

LOT 4  
ROCKHILL CENTRAL ADDITION  
CAB. M, PG. 215  
M.R.C.C.T.

LOT 3  
HILL CREEK ADDITION  
CAB. L, PG. 608  
M.R.C.C.T.

McKINNEY APARTMENTS LP  
VOL. 4199, PG. 26  
D.R.C.C.T.

P.O.B.

RIGHT-OF-WAY  
DEDICATION  
0.1223 ACRES  
5,327 SQ. FT.

S. WILSON CREEK BOULEVARD  
(65' WIDE PUBLIC RIGHT-OF-WAY)

LOT 1R BLOCK A  
WILSON DEVELOPMENT  
CAB. O, PG. 586  
M.R.C.C.T.

ROCKHILL ROAD  
(60' WIDE PUBLIC RIGHT-OF-WAY)

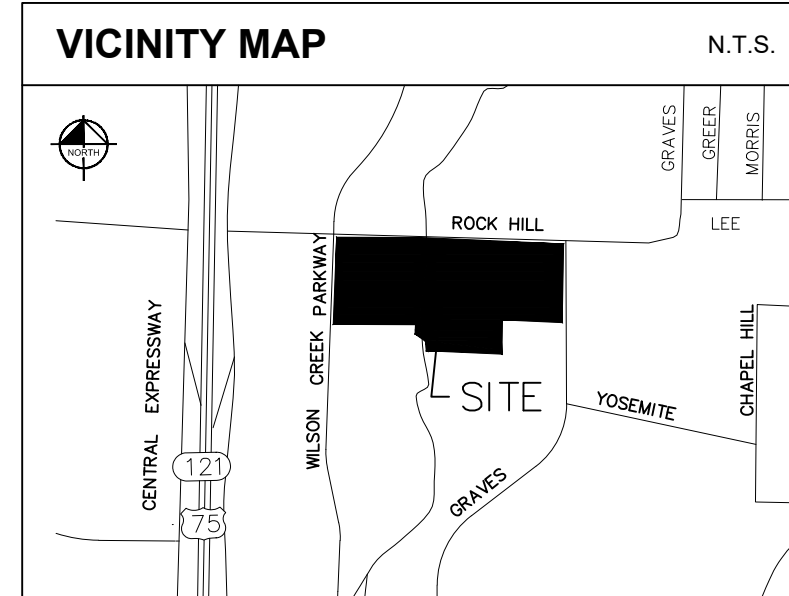
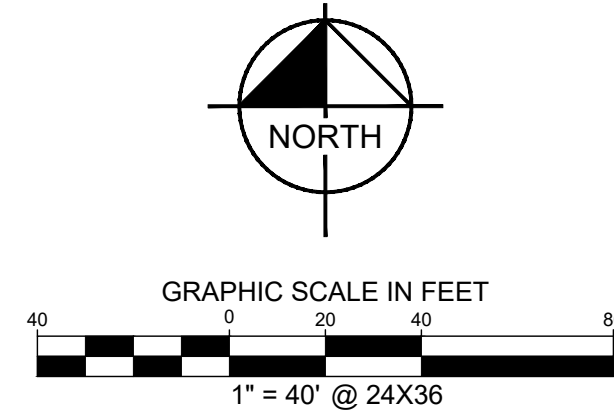
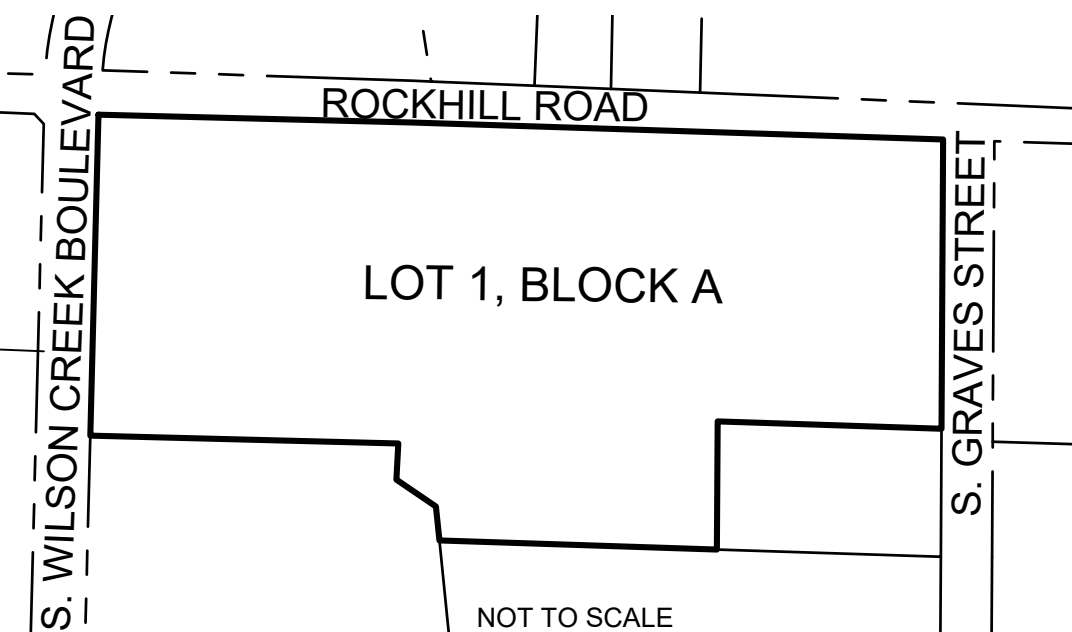
LOT 1, BLOCK A  
16.3346 ACRES  
711,534 SQ. FT.

LOT 1, BLOCK A  
SAINT JUNE ADDITION  
CAB. F, PG. 314  
M.R.C.C.T.

LOT 6, BLOCK A  
SAINT JUNE ADDITION  
CAB. L, PG. 388  
M.R.C.C.T.

#### LEGEND

P.O.B. = POINT OF BEGINNING  
VOL. = VOLUME  
PG. = PAGE  
CAB. = CABINET  
SQ. FT. = SQUARE FEET  
INST. NO. = INSTRUMENT NUMBER  
W.E. = WATER EASEMENT  
S.S.E. = SANITARY SEWER EASEMENT  
D.E. = DRAINAGE EASEMENT  
P.A.E. = PEDESTRIAN ACCESS EASEMENT  
B.L. = BUILDING SETBACK LINE  
F.L.A.D.W.S.S.E. = FIRE LANE, ACCESS, DRAINAGE,  
WATER & SANITARY SEWER EASEMENT  
D.U.E. = DRAINAGE & UTILITY EASEMENT  
IRSC = 5/8" IRON ROD WITH CAP STAMPED "KHA" SET  
IRFC = IRON ROD WITH CAP FOUND  
IRF = IRON ROD FOUND  
D.R.D.C.T. = DEED RECORDS OF COLLIN COUNTY, TEXAS  
M.R.C.C.T. = MAP RECORDS OF COLLIN COUNTY, TEXAS  
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS OF COLLIN  
COUNTY, TEXAS



LINE TABLE				LINE TABLE				LINE TABLE			
NO.	BEARING	LENGTH		NO.	BEARING	LENGTH		NO.	BEARING	LENGTH	
L1	S88°34'25"E	35.00'		L57	S88°32'58"E	39.07'		L110	N77°30'07"E	13.50'	
L2	S46°26'13"W	35.37'		L58	N43°32'43"W	25.28'		L111	S63°39'09"E	13.17'	
L3	N88°32'43"W	10.00'		L59	N37°25'04"E	21.32'		L112	N26°20'51"E	6.00'	
L4	S00°19'30"W	27.61'		L60	N12°29'53"W	11.52'		L113	N63°39'09"W	13.17'	
L5	N43°37'52"W	35.99'		L61	N01°50'13"E	29.79'		L114	S01°00'28"W	45.32'	
L9	S88°32'43"E	26.06'		L62	N01°50'13"E	29.94'		L115	S01°00'28"W	45.54'	
L10	N88°32'43"W	39.91'		L63	N01°50'13"E	12.78'					
L11	S88°32'43"E	15.62'		L64	S88°09'47"E	15.00'					
L12	S88°32'43"E	34.44'		L65	S01°50'13"W	13.00'					
L13	N88°32'43"W	34.44'		L66	N01°50'13"E	13.50'					
L14	S12°29'53"E	22.53'		L67	S88°09'47"E	15.00'					
L15	S88°09'47"E	25.00'		L68	S01°50'13"W	13.50'					
L16	S01°50'13"W	26.00'		L69	S36°15'49"W	14.91'					
L17	N01°50'13"E	26.00'		L70	N53°44'11"W	15.00'					
L18	N01°50'13"E	42.45'		L71	N36°15'49"E	14.91'					
L19	S88°40'30"E	26.00'		L72	S88°09'47"E	5.00'					
L20	S88°09'47"E	31.68'		L73	S01°50'13"W	5.00'					
L21	S88°40'30"E	20.17'		L74	N88°09'47"W	5.00'					
L22	N88°09'47"W	30.11'		L75	S88°09'47"E	11.64'					
L23	N12°29'53"W	22.53'		L76	N01°50'13"E	15.00'					
L24	N88°09'47"W	76.75'		L77	N88°09'47"W	13.73'					
L25	N88°09'47"W	48.87'		L78	S01°50'13"W	5.00'					
L26	S01°50'13"W	36.13'		L79	S88°09'47"E	5.00'					
L27	N01°50'13"E	24.00'		L80	N01°50'13"E	5.00'					
L28	S88°34'25"E	12.96'		L81	S53°20'53"W	12.55'					
L29	S01°25'35"W	15.00'		L82	S36°39'07"W	15.00'					
L30	N88°34'25"W	13.92'		L83	N53°20'53"W	12.55'					
L31	N01°27'17"E	5.00'		L84	S18°50'36"W	5.00'					
L32	S88°32'43"E	5.00'		L85	S71°09'24"E	5.00'					
L33	S01°27'17"W	5.00'		L86	N18°50'36"E	5.00'					
L34	S53°08'25"W	13.45'		L87	S42°34'08"E	5.00'					
L35	S36°51'35"E	15.00'		L88	S47°25'52"W	5.00'					
L36	N53°08'25"E	13.55'		L89	N47°25'52"E	5.00'					
L37	N01°27'17"E	13.50'		L90	N88°09'47"W	13.73'					
L38	S88°32'43"E	15.00'		L91	N01°50'13"E	15.00'					
L39	S01°27'17"W	13.50'		L92	S88°09'47"E	11.64'					
L40	N01°27'17"E	5.00'		L93	S88°09'47"E	5.00'					
L41	S88°32'43"E	5.00'		L94	S01°50'13"W	5.00'					
L42	S01°27'17"W	5.00'		L95	N88°09'47"W	5.00'					
L43	N88°32'43"W	13.50'		L96	N88°09'47"W	13.50'					
L44	N01°27'17"E	15.00'		L97	N01°50'13"E	15.00'					
L45	S88°32'43"E	13.50'		L98	S88°09'47"E	13.50'					
L46	N01°27'17"E	13.12'		L99	N88°09'47"W	10.00'					
L47	S88°32'43"E	7.00'		L100	S01°50'13"W	15.00'					
L48	S01°27'17"W	11.81'		L101	S88°09'47"E	10.00'					
L49	N01°27'17"E	10.67'		L102	S88°09'47"E	90.11'					
L50	S88°32'43"E	15.00'		L103	S88°09'47"E	146.11'					
L51	S01°27'17"W	13.52'		L104	S01°50'13"W	2.50'					
L52	N88°32'43"W	11.72'		L105	N77°30'07"E	5.00'					
L53	S01°27'17"W	15.00'		L106	S12°29'53"E	5.00'					
L54	S88°32'43"E	13.69'		L107	S77°30'07"W	5.00'					
L55	S88°32'58"E	75.89'		L108	S77°30'07"W	13.57'					
L56	N03°34'41"W	15.06'		L109	S12°29'53"E	15.00'					

#### NOTES:

- Bearing system of this survey is based on a line oriented between City of McKinney monuments 39 and 40 found in the field, whose positions are published on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.
- All corners are 5/8" iron rods with a plastic cap stamped "KHA" set unless otherwise noted.
- All proposed lots situated in whole or in part within the city's corporate limits comply with the minimum size requirement of the governing zoning.
- Elevations are based on the City of McKinney Monument No. 2066, having an elevation of 744.44'.

OWNER:  
BOILERMAKER ROCKHILL LLC  
3308 PRESTON ROAD, SUITE 350  
PLANO, TEXAS 75093  
CONTACT: ROBERT FRICK  
PHONE: 214-288-9288

ENGINEER:  
KIMLEY-HORN AND ASSOCIATES, INC.  
13455 NOEL ROAD  
TWO GALLERIA OFFICE TOWER, SUITE 700  
DALLAS, TEXAS 75240  
CONTACT: PEYTON MCGEE, PE  
PHONE: 972-770-1300

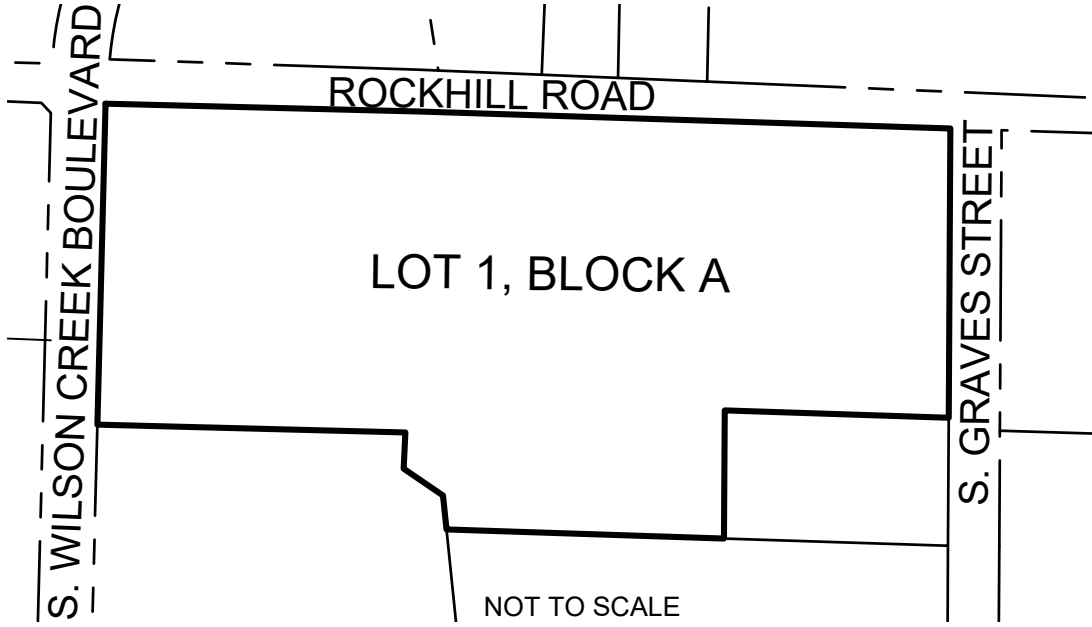
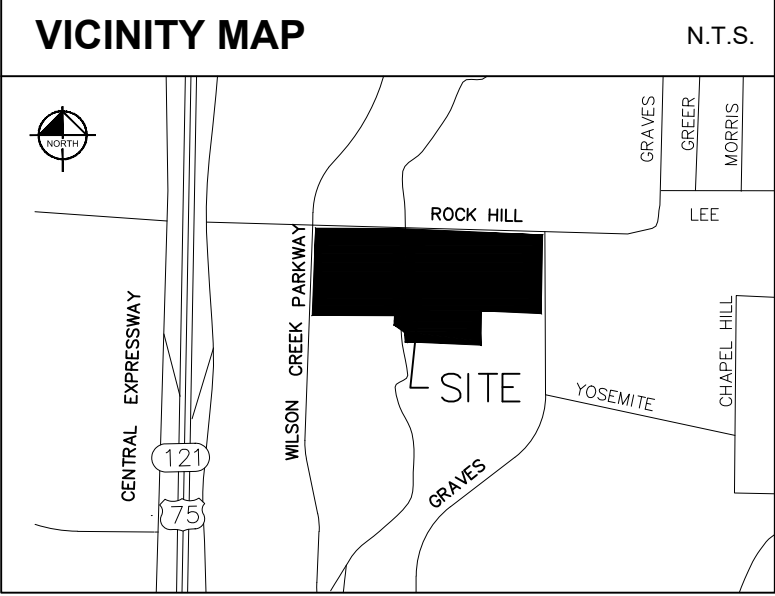
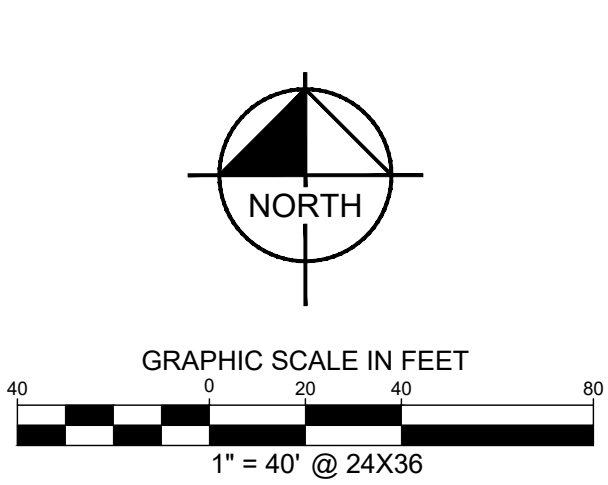
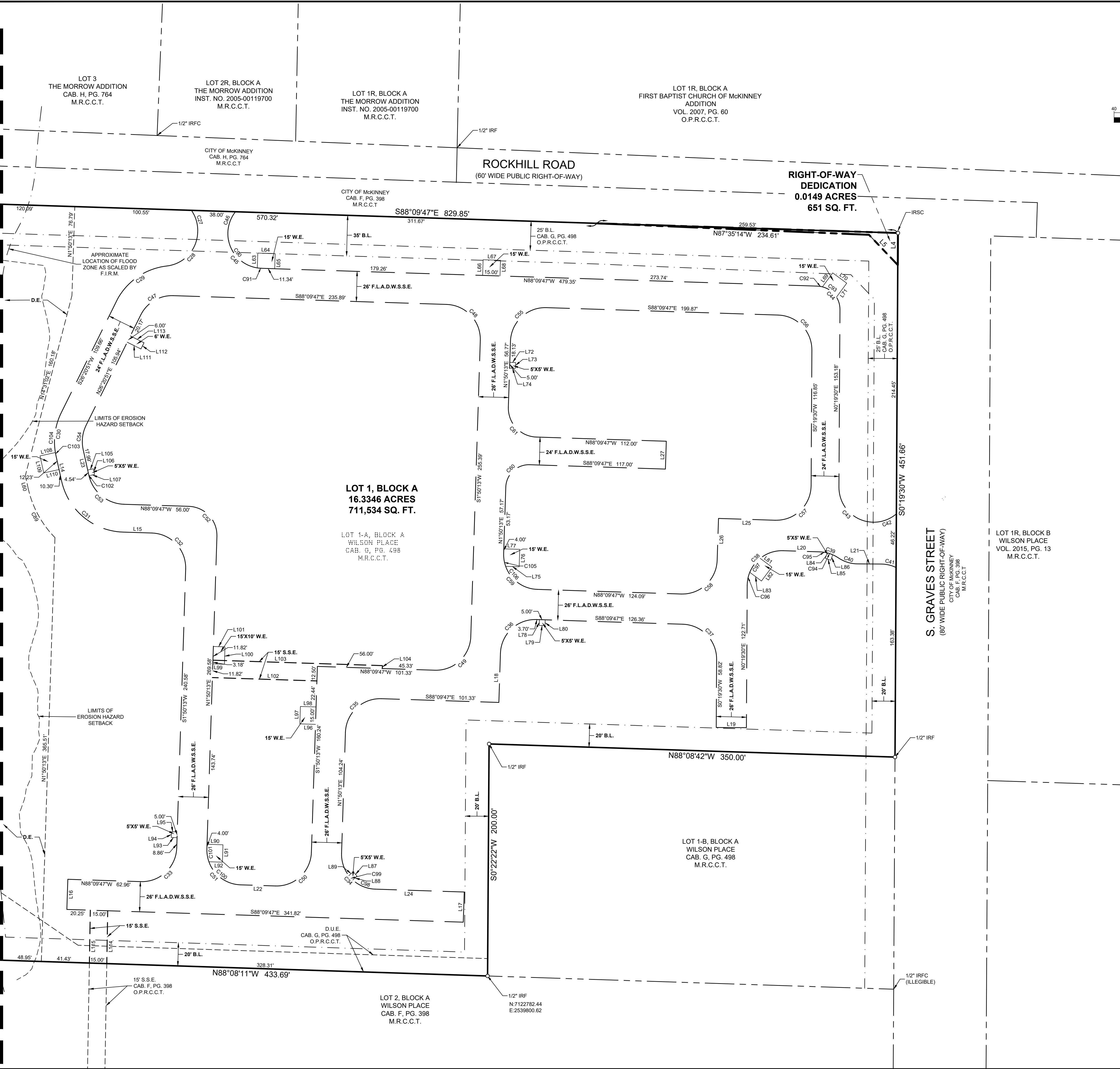
MINOR REPLAT  
**JEFFERSON ROCKHILL ADDITION**  
LOT 1, BLOCK A  
16.4718 ACRES  
BEING A REPLAT OF LOT 1, BLOCK A OF SAINT  
JUNE AND LOT 1-A, BLOCK A OF WILSON PLACE  
AND BEING OUT OF THE W.D. THOMPSON  
SURVEY, ABSTRACT NO. 891  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

**Kimley»Horn**

13455 Noel Road, Two Galleria Office  
Tower, Suite 700, Dallas, Texas 75240  
FIRM # 10115500  
Tel. No. (972) 770-1300  
Fax No. (972) 239-3620

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	LJG	JAD	JULY 2019	064446465	1 OF 4

MATCHLINE SEE SHEET 1



LEGEND

P.O.B. = POINT OF BEGINNING  
VOL. = VOLUME  
PG. = PAGE  
CAB. = CABINET  
SQ. FT. = SQUARE FEET  
INST. NO. = INSTRUMENT NUMBER  
W.E. = WATER EASEMENT  
S.S.E. = SANITARY SEWER EASEMENT  
D.E. = DRAINAGE EASEMENT  
P.A.E. = PEDESTRIAN ACCESS EASEMENT  
B.L. = BUILDING SETBACK LINE  
F.L.A.D.W.S.S.E. = FIRE LANE, ACCESS, DRAINAGE, WATER & SANITARY SEWER EASEMENT  
D.U.E. = DRAINAGE & UTILITY EASEMENT  
IRSC = 5/8" IRON ROD WITH CAP STAMPED "KHA" SET  
IRFC = IRON ROD FOUND  
D.R.D.C.T. = DEED RECORDS OF COLLIN COUNTY, TEXAS  
M.R.C.C.T. = MAP RECORDS OF COLLIN COUNTY, TEXAS  
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS

NOTES:

- Bearing system of this survey is based on a line oriented between City of McKinney monuments 39 and 40 found in the field, whose positions are published on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.
- All corners are 5/8" iron rods with a plastic cap stamped "KHA" set unless otherwise noted.
- All proposed lots situated in whole or in part within the city's corporate limits comply with the minimum size requirement of the governing zoning.
- Elevations are based on the City of McKinney Monument No. 2066, having an elevation of 744.44'.
- See sheet 1 for line and curve table.

OWNER:  
BOILERMAKER ROCKHILL LLC  
3308 PRESTON ROAD, SUITE 350  
PLANO, TEXAS 75093  
CONTACT: ROBERT FRICK  
PHONE: 214-288-9288

ENGINEER:  
KIMLEY-HORN AND ASSOCIATES, INC.  
13455 NOEL ROAD  
TWO GALLERIA OFFICE TOWER, SUITE 700  
DALLAS, TEXAS 75240  
CONTACT: PEYTON MCGEE, PE  
PHONE: 972-770-1300

MINOR REPLAT  
JEFFERSON ROCKHILL ADDITION  
LOT 1, BLOCK A  
16.4718 ACRES  
BEING A REPLAT OF LOT 1, BLOCK A OF SAINT  
JUNE AND LOT 1-A, BLOCK A OF WILSON PLACE  
AND BEING OUT OF THE W.D. THOMPSON  
SURVEY, ABSTRACT NO. 891  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

**Kimley»Horn**

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3620					
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	LJG	JAD	JULY 2019	064446465	2 OF 4

OWNERS CERTIFICATION

STATE OF TEXAS §  
COUNTY OF COLLIN §  
CITY OF MCKINNEY §

WHEREAS, **BOILERMAKER ROCKHILL LLC**, is the owner of a tract of land situated in the W.D. Thompson Survey, Abstract No. 891, City of McKinney, Collin County, Texas and being all of the tract of land described in General Warranty Deed to BOILERMAKER ROCKHILL LLC recorded in Instrument Numbers 20190710000809530 and 20190712000818740, Official Public Records of Collin County, Texas, being Lot 1, Block A, Saint June, an addition to the City of McKinney, recorded in Cabinet F, Page 314 of the Map Records of Collin County, Texas and all of the tract of land described in Special Warranty Deed to Vincent J. Viola recorded in Instrument Number 20070318000360850, of said Official Public Records, being all of Lot 1-A, Block A, Wilson Place, an addition to the City of McKinney, recorded in Cabinet G, Page 498 of said Map Records and being more particularly described as follows:

**BEGINNING** at a 1/2" iron rod found at the northwest corner of said Lot 1, Block A and the intersection of the south right-of-way line Rockhill Road (60-foot wide right-of-way) and the east right-of-way line of Wilson Creek Boulevard (85-foot wide right-of-way);

**THENCE** with said south right-of-way line of Rockhill Road, South 88°34'25" East, a distance of 490.57 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the northeast corner of said Lot 1, Block A and the northwest corner of said Lot 1-A, Block A, from which a 5/8" iron rod with cap stamped "CBG Surveying" found bears South 74°10'23" East, a distance of 4.14 feet;

**THENCE** continuing with said south right-of-way line of Rockhill Road, South 88°09'47" East, a distance of 829.85 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the northeast corner of said Lot 1-A, Block A and the intersection of said south right-of-way line of Rockhill Road and the west right-of-way line of Graves Street (80-foot wide right-of-way);

**THENCE** with said west right-of-way line of Graves Street, South 0°19'30" West, a distance of 451.66 feet to a 1/2" iron rod found at the northeast corner of Lot 1-B, Block A of said Wilson Place addition;

**THENCE** departing said west right-of-way line of Graves Street and with the north line of said Lot 1-B, Block A, North 88°08'42" West, a distance of 350.00 feet to a 1/2" iron rod found at the northwest corner of said Lot 1-B, Block A;

**THENCE** with the west line of said Lot 1-B, Block A, South 0°22'22" West, a distance of 200.00 feet to a 1/2" iron rod found for the southwest corner of said Lot 1-B, Block A, the southeast corner of said Lot 1-A, Block A and being in the north line of Lot 2, Block A of Wilson Place, an addition to the City of McKinney, recorded in Cabinet F, Page 398 of said Map Records;

**THENCE** with the said north line of Lot 2, Block A, North 88°08'11" West, a distance of 433.69 feet to a 1/2" iron rod found at the southwest corner of said Lot 1-A, Block A, the northwest corner of said Lot 2, Block A and being in the east line of Lot 6, Block A of Saint June Addition, an addition to the City of McKinney recorded in Cabinet L, Page 388, of said Map Records;

**THENCE** with the west line of said Lot 1-A, Block A and the east line of said Lot 6, Block A the following courses and distances to wit:  
North 5°48'56" West, a distance of 53.20 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;  
North 55°40'23" West, a distance of 74.65 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;  
North 2°57'43" East, a distance of 56.55 feet to a 1/2" iron rod found for the southeast corner of said Lot 1, Block A and the northeast corner of said Lot 6, Block A, from which a 1/2" iron rod found bears South 69°48'26" East, a distance of 3.24 feet;

**THENCE** departing said west line of Lot 1-A, Block A and with the south line of said Lot 1, Block A, and the north line of said Lot 6, Block A, North 88°32'32" West, a distance of 481.46 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the southwest corner of said Lot 1, Block A, the northwest corner from said Lot 6, Block A and in said east right-of-way line of Wilson Creek Boulevard, from which an "X" cut in concrete found bears North 87°25'08" West, a distance of 5.59 feet, a 1/2" iron rod found bears South 88°39'37" East, a distance of 2.58 feet and a 5/8" iron rod found bears North 89°09'52" East, a distance of 2.75 feet;

**THENCE** with said east right-of-way line of Wilson Creek Boulevard, North 1°27'17" East, a distance of 501.44 feet to the **POINT OF BEGINNING** and containing 16.4718 acres or 717,512 square feet of land.

FLOOD STATEMENT:

According to Map No. 48085C0260K, dated June 7, 2017 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, a portion of this property is within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

NOTES:

- Bearing system of this survey is based on a line oriented between City of McKinney monuments 39 and 40 found in the field, whose positions are published on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.
- All corners are 5/8" iron rods with a plastic cap stamped "KHA" set unless otherwise noted.
- All proposed lots situated in whole or in part within the city's corporate limits comply with the minimum size requirement of the governing zoning.
- Elevations are based on the City of McKinney Monument No. 2066, having an elevation of 744.44'.

PURPOSE STATEMENT:

The purpose of this minor plat is to combine Lot 1, Block A of Saint June and Lot 1-A, Block A of Wilson Place into a single lot and to dedicate right-of-way along Rockhill Road and Wilson Creek Boulevard.

OWNER DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, **BOILERMAKER ROCKHILL LLC**, does hereby adopt this Minor Replat designating the hereinabove described property as **JEFFERSON ROCKHILL, LOT 1, BLOCK A**, and do hereby dedicate to the public use forever, the streets, alleys and public use area 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 or efficiency of it's respective systems on said Easements, and the City of McKinney and all public utilities constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of it's respective systems, without the necessity, at anytime, of 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 \_\_\_\_\_, Texas, this the \_\_\_\_ day of \_\_\_\_\_, 2019.

**Boilermaker Rockhill LLC**

By: \_\_\_\_\_  
Name: Robert Frick  
Title: Owner

STATE OF \_\_\_\_\_ §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, on this day personally appeared Robert Frick, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the \_\_\_\_ day of \_\_\_\_\_, 2019.

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

SURVEYORS CERTIFICATE

THAT I, J. Andy Dobbs, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of McKinney, Texas.

Dated this the \_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
J. Andy Dobbs  
Registered Professional Land Surveyor No. 6196  
Kimley-Horn and Associates, Inc.  
13455 Noel Road,  
Two Galleria Office Tower, Suite 700  
Dallas, Texas 75240  
(972) 770-1300  
andy.dobbs@kimley-horn.com

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

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared J. Andy Dobbs, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this \_\_\_\_ day of \_\_\_\_\_, 2019.

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

APPROVED AND ACCEPTED

\_\_\_\_\_  
CITY MANAGER  
CITY OF MCKINNEY, TEXAS

\_\_\_\_\_  
DATE

MINOR REPLAT  
JEFFERSON ROCKHILL ADDITION  
LOT 1, BLOCK A  
16.4718 ACRES  
BEING A REPLAT OF LOT 1, BLOCK A OF SAINT  
JUNE AND LOT 1-A, BLOCK A OF WILSON PLACE  
AND BEING OUT OF THE W.D. THOMPSON  
SURVEY, ABSTRACT NO. 891  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

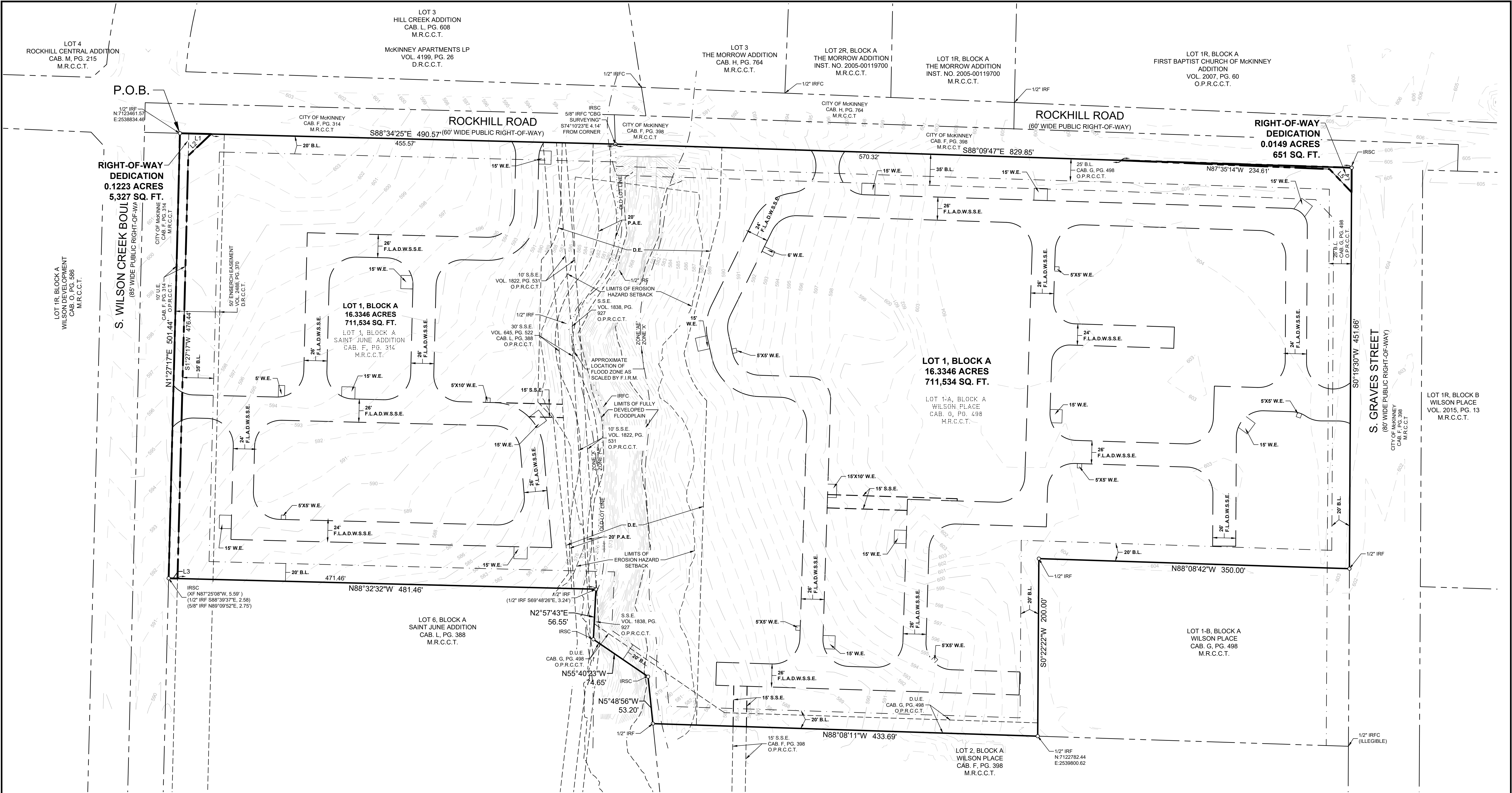
OWNER:  
BOILERMAKER ROCKHILL LLC  
3308 PRESTON ROAD, SUITE 350  
PLANO, TEXAS 75093  
CONTACT: ROBERT FRICK  
PHONE: 214-288-9288

ENGINEER:  
KIMLEY-HORN AND ASSOCIATES, INC.  
13455 NOEL ROAD  
TWO GALLERIA OFFICE TOWER, SUITE 700  
DALLAS, TEXAS 75240  
CONTACT: PEYTON MCGEE, PE  
PHONE: 972-770-1300

Kimley»Horn					
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240			FIRM # 10115500		Tel. No. (972) 770-1300 Fax No. (972) 239-3620
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	LJG	JAD	MAY 2019	064446465	4 OF 4

DWG NAME: K:\DOW SURVEY\064446465-3P\10CKINNEY ROCKHILL.DWG 10/15/2019 3:29 PM LAST SAVED BY: EHRINGER, NICOLAS 10/15/2019 3:29 PM LAST SAVED 10/15/2019 3:28 PM

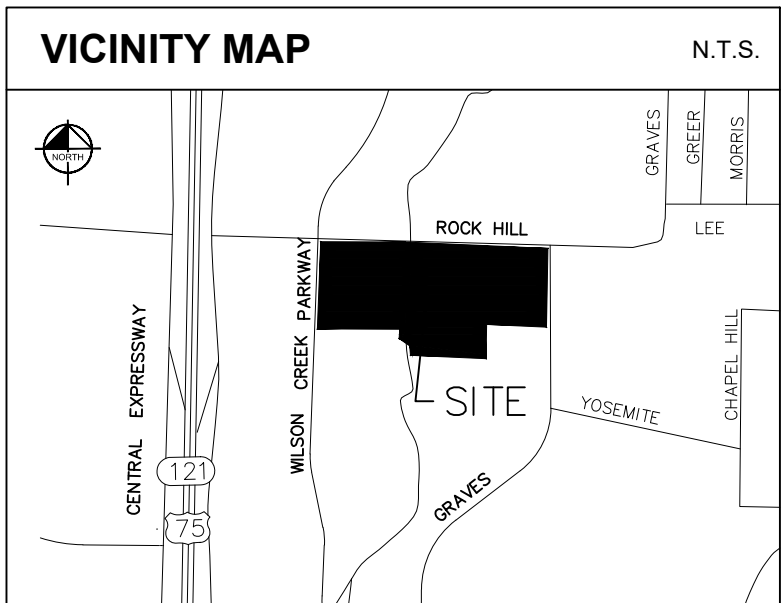
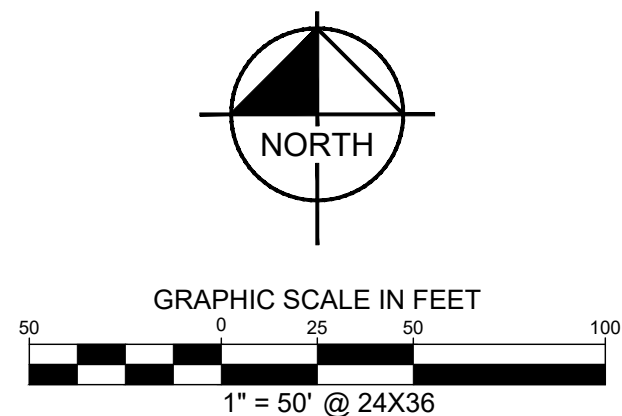




**LEGEND**

P.O.B. = POINT OF BEGINNING  
VOL. = VOLUME  
PG. = PAGE  
CAB. = CABINET  
SQ. FT. = SQUARE FEET  
INST. NO. = INSTRUMENT NUMBER  
W.E. = WATER EASEMENT  
S.S.E. = SANITARY SEWER EASEMENT  
D.E. = DRAINAGE EASEMENT  
P.A.E. = PEDESTRIAN ACCESS EASEMENT  
B.L. = BUILDING SETBACK LINE  
F.L.A.D.W.S.S.E. = FIRE LANE, ACCESS, DRAINAGE, WATER & SANITARY SEWER EASEMENT  
D.U.E. = DRAINAGE & UTILITY EASEMENT  
IRSC = 5/8" IRON ROD WITH CAP STAMPED "KHA" SET  
IRFC = IRON ROD WITH CAP FOUND  
IRF = IRON ROD FOUND  
D.R.D.C.T. = DEED RECORDS OF COLLIN COUNTY, TEXAS  
M.R.C.C.T. = MAP RECORDS OF COLLIN COUNTY, TEXAS  
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS

- NOTES:**
- Bearing system of this survey is based on a line oriented between City of McKinney monuments 39 and 40 found in the field, whose positions are published on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.
  - All corners are 5/8" iron rods with a plastic cap stamped "KHA" set unless otherwise noted.
  - All proposed lots situated in whole or in part within the city's corporate limits comply with the minimum size requirement of the governing zoning.
  - Elevations are based on the City of McKinney Monument No. 2066, having an elevation of 744.44'.
  - See sheet 1 for line and curve table.



OWNER:  
BOILERMAKER ROCKHILL LLC  
3308 PRESTON ROAD, SUITE 350  
PLANO, TEXAS 75093  
CONTACT: ROBERT FRICK  
PHONE: 214-288-9288

ENGINEER:  
KIMLEY-HORN AND ASSOCIATES, INC.  
13455 NOEL ROAD  
TWO GALLERIA OFFICE TOWER, SUITE 700  
DALLAS, TEXAS 75240  
CONTACT: PEYTON MCGEE, PE  
PHONE: 972-770-1300

**MINOR REPLAT  
JEFFERSON ROCKHILL**  
**LOT 1, BLOCK A**  
**16.4718 ACRES**  
**BEING A REPLAT OF LOT 1, BLOCK A OF SAINT**  
**JUNE AND LOT 1-A, BLOCK A OF WILSON PLACE**  
**AND BEING OUT OF THE W.D. THOMPSON**  
**SURVEY, ABSTRACT NO. 891**  
**CITY OF MCKINNEY, COLLIN COUNTY, TEXAS**

Kimley»Horn					
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240					
FIRM # 10115500					
Tel. No. (972) 770-1300 Fax No. (972) 239-3620					
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	LJG	JAD	JULY 2019	064446465	3 OF 4