURVEYOR/ENGINEER**  
16301 Quorum Drive, Suite 200 B (972) 248-7676  
Addison, Texas 75001  
Contact: Joshua Luke, P.E.  
TBPE No. F-438 TBPLS No. 10076000

REVISED: APRIL 17, 2017  
SUBMITTED: JANUARY 30, 2017

Plotted by: pensider Plot Date: 4/17/2017 10:30 AM  
Saved By: pensider Save Time: 4/17/2017 10:20 AM  
Drawing: H:\Projects\CTR020-Spicewood East\dwg\survey\CTR020-Prefinal PT.dwg