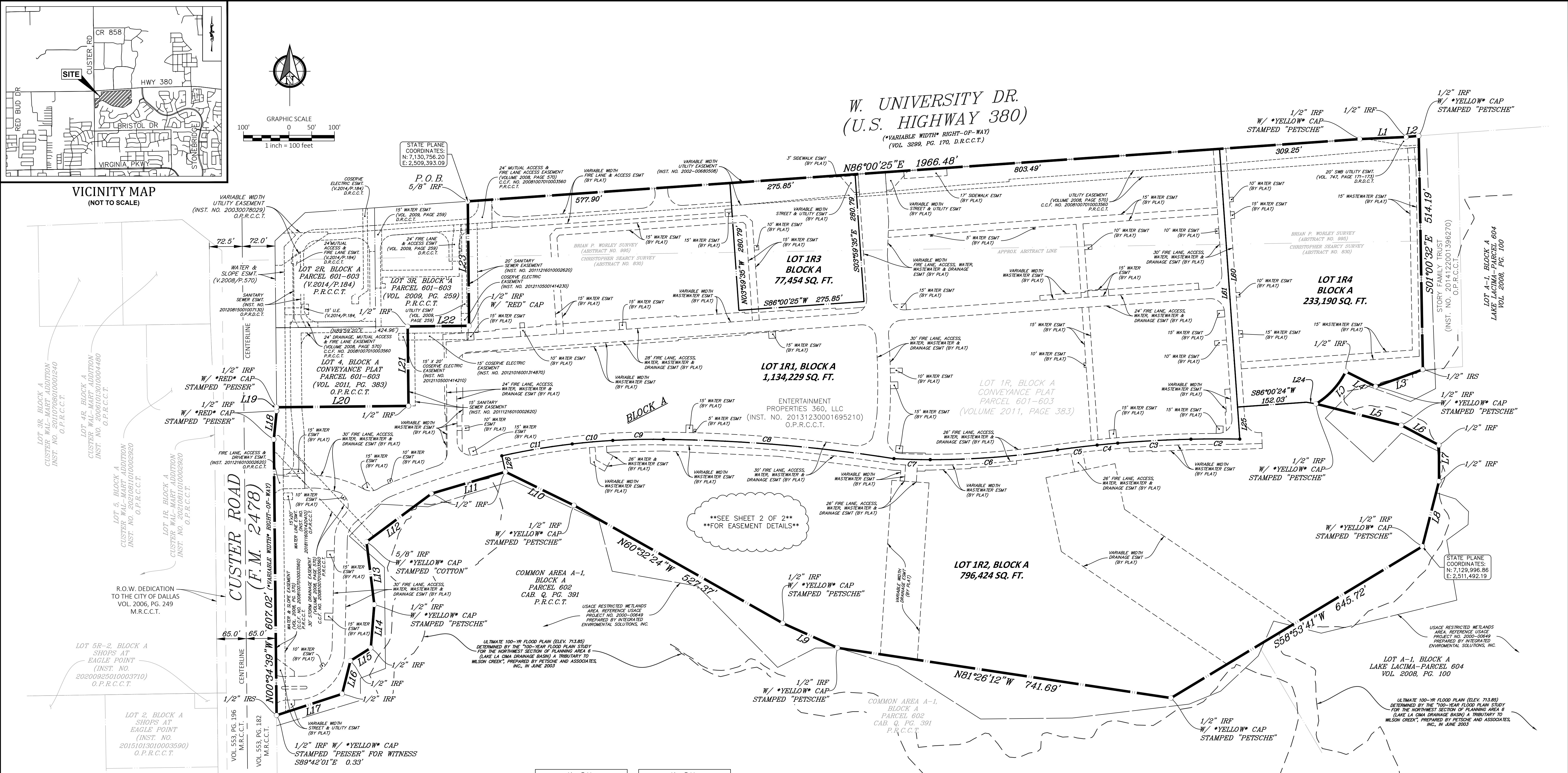


VICINITY MAP  
(NOT TO SCALE)



**LEGEND**

○ BOUNDARY/Lot CORNER

**GENERAL NOTES:**  
 BEARINGS ARE BASED ON STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.  
 THE GRID COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE 4202, NO SCALE AND NO PROJECTION.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48085C0255J, DATED 06/02/2009 FOR DALLAS COUNTY, TEXAS, THIS PROPERTY IS LOCATED IN NON-SHADED ZONE X, DETERMINED BY SCALING AND GRAPHICAL PLOTTING. THE SURVEYOR MAKES NO GUARANTY OF THE ACCURACY OF THAT MAP.

NOT ALL LOT LINES OUTSIDE OF THE BOUNDARY OF THE SUBJECT PROPERTY SHOW HEREON HAVE BEEN SURVEYED AND ARE SHOWN AS GRAPHICAL DEPICTION BASED ON RECORDED INFORMATION AND TAX MAPS.

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 AT THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE.

**PURPOSE NOTE:**  
 THE PURPOSE OF THIS PLAT IS TO REPLAT ALL OF LOT 1R, INTO FOUR (4) LOTS.

**ABBREVIATIONS**

INST. NO.	INSTRUMENT NUMBER
M.R.C.C.T.	MAP 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
CAB.	CABINET
VOL.	VOLUME
PG.	PAGE
INST. INSTRUMENT	NO. NUMBER
(XX'XX'XX")	RECORD BEARING
(XX.XX)	RECORD DISTANCE
P.O.B.	POINT OF BEGINNING
(C.M.)	CONTROLLING MONUMENT
IRS	IRON ROD SET w/ ORANGE CAP STAMPED "URBAN STRATEGY"
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
IRFC	IRON ROD FOUND CAPPED
ESMT	EASEMENT

**Line Table**

Line #	Length	Direction
L1	102.24'	N 87°24'06" E
L2	27.57'	N 84°53'47" E
L3	110.16'	S 70°08'10" W
L4	73.74'	N 63°25'12" W
L5	193.55'	S 75°54'53" E
L6	93.35'	S 62°06'40" E
L7	79.43'	S 00°09'26" E
L8	148.09'	S 14°17'32" W
L9	131.84'	N 65°46'36" W
L10	168.06'	N 63°55'58" W
L11	169.29'	S 73°35'07" W
L12	178.16'	S 53°25'06" W
L13	139.26'	S 07°03'29" E
L14	95.55'	S 04°35'41" W
L15	53.12'	S 57°34'31" W
L16	74.98'	S 14°02'44" W
L17	151.74'	S 71°56'25" W
L18	63.09'	N 05°47'00" E
L19	8.09'	N 00°34'39" W
L20	290.00'	N 89°25'56" E
L21	175.00'	N 00°34'39" W
L22	134.96'	N 89°25'56" E

**Line Table**

Line #	Length	Direction
L23	273.99'	N 00°34'05" W
L24	21.22'	N 80°16'41" W
L25	70.68'	S 03°59'36" E
L26	36.04'	S 12°33'08" E
L60	569.51'	S 03°59'36" E
L61	640.19'	S 03°59'36" E

**Curve Table**

Curve #	Delta	Radius	Length	Chord Bearing	Chord Distance
C1	32°03'42"	175.00'	97.93'	S 42°33'19" W	96.65'
C2	2°18'31"	2665.34'	107.40'	S 89°52'06" W	107.39'
C3	3°34'30"	2586.43'	161.38'	S 86°54'43" W	161.36'
C4	1°00'23"	2586.43'	45.44'	S 84°37'17" W	45.43'
C5	1°56'51"	2586.43'	87.92'	S 83°08'39" W	87.91'
C6	9°10'32"	1754.43'	280.96'	N 85°35'04" E	280.66'
C7	3°20'24"	1369.59'	79.84'	S 88°22'54" E	79.83'
C8	8°26'26"	3455.41'	509.04'	N 85°13'14" W	508.58'
C9	4°11'55"	1522.19'	111.54'	S 88°49'47" W	111.52'
C10	3°22'20"	1521.38'	89.55'	S 85°02'43" W	89.53'
C11	5°54'44"	1522.19'	157.07'	S 80°24'14" W	157.00'

**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.**

**CIVIL**  
 Urban Strategy  
 4222 Main St.  
 Dallas, TX 75226  
 www.urbanstrategy.us  
 214-295-5775

**SURVEYOR**  
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 214-396-2339  
 davidm@urbanstrategy.us  
 TBPELS Firm No. 10194610

**OWNER**  
 Entertainment Properties 360, LLC  
 4514 Cole Avenue, Suite 110  
 Dallas, Texas 75205-4197  
 214-750-7688  
 Contact: Artemio De La Vega



**FINAL REPLAT**

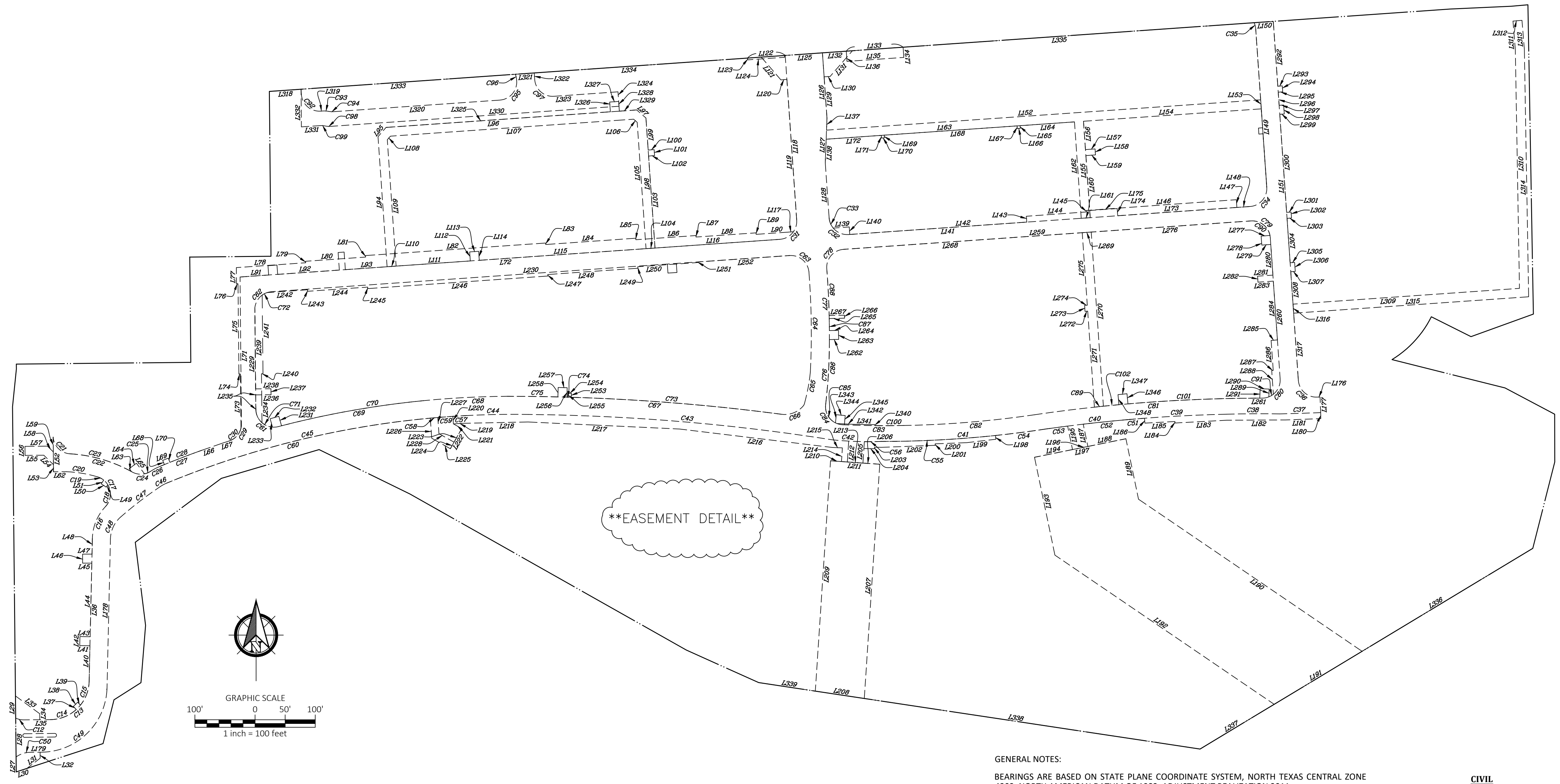
51.453 ACRES / 2,241,297 SQUARE FEET

PARCEL 601-603 ADDITION  
 LOTS 1R1, 1R2, 1R3, AND 1R4, BLOCK A  
 BEING A REPLAT OF LOT 1R, BLOCK A  
 CONVEYANCE PLAT, PARCEL 601-603  
 RECORDED IN VOL. 2011, PG. 383, IN THE  
 PUBLIC RECORDS OF COLLIN COUNTY, TEXAS  
 OUT THE BRIAN P. WORLEY SURVEY, ABSTRACT NO. 995, AND  
 OUT OF THE CHRISTOPHER SEARCY SURVEY, ABSTRACT NO. 830  
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS



Curve #	Delta	Radius	Length	Chord Bearing	Chord Distance
C12	26° 18' 22"	30.00'	13.77'	S 77°24'25" E	13.65'
C13	88° 08' 33"	65.00'	99.99'	N 45°22'07" E	90.42'
C14	41° 39' 06"	65.00'	47.25'	N 68°36'50" E	46.22'
C15	37° 39' 38"	65.00'	42.72'	N 20°07'40" E	41.96'
C16	42° 04' 13"	80.00'	58.74'	S 22°19'57" W	57.43'
C17	116° 48' 14"	30.00'	61.16'	N 15°02'03" W	51.10'
C18	74° 34' 48"	30.00'	39.05'	N 06°04'40" E	36.35'
C19	22° 18' 50"	30.00'	11.68'	N 62°16'45" W	11.61'
C20	14° 20' 36"	210.00'	52.57'	N 80°36'28" W	52.43'
C21	80° 06' 45"	29.96'	41.89'	S 43°53'49" E	38.56'
C22	26° 07' 47"	240.02'	109.46'	N 73°51'26" W	108.51'
C23	25° 53' 52"	240.02'	108.49'	N 73°58'23" W	107.57'
C24	62° 29' 17"	30.00'	32.72'	N 87°57'53" E	31.12'
C25	21° 18' 44"	30.00'	11.16'	N 67°22'36" E	11.09'
C26	10° 49' 46"	90.00'	17.01'	S 62°08'08" W	16.99'
C27	2° 46' 39"	1539.19'	74.61'	S 68°56'20" W	74.61'
C28	2° 05' 45"	1539.19'	56.30'	S 69°16'47" W	56.30'
C29	66° 28' 20"	30.00'	34.80'	N 38°52'49" E	32.89'
C30	57° 52' 03"	30.00'	30.30'	N 43°10'58" E	29.03'
C31	89° 55' 39"	30.00'	47.12'	N 41°00'30" E	42.43'
C32	90° 00' 00"	30.00'	47.12'	S 48°59'36" E	42.43'
C33	35° 43' 50"	30.00'	18.71'	S 21°51'31" E	18.41'
C34	92° 07' 52"	30.00'	48.27'	N 41°33'19" E	43.24'
C35	20° 42' 55"	30.00'	10.85'	N 14°20'43" W	10.79'
C36	88° 20' 33"	30.00'	46.26'	S 48°09'52" E	41.81'
C37	0° 57' 05"	4100.66'	68.10'	N 88°12'44" E	68.10'
C38	2° 39' 31"	1899.35'	88.13'	S 89°40'50" W	88.12'
C39	3° 40' 39"	2573.37'	165.17'	S 86°51'39" W	165.14'
C40	3° 02' 27"	2570.50'	136.43'	S 83°26'50" W	136.41'
C41	8° 43' 56"	1800.26'	274.37'	S 85°40'45" E	274.11'
C42	8° 03' 29"	577.88'	81.27'	S 88°07'29" E	81.21'
C43	8° 25' 27"	3453.68'	507.80'	N 85°13'21" W	507.34'
C44	3° 52' 24"	1509.19'	102.02'	S 88°59'38" W	102.00'
C45	19° 30' 26"	1509.19'	513.82'	S 77°18'13" W	511.34'
C46	11° 25' 20"	60.00'	11.96'	S 61°50'21" W	11.94'
C47	7° 16' 40"	651.28'	82.72'	S 52°29'21" W	82.67'
C48	47° 52' 39"	49.99'	41.78'	S 25°14'05" W	40.57'
C49	86° 37' 16"	110.00'	166.30'	N 46°07'45" E	150.91'
C50	35° 37' 36"	40.00'	24.87'	S 71°37'35" W	24.47'
C51	0° 38' 00"	2573.37'	28.45'	S 85°20'20" W	28.45'
C52	1° 38' 45"	2570.50'	73.83'	S 84°08'41" W	73.83'
C53	0° 48' 49"	2570.50'	36.51'	S 82°20'01" W	36.51'
C54	2° 41' 14"	1800.26'	84.43'	N 82°39'24" E	84.42'
C55	6° 02' 42"	1800.26'	189.94'	N 87°01'22" E	189.85'
C56	2° 48' 14"	577.88'	78.28'	N 89°14'53" E	78.28'
C57	0° 53' 05"	1509.19'	23.30'	S 86°36'54" W	23.30'
C58	0° 28' 29"	1509.19'	12.50'	S 84°58'55" W	12.50'
C59	0° 57' 11"	1509.19'	25.11'	S 85°41'45" W	25.11'
C60	17° 11' 40"	1509.19'	452.91'	S 76°08'51" W	451.21'
C61	104° 06' 41"	30.00'	54.51'	S 52°38'29" E	47.32'
C62	79° 50' 24"	30.00'	41.80'	S 46°05'12" W	38.50'
C63	88° 15' 35"	30.00'	46.21'	N 49°51'48" W	41.78'
C64	7° 19' 51"	1302.18'	166.61'	N 00°50'43" W	166.50'
C65	9° 30' 48"	320.17'	53.13'	N 10°32'05" E	53.07'
C66	57° 26' 33"	40.03'	40.13'	N 68°46'44" E	38.47'

Curve #	Delta	Radius	Length	Chord Bearing	Chord Distance
C67	7° 32' 49"	3472.41'	457.38'	N 86°14'58" W	457.05'
C68	5° 10' 47"	1538.88'	139.12'	S 87°01'23" W	139.07'
C69	9° 07' 50"	1539.19'	245.28'	S 79°52'06" W	245.02'
C70	8° 56' 03"	1539.19'	240.01'	S 79°57'59" W	239.76'
C71	36° 55' 21"	30.00'	19.33'	S 67°14'14" E	19.00'
C72	17° 09' 51"	30.00'	8.99'	S 62°35'22" W	8.95'
C73	5° 47' 38"	3472.41'	350.97'	N 85°21'17" W	350.83'
C74	0° 02' 05"	3472.41'	2.11'	N 88°22'01" W	2.11'
C75	1° 23' 27"	3472.41'	84.30'	N 89°19'38" W	84.29'
C76	7° 14' 07"	875.00'	110.50'	N 03°14'58" E	110.42'
C77	4° 49' 37"	1353.59'	114.03'	N 02°04'54" W	114.00'
C78	94° 33' 54"	30.00'	49.51'	S 38°43'27" W	44.08'
C79	90° 00' 00"	30.00'	47.12'	N 48°59'36" W	42.43'
C80	93° 58' 59"	30.00'	49.22'	N 43°00'50" E	43.89'
C81	8° 08' 14"	2599.47'	369.19'	S 85°43'09" W	368.88'
C82	7° 19' 52"	1702.01'	217.77'	N 85°17'02" E	217.63'
C83	3° 25' 45"	1702.01'	101.87'	S 89°20'10" E	101.85'
C84	93° 27' 01"	30.00'	48.93'	S 40°53'47" E	43.68'
C85	69° 15' 02"	30.00'	36.26'	S 28°47'47" E	34.09'
C86	7° 07' 43"	875.00'	108.87'	N 03°18'10" E	108.80'
C87	0° 50' 44"	1353.59'	19.97'	N 00°39'25" W	19.97'
C88	3° 12' 13"	1353.59'	75.68'	N 02°53'36" W	75.67'
C89	0° 19' 51"	2599.47'	15.01'	S 84°01'22" W	15.01'
C90	82° 58' 55"	30.00'	43.45'	N 52°30'09" W	39.75'
C91	16° 40' 04"	30.00'	8.73'	N 59°49'13" E	8.70'
C92	92° 09' 42"	30.00'	48.31'	S 47°51'00" E	43.27'
C93	15° 04' 06"	43.50'	11.44'	N 86°46'56" W	11.41'
C94	13° 27' 50"	32.84'	7.72'	S 86°37'14" E	7.70'
C95	91° 15' 02"	30.00'	47.78'	N 40°22'53" E	42.89'
C96	20° 05' 44"	30.00'	10.52'	N 12°47'25" W	10.47'
C97	89° 59' 55"	30.00'	47.12'	S 48°59'33" E	42.43'
C98	16° 23' 51"	30.00'	8.59'	S 85°47'39" E	8.56'
C99	16° 09' 06"	30.00'	8.46'	N 85°40'17" W	8.43'
C100	1° 38' 05"	1702.01'	48.56'	N 89°46'00" E	48.56'
C101	4° 41' 46"	2599.47'	213.06'	S 87°26'23" W	213.00'
C102	0° 34' 22"	2599.47'	25.99'	S 84°28'29" W	25.99'



Line #	Length	Direction
L27	26.07'	N 00°34'39" W
L28	62.26'	N 00°34'39" W
L29	38.00'	N 00°33'33" W
L30	18.51'	N 71°55'25" E
L31	27.94'	N 52°33'10" E
L32	10.00'	N 00°33'36" W
L33	50.00'	S 53°41'25" E
L34	10.00'	S 00°33'36" E
L35	44.41'	N 89°26'24" E
L36	237.60'	N 01°17'51" E
L37	7.04'	N 44°24'58" W
L38	10.00'	N 45°35'06" E
L39	6.65'	S 44°24'58" E
L40	59.22'	N 01°17'51" E
L41	17.00'	S 88°42'09" E
L42	15.00'	S 01°17'51" W
L43	17.00'	N 88°42'09" W
L44	122.40'	N 01°17'51" E
L45	15.37'	N 90°00'00" W
L46	15.00'	N 00°00'00" E
L47	15.71'	N 90°00'00" E
L48	25.97'	N 01°17'51" E
L49	4.71'	N 33°17'53" E
L50	10.00'	S 56°42'07" E
L51	7.49'	S 33°18'41" W
L52	57.81'	N 00°34'39" W
L53	11.87'	N 00°34'39" W
L54	22.51'	N 45°35'29" W
L55	31.09'	S 89°25'21" W
L56	15.00'	N 00°34'39" W
L57	37.30'	S 89°25'21" W
L58	13.73'	N 45°35'29" W

Line #	Length	Direction
L59	24.73'	N 00°34'39" W
L62	21.41'	S 89°26'17" W
L63	6.12'	S 37°32'09" E
L64	15.00'	S 52°27'51" W
L65	22.23'	N 37°32'09" W
L66	36.51'	N 71°00'26" E
L67	11.53'	N 71°54'06" E
L68	7.41'	S 22°02'50" E
L69	10.00'	S 67°57'10" W
L70	7.43'	N 22°01'10" W
L71	247.05'	N 00°32'26" W
L72	899.30'	N 86°00'24" E
L73	90.23'	S 00°35'10" E
L74	2.50'	S 90°00'00" E
L75	150.00'	S 00°35'10" E
L76	2.50'	N 89°24'50" E
L77	26.89'	S 00°35'10" E
L78	115.51'	N 86°00'24" E
L79	2.50'	S 03°59'36" E
L80	100.00'	S 86°00'24" W
L81	2.50'	S 03°59'36" E
L82	300.00'	S 86°00'24" W
L83	2.50'	N 03°59'36" W
L84	150.00'	S 86°00'24" W
L85	2.50'	N 03°59'36" W
L86	100.00'	S 86°00'24" W
L87	2.50'	N 03°59'36" W
L88	100.00'	S 86°00'24" W
L89	2.50'	N 03°59'36" W
L90	53.04'	S 86°00'24" W
L91	47.68'	N 86°00'24" E
L92	102.71'	N 86°00'24" E

Line #	Length	Direction
L93	69.57'	N 86°00'24" E
L94	216.72'	S 03°59'42" E
L95	20.35'	S 03°59'29" E
L96	388.61'	S 86°00'29" W
L97	20.36'	N 48°59'26" W
L98	216.71'	N 03°59'29" W
L99	53.39'	S 03°59'29" E
L100	10.00'	S 86°00'20" W
L101	10.00'	N 03°59'43" W
L102	10.00'	N 86°00'20" E
L103	153.31'	S 03°59'29" E
L104	15.00'	N 86°00'24" E
L105	210.49'	S 03°59'29" W
L106	7.93'	N 48°59'26" W
L107	382.40'	S 86°00'29" W
L108	7.93'	S 41°00'29" W
L109	210.50'	S 03°59'42" E
L110	15.00'	N 86°00'24" E
L111	123.56'	N 86°00'24" E
L112	15.00'	N 03°58'01" W
L113	15.00'	N 86°01'59" E
L114	15.00'	S 03°58'01" E
L115	277.69'	N 86°00'24" E
L116	208.10'	N 86°00'24" W
L117	9.09'	S 85°36'13" W
L118	274.29'	N 03°59'35" W
L119	234.29'	N 03°59'35" W
L120	10.00'	S 86°00'50" W
L121	50.00'	N 40°51'21" W
L122	62.65'	N 86°00'25" E
L123	3.00'	S 03°59'35" E
L124	61.36'	N 86°00'25" E

Line #	Length	Direction
L125	62.01'	N 86°00'25" E
L126	108.69'	S 03°59'11" W
L127	74.43'	N 02°11'02" E
L128	91.61'	S 03°59'36" W
L129	88.68'	S 03°59'23" E
L130	10.00'	N 86°00'50" E
L131	413.60'	N 86°00'26" E
L132	39.73'	N 86°00'25" E
L133	94.63'	N 86°00'25" E
L134	17.00'	S 03°59'35" E
L135	94.63'	S 86°00'25" W
L136	17.00'	N 03°59'35" W
L137	20.13'	S 02°10'02" W
L138	39.27'	S 02°11'02" W
L139	26.62'	N 86°00'25" W
L140	12.48'	S 03°59'35" E
L141	668.12'	N 86°00'24" E
L142	294.84'	N 86°00'24" E
L143	9.76'	S 03°59'36" E
L144	100.00'	S 85°41'00" W
L145	2.50'	N 04°00'47" E
L146	250.00'	S 85°41'00" W
L147	12.90'	N 03°59'36" W
L148	21.00'	N 86°00'24" E
L149	31.54'	N 03°59'36" W
L150	30.94'	N 86°00'25" E
L151	598.08'	S 03°59'34" E
L152	723.15'	N 86°00'26" E
L153	15.00'	N 40°51'21" W
L154	296.17'	S 86°00'26" W
L155	160.64'	S 03°59'44" E
L156	47.19'	S 03°59'44" E

Line #	Length	Direction



**OWNER'S CERTIFICATE**

STATE OF TEXAS §  
COUNTY OF COLLIN §

**WHEREAS** Entertainment Properties 360, LLC, is the sole owner of a **2,241,297** square feet or **51.453** acre tract of land situated in the B.P. Worley Survey, Abstract No. 995 and the Christopher Searcy Survey, Abstract No. 830, City of McKinney, Collin County, Texas; said tract being all of Lot 1R, Block A, according to the Conveyance Plat of PARCEL 601-603, Lots 1R and 4, Block A, an addition to the City of McKinney, Collin County, Texas, recorded in Volume 2011, Page 383 of Public Records of Collin County, Texas (P.R.C.C.T.); said tract also being part of that tract of land described in Special Warranty deed to said Entertainment Properties 360, LLC recorded in Instrument Number 20131230001695210 (P.R.C.C.T.); and being more particularly described as follows:

**BEGINNING**, at a 5/8-inch iron rod found in the south right-of-way line of US Highway No. 380, a variable width right-of-way, shown in Volume 3299, Page 170, Deed Records, Dallas County, Texas (D.R.D.C.T.), said point being the northwest corner of said Lot 1R, same being the northeast corner of Lot 3R, Block A, amending plat, Parcel 601-603, Lot 3R, Block A, an addition to the City of McKinney, Collin County, Texas, recorded in Volume 2009, Page 259 (P.R.C.C.T.);

**THENCE North 86 degrees 00 minutes 25 seconds East**, along the said south right-of-way line of US Highway No. 380, a distance of **1,966.48 feet** to a 1/2-inch iron rod with "PETSCHÉ & ASSOC. INC" cap, hereinafter referred to as "PETSCHÉ CAP" found for corner;

**THENCE North 87 degrees 24 minutes 06 seconds East**, a distance of **102.24 feet** to a 1/2-inch iron rod found for corner;

**THENCE North 84 degrees 53 minutes 47 seconds East**, a distance **27.57 feet** to a 1/2-inch iron rod with "PETSCHÉ CAP" found for the northeast corner of said Lot 1R and the northwest corner of that certain tract of land described in General Warranty Deed to the Story Family Trust recorded in Instrument Number 2014122001396270 (P.R.C.C.T.);

**THENCE South 01 degree 00 minutes 32 seconds East**, departing said south right-of-way line of U.S. 380, along the common line of said Lot 1R and said Story Tract, a distance of **514.19 feet** to a 1/2-inch iron rod set with plastic orange cap stamped "Urban Strategy" for the southwest corner of said Story Tract and being in a northerly line of Lot A-1 Block A of Lake LaCima-PARCEL 604, an addition to the City of McKinney, Collin County, Texas, as shown in plat recorded in Volume 2008, Page 99 (P.R.C.C.T.);

**THENCE** along the common line of said Lot 1R and said Lot A-1, the following bearings and distances:

**South 70 degrees 08 minutes 10 seconds West**, a distance of **110.16 feet** to a 1/2-inch iron rod with "PETSCHÉ CAP" found for corner;

**North 63 degrees 25 minutes 12 seconds West**, a distance of **73.74 feet** to a 1/2-inch iron rod with "PETSCHÉ CAP" found for corner at the beginning of a non-tangent curve to the right;

In a southwesterly direction, with said curve to the right, having a central angle of **32 degrees 03 minutes 42 seconds**, a radius of **175.00 feet**, an arc length of **97.93 feet** and a long chord bearing and distance of **South 42 degrees 33 minutes 19 seconds West, 96.65 feet** to a 1/2-inch iron rod with "PETSCHÉ CAP" found for corner at the end of said curve;

**South 75 degrees 54 minutes 53 seconds East**, a distance of **193.55 feet** to a 1/2-inch iron rod with "PETSCHÉ CAP" found for corner;

**South 62 degrees 06 minutes 40 seconds East**, a distance of **93.35 feet** to a 1/2-inch iron rod found for corner;

**South 00 degrees 09 minutes 26 seconds East**, a distance of **79.43 feet** to a 1/2-inch iron rod found for corner;

**South 14 degrees 17 minutes 32 seconds West**, a distance of **148.09 feet** to a 1/2-inch iron rod with "PETSCHÉ CAP" found for corner;

**THENCE South 58 degrees 53 minutes 41 seconds West**, passing the most southerly northwest corner of said Lot A-1 and the northeast corner of Common Area A-1, Block A, PARCEL 602, an addition to the City of McKinney, Collin County, Texas, according to the plat recorded in Cabinet Q, Page 391 (P.R.C.C.T.), a distance of **645.72 feet** to a 1/2-inch iron rod with "PETSCHÉ CAP" found for corner;

**THENCE** along the common line of said Lot 1R and said Common Area A-1, the following bearings and distances:

**North 81 degrees 26 minutes 12 seconds West**, a distance of **741.69 feet** to a 1/2-inch iron rod with "PETSCHÉ CAP" found for corner;

**North 65 degrees 46 minutes 36 seconds West**, a distance of **131.84 feet** to a 1/2-inch iron rod with "PETSCHÉ CAP" found for corner;

**North 60 degrees 32 minutes 24 seconds West**, a distance of **527.37 feet** to a 1/2-inch iron rod with "PETSCHÉ CAP" found for corner;

**North 63 degrees 55 minutes 58 seconds West**, a distance of **168.06 feet** to a 1/2-inch iron rod found for corner;

**South 73 degrees 35 minutes 07 seconds West**, a distance of **169.29 feet** to a 1/2-inch iron rod found for corner;

**South 53 degrees 25 minutes 06 seconds West**, a distance of **178.16 feet** to a 5/8-inch iron rod with "COTTON SURVEYING" cap found for corner;

**South 07 degrees 03 minutes 29 seconds East**, a distance of **139.26 feet** to a 1/2-inch iron rod with "PETSCHÉ CAP" found for corner;

**South 04 degrees 35 minutes 41 seconds West**, a distance of **95.55 feet** to a 1/2-inch iron rod found for corner;

**South 57 degrees 34 minutes 31 seconds West**, a distance of **53.12 feet** to a 1/2-inch iron rod found for corner;

**South 14 degrees 02 minutes 44 seconds West**, a distance of **74.98 feet** to a 1/2-inch iron rod found for corner;

**THENCE South 71 degrees 55 minutes 25 seconds West**, a distance of **151.74 feet** to a 1/2-inch iron rod with "PEISER SURVEYING" cap found in the east right-of-way line of Custer Road, a variable width right-of-way, and being the southwest corner of said lot 1R and the northwest corner of said Common Area A-1;

**THENCE** along the common line of said east right-of-way line of Custer Road and said Lot 1R, the following bearings and distances:

**THENCE North 00 degrees 34 minutes 39 seconds West**, a distance of **607.02 feet** to a 1/2-inch iron rod with "PEISER SURVEYING" cap found for corner;

**North 05 degrees 47 minutes 00 seconds East**, a distance of **63.09 feet** to a 1/2-inch iron rod with "PEISER SURVEYING" cap found for corner;

**North 00 degrees 34 minutes 39 seconds West**, along east line of Custer Road, a distance of **8.09 feet** to a 1/2-inch iron rod with "PEISER SURVEYING" cap found for the most westerly northwest corner of said Lot 1R and southwest corner of Lot 4, Block A, of said conveyance plat;

**THENCE North 89 degrees 25 minutes 56 seconds East**, departing the said east right-of-way line of Custer Road and along the common line of said Lot 1R, and the south line of said Lot 4, a distance of **290.00 feet** to a 1/2-inch iron rod found for the southeast corner of said Lot 4;

**THENCE North 00 degrees 34 minutes 39 seconds West**, along the east line of said Lot 4, a distance of **175.00 feet** to a 1/2-inch iron rod found for the northeast corner of said Lot 4, and being in the south line of Lot 3R;

**THENCE North 89 degrees 25 minutes 56 seconds East**, along the south line of said Lot 3R, a distance of **134.96 feet** to a 1/2-inch iron rod with red cap found for the southeast corner of said Lot 3R;

**THENCE North 00 degrees 34 minutes 05 seconds West**, along the east line of said Lot 3R, a distance of **273.99 feet** to the **POINT OF BEGINNING** and containing **2,241,297** square feet or **51.453** acres of land more or less.

**OWNER'S DEDICATION**

**NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

That, **Entertainment Properties 360, LLC**, acting by and through its duly authorized agent, Artemio De La Vega, does hereby adopt this plat, designating the herein described property as **PARCEL 601-603, LOTS 1R1, 1R2, 1R3, & 1R4, BLOCK A**, an addition to the city of McKinney, Collin County, Texas, and do hereby dedicate, in fee simple, to the public use forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

**OWNER: Entertainment Properties 360, LLC**  
a Texas Limited Liability Company

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Artemio De La Vega

STATE OF TEXAS §  
COUNTY OF COLLIN §

Before me, the undersigned authority, a notary public in and for the said county and state, on this day personally appeared Artemio De La Vega, 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 and as the act and deed therein stated.

Given under my hand and seal of office, this \_\_\_ day of \_\_\_\_\_, 2023.

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

**SURVEYOR'S CERTIFICATE**

THAT I, DAVID A. MINTON, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY OF MCKINNEY, TEXAS.

\_\_\_\_\_  
DAVID A. MINTON  
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6233

STATE OF TEXAS §  
COUNTY OF COLLIN §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED DAVID A. MINTON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_ DAY OF \_\_\_\_\_, 2023.

\_\_\_\_\_  
NOTARY SIGNATURE IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_.

**APPROVED:**

\_\_\_\_\_  
Planning and Zoning Commission Chariman  
City of McKinney, Texas

\_\_\_\_\_  
DATE

**ATTEST:**

\_\_\_\_\_  
Planning and Zoning Commission Secretary  
City of McKinney, Texas

\_\_\_\_\_  
DATE

**GENERAL NOTES:**

BEARINGS ARE BASED ON STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.

THE GRID COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE 4202, NO SCALE AND NO PROJECTION.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48085C0255, DATED 06/02/2009 FOR DALLAS COUNTY, TEXAS, THIS PROPERTY IS LOCATED IN NON-SHADED ZONE X, DETERMINED BY SCALING AND GRAPHICAL PLOTTING. THE SURVEYOR MAKES NO GUARANTY OF THE ACCURACY OF THAT MAP.

NOT ALL LOT LINES OUTSIDE OF THE BOUNDARY OF THE SUBJECT PROPERTY SHOW HEREON HAVE BEEN SURVEYED AND ARE SHOWN AS GRAPHICAL DEPICTION BASED ON RECORDED INFORMATION AND TAX MAPS.

ALL PROPOSED LOTS SITUATED IN WHOLE OR IN PART WITHIN THE CITY'S CORPORATE LIMITES COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE GOVERNING ZONING DISTRICT AT THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE.

**ACCESS EASEMENTS:**

THE OWNERS SHALL FURTHER HOLD THE CITY OF MCKINNEY HARMLESS FROM ANY DAMAGES TO PERSONS, TO THE OWNER'S LOT OR ANY AFFECTED LOT ARISING FROM SUCH MAINTENANCE RESPONSIBILITY.

THE CITY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF THE REFERENCED SYSTEM, ALTHOUGH IT RETAINS THE RIGHT TO ENTER UPON THE EASEMENT FOR PUBLIC PURPOSES.

**PURPOSE NOTE:**  
THE PURPOSE OF THIS PLAT IS TO REPLAT ALL OF LOT 1R, INTO  
FOUR (4) LOTS.

**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.**

**CIVIL**  
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214-295-5775

**SURVEYOR**  
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Urban Strategy  
1100 E. Campbell, Ste 210  
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davidm@urbanstrategy.us  
TBPELS Firm No. 10194610

**OWNER**  
Entertainment Properties 360, LLC  
4514 Cole Avenue, Suite 110  
Dallas, Texas 75205-4197  
214-750-7688  
Contact: Artemio De La Vega



**FINAL REPLAT**

**51.453 ACRES / 2,241,297 SQUARE FEET**

**PARCEL 601-603 ADDITION  
LOTS 1R1, 1R2, 1R3, AND 1R4, BLOCK A  
BEING A REPLAT OF LOT 1R, BLOCK A  
CONVEYANCE PLAT, PARCEL 601-603  
RECORDED IN VOL. 2011, PG. 383, IN THE  
PUBLIC RECORDS OF COLLIN COUNTY, TEXAS  
OUT THE BRIAN P. WORLEY SURVEY, ABSTRACT NO. 995, AND  
OUT OF THE CHRISTOPHER SEARCY SURVEY, ABSTRACT NO. 830  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS**