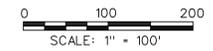


STATE PLANE COORDINATES NORTH CENTRAL TEXAS ZONE 5351 DATUM NAD83	
Y	X
7121916.341	2531669.404

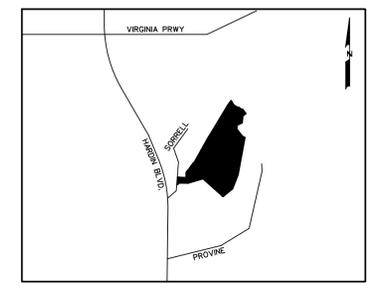


STATE PLANE COORDINATES NORTH CENTRAL TEXAS ZONE 5351 DATUM NAD83	
Y	X
7121916.341	2531669.404

STATE PLANE COORDINATES NORTH CENTRAL TEXAS ZONE 5351 DATUM NAD83	
Y	X
7121916.341	2531669.404

LINE TABLE		
LINE NO.	BEARING	DISTANCE
1.	S 46°24'31" W	61.11'
2.	N 05°23'54" E	46.39'
3.	N 00°15'37" E	70.79'
4.	N 02°40'53" W	98.28'
5.	S 44°06'50" E	14.38'
6.	S 86°50'30" E	19.63'
7.	N 30°15'26" E	14.14'
8.	S 59°44'34" E	14.14'
9.	S 76°53'22" E	22.31'
10.	S 83°13'06" E	24.17'
11.	N 00°45'55" E	15.28'
12.	N 75°15'26" E	54.49'
13.	N 40°56'57" E	123.66'
14.	N 30°25'45" E	232.64'
15.	N 38°56'00" E	216.30'
16.	N 76°04'21" E	13.99'
17.	S 59°34'15" E	25.00'
18.	S 14°03'16" E	14.21'
19.	N 52°48'55" E	13.76'
20.	S 35°42'31" E	20.00'
21.	S 52°45'05" E	61.70'
22.	N 07°05'36" E	14.86'
23.	N 49°07'26" E	86.17'
24.	S 82°54'24" E	13.39'
25.	N 49°07'26" E	70.11'
26.	N 04°07'26" E	14.14'
27.	N 49°07'26" E	53.98'
28.	S 89°52'34" E	14.14'
29.	N 49°07'26" E	52.91'
30.	N 49°07'26" E	25.00'
31.	S 68°21'26" E	35.93'
32.	N 36°58'04" E	222.36'
33.	N 30°25'45" E	31.63'
34.	N 37°08'51" E	71.21'
35.	N 34°15'59" E	59.40'
36.	N 86°00'26" E	13.72'
37.	S 03°59'34" E	21.86'
38.	N 12°50'37" E	20.00'
39.	S 08°26'36" E	15.93'
40.	N 86°42'39" E	13.90'
41.	S 27°19'27" E	65.99'

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	16°15'13"	365.00'	103.54'	103.20'	N83°23'03"E
2.	44°49'41"	335.00'	262.10'	255.47'	N52°50'35"E
3.	33°09'36"	175.00'	101.28'	99.87'	S51°19'22"E
4.	140°48'31"	50.00'	122.88'	94.21'	S03°36'47"E
5.	10°31'12"	365.00'	67.02'	66.92'	N35°41'21"E
6.	10°31'12"	510.00'	93.64'	93.51'	N55°41'21"E
7.	89°59'58"	50.00'	235.62'	70.71'	S14°34'16"E
8.	32°14'48"	250.00'	138.85'	140.70'	S43°26'51"E
9.	07°36'47"	325.00'	43.18'	43.15'	S31°07'51"E
10.	18°41'41"	425.00'	138.67'	138.06'	N39°46'36"E
11.	05°56'19"	325.00'	33.69'	33.67'	S37°54'24"E
12.	05°56'19"	350.00'	36.28'	36.26'	S37°54'24"E
13.	09°47'38"	425.00'	72.65'	72.56'	N44°13'37"E
14.	89°59'58"	50.00'	235.62'	70.71'	S85°52'34"E
15.	167°05'38"	50.00'	145.82'	99.37'	N86°00'26"E



- NOTES**
- Bearings are referenced to a 66.609 acre tract, as described in Vol. 5763, Pg. 1199, in the Deed Records of Collin County, Texas.
 - All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
 - 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
 - U.E. - Utility Easement
IRF - Iron Rod Found
W.L.E. - Water Line Easement
V.A.M. - Visibility Access Easement
C.M. - Controlling Monument
D.E. - Drainage Easement
- Street Name Change
 - 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 requirements of the subdivision ordinance.
 - All common areas to be dedicated to and maintained by the Home Owners Association, Inc.

PRELIMINARY/FINAL PLAT
OF
HARDIN LAKE ESTATES
59.537 ACRES
94 SINGLE FAMILY HOMES LOTS
3 COMMON AREAS LOTS
97 TOTAL LOTS
OUT OF THE
W.D. THOMPSON SURVEY, ABSTRACT NO. 891
IN THE
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS
OWNER
HLM LOT VENTURE, LTD.
8214 WESTCHESTER DR., STE. 900
DALLAS, TEXAS 75225
214-522-4945
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
APRIL 2023 SCALE: 1"=100'

OWNERS CERTIFICATE
STATE OF TEXAS
COUNTY OF COLLIN
LEGAL DESCRIPTION

BEING, a tract of land situated in the W.D. Thompson Survey, Abstract No. 891, in the City of McKinney, Collin County, Texas, being all of Lot 7, Block A out of the Rosedale Addition Lots R, 2R & 7, Block A, an addition to the City of McKinney, as described in Cab. 2015, Pg. 427 in the Plat Records of Collin County, Texas, and being all of Lot 6, Block A, out of Lots 1-6, Block A Rosedale Addition, an addition to City of McKinney, as described in Vol. 2014, Pg. 68 in said Plat Records also being all of a 28,704 acre tract, as described in Doc. No. 53-0071049 in the Deed Records of Collin County, Texas and being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found at the most northerly corner of Hardin Lake, an addition to the City of McKinney, as described in Cab. 2014, Pg. 22, in said Plat Records, same being in the south line of said Lot 7 Block A;

THENCE, South 74°07'58" West, along the north line of said Hardin Lake and the south line of said Lot 7 Block A, for a distance of 461.10 feet, to a 1/2 inch iron rod found;

THENCE, North 89°36'49" West, continuing along said north and south lines, for a distance of 265.91 feet, to a 1/2 inch iron rod found;

THENCE, South 45°13'16" West, continuing along said lines, for a distance of 61.30 feet, to a 1/2 inch iron rod found being in the east line of Sorrell Road (Variable R.O.W.);

THENCE, North 04°18'26" East, departing said lines and along the east line of said Sorrell Road, for a distance of 46.52 feet, to a 1/2 inch iron rod found;

THENCE, North 00°51'51" West, along the east line of said Sorrell Road, for a distance of 70.79 feet), to a 1/2 inch iron rod found;

THENCE, North 03°48'22" West, continuing along said east line, for a distance of 98.28 feet, to a 1/2 inch iron rod found at the northwest corner of said Lot 6 Block A;

THENCE, South 87°57'58" East, along the north line of said Lot 6 Block A for a distance of 250.34 feet, to a 1/2 inch iron rod found at the northeast corner of said Lot 6 Block A and being in the west line of said Lot 7 Block A;

THENCE, North 00°45'51" East, along the east line of said Lot 6 Block A and the west line of said Lot 7 Block A, for a distance of 119.38 feet, to a 1/2 inch iron rod found;

THENCE, North 29°39'04" East, along the west line of said Lot 7, for a distance of 74.96 feet, to a 1/2 inch iron rod found;

THENCE, North 49°32'50" East, continuing along said west line, for a distance of 51.55 feet, to a 1/2 inch iron rod found;

THENCE, North 34°23'22" East, continuing along said west line, for a distance of 147.84 feet, to a 1/2 inch iron rod found;

THENCE, North 38°02'56" East, continuing along said west line, for a distance of 89.18 feet, to a 1/2 inch iron rod found;

THENCE, North 43°50'37" East, continuing along said west line, for a distance of 64.87 feet, to a 1/2 inch iron rod found;

THENCE, North 29°27'48" East, continuing along said west line for a distance of 50.03 feet, to a 1/2 inch iron rod found at the southeast corner of Sorrellwood Park, an addition to the City McKinney, as described in Cab. 2006, Pg. 667;

THENCE, North 29°18'45" East, continuing along said west line and along the east line of said Sorrellwood Park, for a distance of 838.95 feet, to a 5/8 inch iron rod found at the northwest corner of said Lot 7 Block A and being the southwest corner of said 28,704 acre tract;

THENCE, North 29°16'56" East, continuing along said west line and the east line of 28,704 acre tract, for a distance of 58.74 feet, to a 1/2 inch iron rod found;

THENCE, North 39°40'00" East, continuing along said lines, for a distance of 42.96 feet, to a 1/2 inch iron rod found;

THENCE, North 31°01'28" East, continuing along said lines, for a distance of 1036.00 feet, to a 1/2 inch iron rod found;

THENCE, North 35°42'45" East, continuing along said lines, for a distance of 84.62 feet, to a 1/2 inch iron rod found;

THENCE, North 35°42'15" East, continuing along said lines, for a distance of 84.77 feet, to a 1/2 inch iron rod found at the northwest corner of said 28,704 acre tract and being the northeast corner of said Sorrellwood Park;

THENCE, South 30°58'52" East, along the north line of said 28,704 acre tract, for a distance of 150.61 feet, to a 1/2 inch iron rod set;

THENCE, South 58°58'31" East, continuing along said north line, for a distance of 113.90 feet, to a 1/2 inch iron rod set;

THENCE, South 76°34'22" East, continuing along said north line, for a distance of 70.53 feet, to a 1/2 inch iron rod set;

THENCE, South 41°43'14" East, continuing along said north line, for a distance of 34.95 feet, to a 1/2 inch iron rod set;

THENCE, South 69°13'00" East, continuing along said north line, for a distance of 81.52 feet, to a 1/2 inch iron rod set;

THENCE, South 38°21'27" East, continuing along said north line, for a distance of 146.36 feet, to a 1/2 inch iron rod set at the northeast corner of said 28,704 acre tract;

THENCE, South 51°15'32" West, along the east line of said 28,704 acre tract, for a distance of 118.20 feet, to a 1/2 inch iron rod set;

THENCE, South 04°56'12" West, continuing along said east line, for a distance of 200.21 feet, to a 1/2 inch iron rod set;

THENCE, South 65°19'32" West, continuing along said east line, for a distance of 131.78 feet, to a 1/2 inch iron rod set;

THENCE, South 32°02'07" West, continuing along said east line, for a distance of 53.59 feet, to a 1/2 inch iron rod set;

THENCE, South 08°45'07" West, continuing along said east line, for a distance of 84.30 feet, to a 1/2 inch iron rod set;

THENCE, South 38°24'38" East, continuing along said east line, for a distance of 264.70 feet, to a 1/2 inch iron rod set;

THENCE, South 59°52'17" East, continuing along said east line, for a distance of 88.03 feet, to a 1/2 inch iron rod found at the most westerly northwest corner of Provine Farms Estates, an addition to the City of McKinney, as described in Cab. J, Pg. 424, in said Plat Records;

THENCE, South 10°22'34" West, continuing along said east line and with the west line of said Provine Farms Estates, for a distance of 1107.07 feet, to a 1/2 inch iron rod found at the southeast corner of said 28,704 acre tract and being the northeast corner of said Lot 7 Block A;

THENCE, South 21°44'23" West, along the west line of said Provine Farms Estates and the east line of said Lot 7 Block A, for a distance of 445.31 feet, to a 1/2 inch iron rod found;

THENCE, South 51°07'44" West, continuing along said east and west lines at 82.65 feet, passing a 1/2 inch iron rod found at the most westerly southwest corner of said Provine Farms Estates and being the northeast corner of Eldorado Lakes, an addition to the City of McKinney, as described in Cab. J, Pg. 423 in said Plat Records, and continuing along said east line of said Lot 7 Block A, at 175.23 feet, passing a 1/2 inch iron rod found at the northwest corner of said Eldorado Lakes and being the northeast corner of Stonegate Phase Two, an addition to the City of McKinney, as described in Cab. K, Pg. 659 in said Plat Records and continuing for a total distance of 320.81 feet, to a 1/2 inch iron rod found;

THENCE, South 55°16'33" West, continuing along the east line of said Lot 7 Block A and the north line of said Stonegate Phase Two, for a distance of 34.59 feet, to a 1/2 inch iron rod found at the most southerly southeast corner of said Lot 7 Block A and being in the southeast corner of said Hardin Lake;

THENCE, North 48°26'25" West, departing the north line of said Stonegate Phase Two and along the south line of said Lot 7 Block A and the north line of said Hardin Lake, for a distance of 783.64 feet, to the POINT OF BEGINNING and containing 59,537 acres of land.

OWNERS DEDICATION
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT we HLM LOT VENTURE, LTD., the undersigned do hereby adopt this Record Plat designating the herein described property as "HARDIN LAKE ESTATES", an addition to the City of McKinney, Collin County, Texas, as described in a 59,537 acre tract, and do hereby dedicate to the public use forever the streets, alleys and public use areas shown hereon. The easements, as shown, are hereby dedicated for the purpose as indicated. The Sanitary Sewer Easements & Drainage Easements being hereby dedicated for the 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 parts of any buildings, fences, trees, shrubs or other improvements or growths, which in any way endanger, or interfere with the construction, maintenance or efficiency of its respective systems on said Easements, and the City of McKinney and all public utilities shall, at all times, have the full right of ingress and egress to or from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity, at any time, of procuring the permission of anyone.

No building, structure or other improvement, including fencing, shall be constructed in, along, upon, under, over and across the Visibility Easement herein granted in a manner that interferes with the purposes of this Visibility Easement. Improvements approved by the Grantee may be placed on the Visibility Easement Property which are compatible with the use of the Visibility Easement and Facilities. The Grantee herein, its successors and assigns, shall have, and it is hereby granted, the right of ingress and egress over that portion of the servient estate as is reasonably necessary to and for the limited purpose of accessing the Visibility Easement Property herein granted.

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

WITNESS MY HAND AT _____ Texas, this the _____ day of _____, 2023.

HLM LOT VENTURE, LTD.

Authorized Representative

STATE OF TEXAS
COUNTY OF

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed same for the purpose and consideration therein expressed.

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

Notary Public in and for the State of Texas

Approved

City Manager
City of McKinney, Texas

Date

Attest

City Secretary
City of McKinney, Texas

Date

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS that I, WARREN L. CORWIN, do hereby certify that I prepared this Plat and the field notes from an actual and accurate survey of the land, 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.

WARREN L. CORWIN
R.P.L.S. No. 4621

THE 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 WARREN L. CORWIN, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purpose and consideration therein expressed.

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

NOTARY PUBLIC, STATE OF TEXAS

PRELIMINARY/FINAL PLAT
OF

HARDIN LAKE ESTATES

59.537 ACRES

94 SINGLE FAMILY HOMES LOTS
3 COMMON AREAS LOTS
97 TOTAL LOTS

OUT OF THE

W.D. THOMPSON SURVEY, ABSTRACT NO. 891
IN THE

CITY OF MCKINNEY
COLLIN COUNTY, TEXAS

OWNER
HLM LOT VENTURE, LTD.

8214 WESTCHESTER DR., STE. 900
DALLAS, TEXAS 75225
214-522-4945

PREPARED BY
CORWIN ENGINEERING, INC.

200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

NOTES

1. Bearings are referenced to a 66,609 acre tract, as described in Vol. 5763, Pg. 1199, in the Deed Records of Collin County, Texas.

2. All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.

3. 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.

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IRF - Iron Rod Found
S.S.E. - Sanitary Sewer Easement
V.A.M. - Visibility Access Easement
C.M. - Controlling Monument
D.E. - Drainage Easement
⌋ - Street Name Change

5. 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 requirements of the subdivision ordinance.

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