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OUT OF THE CHRISTOPHER SEARCY SURVEY, ABSTRACT NO. 830

CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

ISSUE DATE: 07/21/23 | PROJECT NO.: 20524 | SCALE: 1 inch = 100 ft. | PAGE 1 OF 3

**RELIED UPON AS A FINAL** 

SURVEY DOCUMENT.

FILE NAME: SVY-20524-FINAL PLAT-83S-REVISED-V2.DWG FILE LOCATION: S:\Survey (Team Folder)\Projects\2020\20524\_McKinney\_Mixed Use\ACAD\Working Files\Sheets\SVY-20524-FINAL PLAT-83S-REVISED-V2.dwg

THE PURPOSE OF THIS PLAT IS TO REPLAT ALL OF LOT 1R, INTO

FOUR (4) LOTS.

IPF IRON PIPE FOUND

ESMT EASEMENT

IRFC IRON ROD FOUND CAPPED

L21 | 175.00' N 00°34'39" W

L22 | 134.96' | N 89°25'56" E

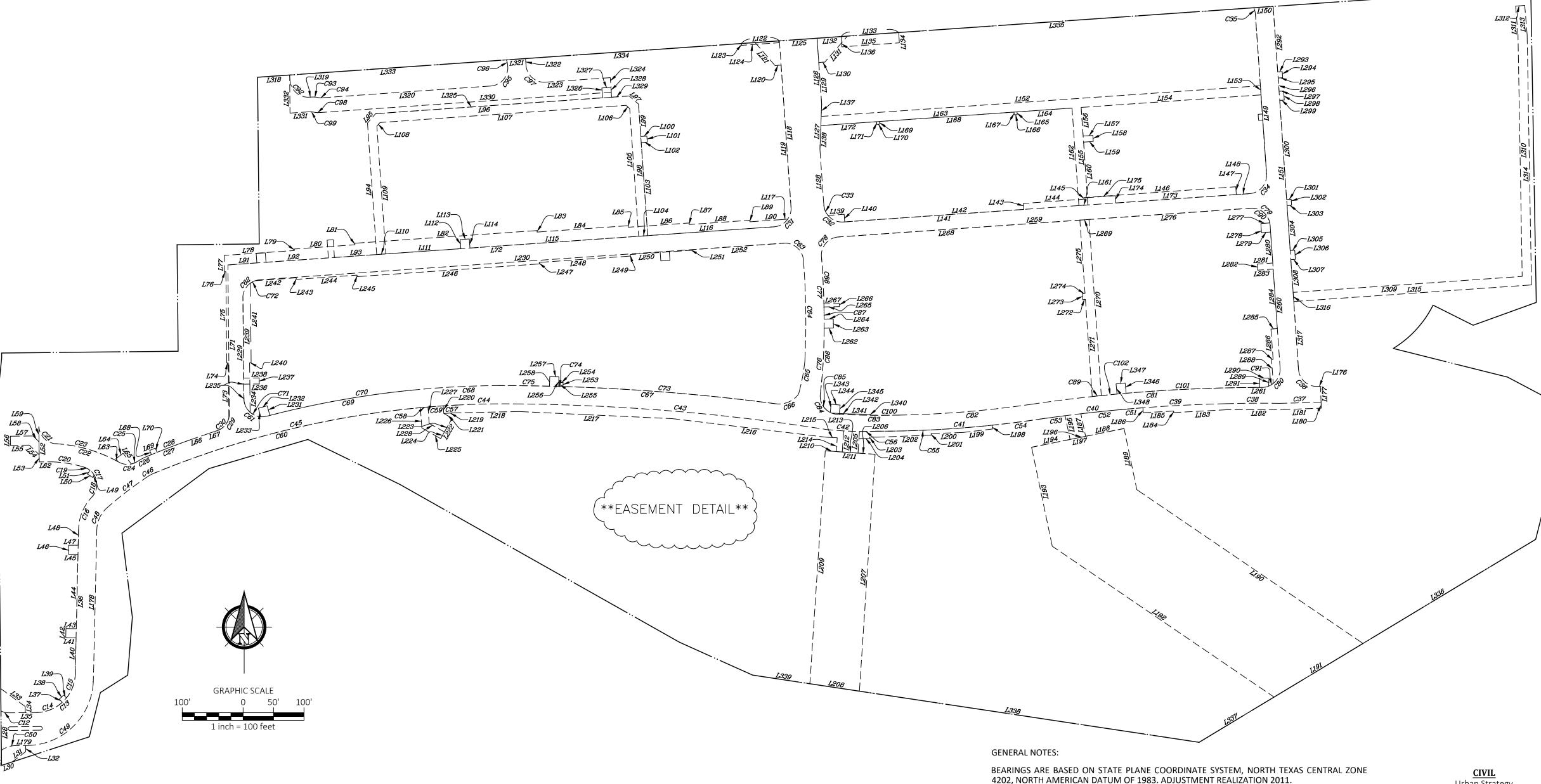
C10 | 3° 22' 20" | 1521.38' | 89.55' | S 85°02'43" W

C11 | 5° 54' 44" | 1522.19' | 157.07' | S 80°24'14" W |

89.53'

		С	urve Table		
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'
	10° 49' 46"		17.01'	S 62°08'08" W	16.99'
C26		90.00'			
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"	30.02'	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"	30.02'	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'	N 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'	28.28'	N 89°14'53" E	28.28'
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 <sup>'</sup>
C61	104° 06' 41"	30.00'	54.51'	S 52°38'29" E	451.21 47.32'
	79° 50' 24"				
C62		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' 28"	320.17'	53.13'	N 10°32'05" E	53.07'

	<u> </u>		Curve Table	l	Γ
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' 28"	3472.41'	350.97'	N 85°22'17" 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"	30.01'	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"	30.01'	8.73'	N 59°49'13" E	8.70'
C92	92° 09' 42"	30.04'	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'
		L	l	<u> </u>	ı



	Line	Table
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 3317'53" 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

L58 | 13.73' | N 45\*35'29" W

C66 57° 26' 33" 40.03' 40.13' N 68°46'44" E

	Line	Table		Line	Table
e #	Length	Direction	Line	# Length	Direction
27	26.07	N 00°34'39" W	L59	24.73	N 00°34'39" W
28	62.26'	N 00°34'39" W	L62	21.41	S 89°26'17" W
29	38.00'	N 00*33'33" W	L63	6.12	S 37°32'09" E
30	18.51'	N 71°55'25" E	L64	15.00'	S 52°27'51" W
31	27.94'	N 52*33'10" E	L65	22.23	N 37*32'09" W
32	10.00'	N 00°33'36" W	L66	36.51	N 71°00'26" E
33	50.00'	S 53°41'25" E	L67	' 11.53'	N 71°54'06" E
34	10.00'	S 00°33'36" E	L68	7.41	S 22°02'50" E
35	44.41'	N 89°26'24" E	L69	10.00	S 67°57'10" W
36	237.60'	N 01°17'51" E	L70	7.43	N 22°01'10" W
37	7.04'	N 44*24'58" W	L71	247.05	N 00°32'26" W
38	10.00'	N 45°35'06" E	L72	899.30	N 86°00'24" E
39	6.65'	S 44°24'58" E	L73	90.23	S 00°35'10" E
40	59.22'	N 01°17'51" E	L74	2.50'	S 90°00'00" E
41	17.00'	S 88*42'09" E	L75	150.00	S 00°35'10" E
42	15.00'	S 01°17'51" W	L76	2.50'	N 89°24'50" E
43	17.00'	N 88'42'09" W	L77	26.89	S 00°35'10" E
14	122.40'	N 01°17'51" E	L78	115.51	S 86°00'24" W
45	15.37'	N 90°00'00" W	L79	2.50'	S 03°59'36" E
46	15.00'	N 00°00'00" E	L80	100.00	S 86°00'24" W
47	15.71'	N 90°00'00" E	L81	2.50'	S 03*59'36" E
48	25.97'	N 01°17'51" E	L82	300.00	S 86°00'24" W
49	4.71'	N 33°17'53" E	L83	2.50'	N 03°59'36" W
50	10.00'	S 56°42'07" E	L84	150.00	S 86°00'24" W
51	7.49'	S 33°18'41" W	L85	2.50'	N 03°59'36" W
52	57.81'	N 00°34'39" W	L86	100.00	S 86°00'24" W
53	11.87'	N 00°34'39" W	L87	2.50	N 03°59'36" W
54	22.51'	N 45*35'29" W	L88	100.00	S 86°00'24" W
55	31.09'	S 89°25'21" W	L89	2.50'	N 03°59'36" W
56	15.00'	N 00°34'39" W	L90	53.04	S 86°00'24" W
57	37.30'	S 89°25'21" W	L91	47.68'	N 86°00'24" E
	I	1	1	1	1

L92 | 102.71' | N 86°00'24" E

	Line	Table	
Line #	Length	Direction	
L93	69.57	N 86°00'24"	Ε
L94	216.72	S 03°59'42"	Ε
L95	20.35	S 41°00'29"	W
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"	Ε
L100	10.00'	S 86°00'20"	W
L101	10.00'	N 03*59'43"	W
L102	10.00'	N 86°00'20"	Ε
L103	153.31	S 03°59'29"	Ε
L104	15.00'	N 86°00'24"	Ε
L105	210.49	N 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"	Ε
L110	15.00'	N 86°00'24"	Ε
L111	123.56'	N 86°00'24"	Ε
L112	15.00'	N 03°58'01"	W
L113	15.00'	N 86°01'59"	Ε
L114	15.00'	S 03°58'01"	Ε
L115	277.69'	N 86°00'24"	Ε
L116	208.10	N 86°00'24"	Ε
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"	Ε
L123	3.00'	S 03°59'35"	Ε
L124	61.36'	N 86°00'25"	Ε

	Line <sup>-</sup>	Table		Line	Table
Line #	Length	Direction	Line #	Length	Direction
L125	62.01	N 86°00'25" E	L157	16.02	S 86°00'25"
L126	108.69	N 03*59'11" W	L158	10.00'	N 03°59'28"
L127	74.43'	N 02°11'02" E	L159	16.02'	N 86°00'25"
L128	91.61'	N 03°59'36" W	L160	103.45	S 03*59'44"
L129	68.68'	S 03°59'23" E	L161	15.00'	S 86°00'24"
L130	10.00'	N 86°00'50" E	L162	160.64	S 03*59'44"
L131	56.58'	S 41°00'26" W	L163	413.60'	N 86°00'26"
L132	39.73'	N 86°00'25" E	L164	90.58	S 86°00'26"
L133	94.63	N 86°00'25" E	L165	4.50'	S 03°59'11"
L134	17.00'	S 03°59'35" E	L166	5.00'	S 86°00'49"
L135	94.63'	S 86°00'25" W	L167	4.50'	N 03°58'47"
L136	17.00'	N 03*59'35" W	L168	221.25	S 86°00'26"
L137	20.13	S 02°10'02" W	L169	4.50'	N 03°58'47"
L138	39.27	S 02°11'02" W	L170	5.00'	N 86°01'13"
L139	26.62'	N 86°00'25" E	L171	4.50'	S 03°58'47"
L140	12.48'	S 03*59'35" E	L172	91.76	S 86°00'26"
L141	668.12	N 86°00'24" E	L173	198.55	S 86°00'24"
L142	294.84	N 86°00'24" E	L174	11.97'	S 03°59'35"
L143	9.76'	S 03*59'36" E	L175	45.73'	N 86°00'25"
L144	100.00'	S 85*54'10" W	L176	4.93'	N 87°44'09"
L145	2.50'	S 04°05'50" E	L177	25.00'	S 02°11'37"
L146	250.00'	S 85*54'10" W	L178	250.01	N 01°18'23"
L147	12.90'	N 03°59'36" W	L179	19.08'	N 89°26'25"
L148	21.02'	N 86°00'24" E	L180	11.00'	N 01°40'18" \
L149	31.54	N 03°59'36" W	L181	58.92'	N 87°51'27"
L150	30.94	N 86°00'25" E	L182	97.26'	N 89°45'16"
L151	598.08'	S 03°59'34" E	L183	86.33'	N 86°54'43"
L152	723.15	N 86°00'26" E	L184	2.50'	S 03°05'17"
L153	15.00'	S 03°59'36" E	L185	50.00'	N 86°54'43"
L154	296.17	S 86°00'26" W	L186	8.14'	S 04°20'40"
L155	160.64	S 03°59'44" E	L187	37.83	N 11°46'54" \
L156	47.19	S 03°59'44" E	L188	64.50	N 78 <b>*</b> 32 <b>'</b> 53"

	Line	Table
Line #	Length	Direction
L189	102.68	S 11°46'51" E
L190	449.30'	S 55 <b>°</b> 45'56" E
L191	170.55	S 58*53'41" W
L192	440.74	N 55*45'56" W
L193	166.14	N 11°46'51" W
L194	64.50'	N 78°32'53" E
L195	39.87	S 11°46'54" E
L196	26.00'	S 78°32'53" W
L197	155.00'	N 78°32'11" E
L198	6.25'	S 06°04'47" E
L199	48.71	S 83°17'30" W
L200	52.49'	S 87°52'42" W
L201	2.50'	S 02°07'18" E
L202	89.42	S 87°52'42" W
L203	2.50'	S 00°54'22" W
L204	17.64	N 89°05'38" W
L205	35.76'	N 03°45'24" E
L206	28.00'	S 86"13'16" E
L207	390.22	S 03°46'44" W
L208	82.29'	N 81°26'12" W
L209	383.67	N 03°46'44" E
L210	18.24'	S 85°56'56" E
L211	82.00'	S 86°00'28" E
L212	34.74'	S 03°45'24" W
L213	26.00'	N 85°48'45" W
L214	22.78'	N 03°47'45" E
L215	17.02'	N 87°25'27" W
L216	255.32	N 83°07'04" W
L217	140.61	N 87°20'12" W
L218	109.90'	S 88°49'46" W
L219	14.09'	S 85°53'41" W
L220	12.48'	N 04°06'42" W

	Line	Гable			Line	Table
ne #	Length	Direction		Line #	Length	Direction
_221	15.91'	N 60°32'14" W	1	L253	6.71	S 02°39'50"
.222	38.50'	S 29°27'46" W		L254	5.00'	S 87°20'10"
.223	26.00'	N 29°27'46" E		L255	6.80'	N 02'39'50"
.224	12.50'	S 29°27'46" W		L256	15.65'	N 01°26'23"
.225	35.49'	N 60°32'14" W		L257	15.00'	N 88°33'37"
.226	33.44'	N 04°06'42" W		L258	15.64'	S 01°26'23"
.227	26.94'	N 04°06'42" W		L259	678.83	N 86°00'24"
.228	28.79'	N 60°32'14" W		L260	235.23'	S 03°59'36"
.229	168.80'	N 00°33'21" W		L261	10.16'	S 89°54'00"
.230	863.07	N 86°00'24" E		L262	15.46'	S 88*53'10"
_231	16.43'	S 16°01'49" E		L263	15.00'	S 01°06'50"
.232	15.00'	N 73°58'11" E		L264	15.16'	N 88°53'10"
.233	14.44'	N 16°01'49" W		L265	25.50'	N 88'43'29"
.234	81.34'	S 00°35'10" E		L266	5.00'	N 01°16'31"
.235	23.96'	N 00°33'21" W		L267	25.50'	S 88°43'29"
.236	25.49'	N 89°24'50" E		L268	397.67	N 86°00'24"
.237	10.00'	N 00°35'10" W		L269	15.00'	N 86°00'24"
.238	25.48'	N 89°24'50" E		L270	290.12'	S 03°59'45"
.239	134.85	N 00°33'21" W		L271	159.89	S 03°59'45"
.240	2.50'	N 90°00'00" W		L272	4.50'	S 86°01'13"
_241	130.77	S 00°35'10" E		L273	10.00'	N 03*59'11"
.242	67.61'	S 86°00'24" W		L274	4.50'	N 86°01'13"
.243	2.50'	N 03°59'36" W		L275	120.75	S 03°59'45"
.244	100.00'	S 86°00'24" W		L276	266.17	N 86°00'24"
.245	2.50'	N 03°59'36" W		L277	14.78	S 86°00'26"
.246	300.00'	S 86°00'24" W		L278	15.00'	S 03°59'34"
.247	2.50'	S 03°59'36" E		L279	15.00'	N 86°00'26"
.248	150.00'	S 86°00'24" W		L280	51.06'	S 03°59'36"
.249	2.50'	S 03°59'36" E		L281	25.58'	N 86°00'24"
.250	100.00'	S 86°00'24" W		L282	10.00'	N 03°59'36"
_251	1.00'	S 03°59'36" E		L283	25.58'	S 86°00'24"
.252	153.13'	N 86°00'24" E		L284	98.00'	S 03°59'36"

ine	Table			Line 7	Table	]		Line 7	able
gth	Direction	Lin	ne #	Length	Direction		Line #	Length	Direction
71'	S 02°39'50" W	L2	285	10.50'	N 86°00'24" E	]	L317	111.90'	S 03°59'34" E
0'	S 87°20'10" E	L2	286	50.00'	N 03°59'35" W		L318	52.80'	N 86°00'25" E
30'	N 02'39'50" E	L2	287	2.50'	N 86°00'25" E		L319	2.34'	S 86°00'26" W
35 <b>'</b>	N 01°26'23" E	L2	288	39.56'	N 03°59'35" W		L320	277.20'	N 86°00'25" E
00'	N 88*33'37" W	L2	289	12.98'	N 02°04'22" E		L321	31.61'	N 86°00'25" E
5 <b>4'</b>	S 01°26'23" W	L2	290	15.00'	N 87°55'38" W		L322	11.00'	S 03°59'35" E
.83'	N 86°00'24" E	L	291	15.69'	S 02°04'22" W		L323	106.67'	N 86°00'25" E
.23'	S 03°59'36" E	L2	292	107.98'	S 03°59'34" E		L324	23.00'	S 03°59'35" E
16'	S 89°54'00" W	L2	293	7.50'	N 86°00'26" E		L325	373.61'	N 86°00'29" E
46'	S 88°53'10" W	L2	294	10.00'	S 03°59'34" E		L326	16.19'	S 03*59'34" E
00'	S 01°06'50" E	L2	295	7.50'	S 86°00'26" W		L327	15.00'	S 86°00'26" W
16'	N 88*53'10" E	L2	296	21.85'	S 03°59'34" E		L328	16.19'	N 03°59'34" W
50'	N 88°43'29" E	L2	297	7.50'	S 86°00'23" W		L329	28.87'	N 86°00'30" E
0'	N 01°16'31" W	L2	298	15.00'	N 03°59'34" W		L330	480.69'	S 86°00'25" W
50'	S 88°43'29" W	L2	299	7.50'	N 86°00'23" E		L331	31.34'	S 86°15'10" W
.67'	N 86°00'24" E	L3	300	163.36'	S 03°59'34" E		L332	62.54'	N 00°33'26" W
00'	N 86°00'24" E	L;	301	7.50'	N 86°00'26" E		L333	356.82'	N 86°00'25" E
.12'	S 03°59'45" E	L3	302	10.00'	S 03°59'34" E		L334	355.37'	N 86°00'25" E
89'	S 03°59'45" E	L3	303	7.50'	S 86°00'26" W		L335	584.67'	N 86°00'25" E
0'	S 86°01'13" W	L3	304	73.98'	S 03°59'34" E		L336	331.26'	S 58°53'41" W
00'	N 03*59'11" W	L3	305	7.50'	N 86°00'26" E		L337	143.91'	S 58°53'41" W
0'	N 86°01'13" E	L3	306	15.00'	S 03°59'34" E		L338	564.20'	N 81°26'12" W
75'	S 03°59'45" E	L3	307	7.50'	S 86°00'26" W		L339	95.20'	N 81°26'12" W
.17'	N 86°00'24" E	L3	308	54.00'	S 03°59'34" E		L340	1.60'	N 00°35'02" E
78'	S 86°00'26" W	L3	309	377.18'	N 86°00'25" E		L341	34.61'	N 89°05'38" W
00'	S 03°59'34" E	L	310	396.51	N 00°59'37" W		L342	28.43'	N 87°25'27" W
00'	N 86°00'26" E	L.	.311	47.93'	N 04°40'40" W		L343	13.68'	S 05°14'30" W
06'	S 03°59'36" E	L	312	15.00'	S 85°06'13" W		L344	15.00'	N 84°45'30" W
58'	N 86°00'24" E	L	313	48.47'	N 04°40'40" W		L345	15.56'	N 05°14'30" E
00'	N 03°59'36" W	Lā	314	411.22'	N 00°59'37" W		L346	16.95'	N 05°36'52" W
58'	S 86°00'24" W	L	315	391.42'	N 86°00'25" E		L347	15.00'	S 84°23'08" W
00'	S 03°59'36" E	L	316	15.00'	N 03°59'34" W		L348	16.81'	S 05°36'52" E

Line #	Length	Direction
L317	111.90'	S 03°59'34" E
L318	52.80'	N 86°00'25" E
L319	2.34'	S 86°00'26" W
L320	277.20'	N 86°00'25" E
L321	31.61'	N 86°00'25" E
L322	11.00'	S 03*59'35" E
L323	106.67	N 86°00'25" E
L324	23.00'	S 03°59'35" E
L325	373.61	N 86°00'29" E
L326	16.19'	S 03°59'34" E
L327	15.00'	S 86°00'26" W
L328	16.19'	N 03°59'34" W
L329	28.87	N 86°00'30" E
L330	480.69	S 86°00'25" W
L331	31.34'	S 86°15'10" W
L332	62.54	N 00°33'26" W
L333	356.82	N 86°00'25" E
L334	355.37	N 86°00'25" E
L335	584.67	N 86°00'25" E
L336	331.26	S 58°53'41" W
L337	143.91	S 58°53'41" W
L338	564.20'	N 81°26'12" W
L339	95.20'	N 81°26'12" W
L340	1.60'	N 00°35'02" E
L341	34.61	N 89°05'38" W
L342	28.43'	N 87°25'27" W
L343	13.68'	S 05°14'30" W
L344	15.00'	N 84°45'30" W
L345	15.56'	N 05°14'30" E
L346	16.95'	N 05*36'52" W
L347	15.00'	S 84°23'08" W

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

THE GRID COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48085C0255J, DATED 06/02/2009 FOR DALLAS COUNTY, TEXAS,

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

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

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

INFORMATION AND TAX MAPS.

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.

1983, NORTH CENTRAL ZONE 4202, NO SCALE AND NO PROJECTION.

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

**SURVEYOR** David A. Minton, RPLS Texas License No 6233 Urban Strategy 1100 E. Campbell, Ste 210 214-396-2339 davidm@urbanstrategy.us TBPELS Firm No. 10194610

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

STRATEGY
1100 E. Campbell, Suite 210 Richardson, Texas 75081 Firm Registration #F-10194610, 214.396.2339 www.urbanstrategy.us

## 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

ISSUE DATE: 07/21/23 | PROJECT NO.: 20524 | SCALE: 1 inch = 100 ft | PAGE 2 OF 3

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 "PETSCHE & ASSOC. INC" cap, hereinafter referred to as "PETSCHE 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

THENCE North 84 degrees 53 minutes 47 seconds East, a distance 27.57 feet to a 1/2-inch iron rod with "PETSCHE 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 "PETSCHE 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 "PETSCHE 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 "PETSCHE 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 "PETSCHE 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 "PETSCHE

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 "PETSCHE 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 "PETSCHE 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 "PETSCHE

North 60 degrees 32 minutes 24 seconds West, a distance of 527.37 feet to a 1/2-inch iron rod with "PETSCHE 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 "PETSCHE 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 IR 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

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.

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

NOTARY SIGNATURE IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES:

APPROVED:

Planning and Zoning Commission Chariman City of McKinney, Texas

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. 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

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 MINIMUN 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.



**SURVEYOR** 

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.

Dallas, Texas 75205-4197 214-750-7688

214-295-5775

David A. Minton, RPLS Texas License No 6233 Urban Strategy 1100 E. Campbell, Ste 210 214-396-2339 davidm@urbanstrategy.us TBPELS Firm No. 10194610

Entertainment Properties 360, LLC 4514 Cole Avenue, Suite 110 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

ISSUE DATE: 07/21/23 | PROJECT NO.: 20524 | SCALE: 1 inch = 100 ft | PAGE 3 OF 3