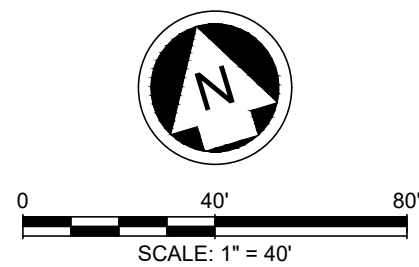


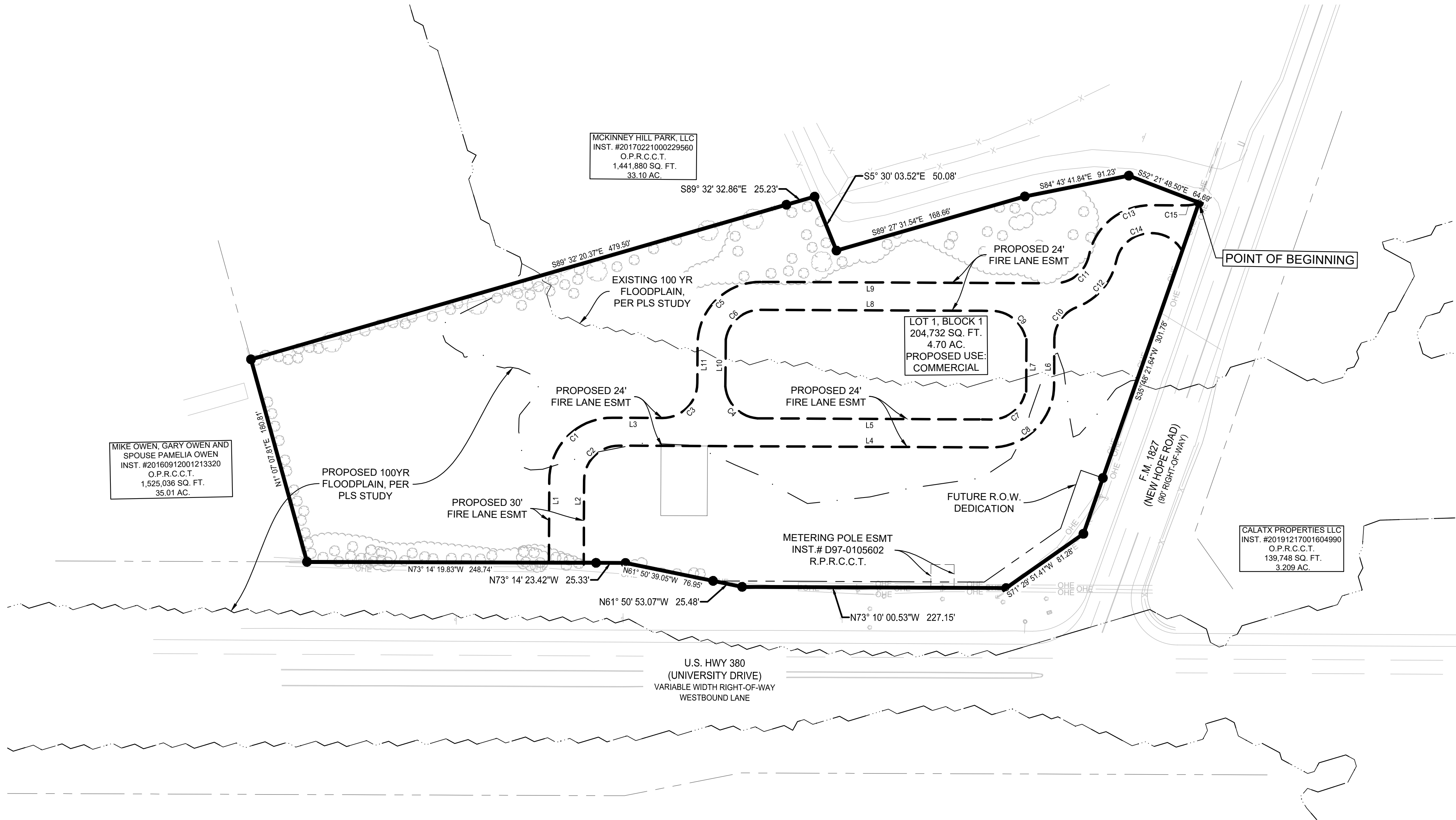
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Last Saved: 5/6/2023 9:39 AM  
Plot Date/Time: 5/6/2023 9:46 AM



### LEGEND

- EXISTING 100YR FLOODPLAIN
- PROPOSED 100YR FLOODPLAIN
- PROPERTY LINE
- PROPOSED FIRE LANE
- EASEMENT LINE
- RIGHT OF WAY LINE
- UTILITY EASEMENT
- EXISTING TREE
- U.E.

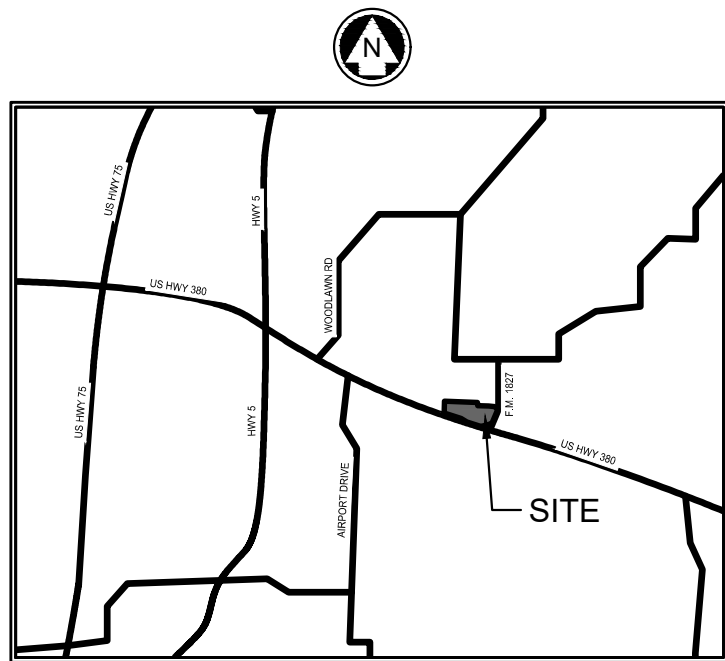
**STANDARD NOTATIONS**  
"ALL PROPOSED LOTS SITUATED  
ENTIRELY OUTSIDE THE CITY'S  
CORPORATE LIMITS AND WITHIN CITY'S  
EXTRATERRITORIAL JURISDICTION  
COMPLY WITH THE SUBDIVISION  
ORDINANCE."



CURVE TABLE					
CURVE #	CHORD DIRECTION	CHORD	LENGTH	RADIUS	DELTA
C1	S47° 13' 29.79"W	54.64	57.287	54.00	57.29
C2	N61° 48' 49.93"E	42.44	47.144	30.00	47.14
C3	S61° 49' 59.62"W	42.43	47.124	30.00	47.12
C4	S28° 40' 49.79"E	38.88	42.297	30.00	42.30
C5	S61° 49' 59.62"W	76.37	84.823	54.00	84.82
C6	N64° 30' 24.67"E	38.13	41.323	30.00	41.32
C7	N69° 52' 02.84"E	36.08	38.710	30.00	38.71
C8	N61° 49' 59.77"E	76.37	84.823	54.00	84.82
C9	S24° 10' 42.01"E	25.30	26.120	30.00	26.12
C10	N54° 47' 05.83"E	31.01	32.592	30.00	32.59
C11	N61° 37' 01.03"E	33.08	35.042	30.00	35.04
C12	N57° 01' 53.28"E	52.16	54.432	54.00	54.43
C13	N84° 46' 41.19"E	40.55	41.573	54.00	41.57
C14	N67° 29' 37.83"E	38.03	41.196	30.00	41.20
C15	S84° 39' 00.15"E	11.97	12.046	30.10	12.05

LINE TABLE		
LINE #	DISTANCE	BEARING
L1	70.976	S16° 49' 59.77"W
L2	72.457	N16° 47' 40.09"E
L3	42.998	N73° 10' 00.23"W
L4	320.047	S73° 10' 00.23"E
L5	191.143	S73° 08' 37.67"E
L6	39.040	N16° 49' 59.77"E
L7	45.000	S16° 49' 59.77"W
L8	192.000	S73° 10' 40.84"E
L9	238.000	S73° 10' 00.24"E
L10	40.465	N17° 09' 57.35"E
L11	33.500	S16° 49' 59.47"W

### VICINITY MAP



### LEGAL DESCRIPTION

BEING a 4.703 acre tract of land situated in the H. Chenaweth Survey, Abstract Number 157, located in the City of McKinney, Collin County, Texas, being called a 4.704 acre tract of land described as "Tract 1" in a General Warranty Deed (drafted without benefit of title examination or title insurance) to Billy Charles Brown recorded in Instrument Number 20170206000165180, Official Public Records, Collin County, Texas, (OPRCCT), said 4.703 acre tract and being described as follows:

**BEGINNING** at a found 1/2" iron rod at the northeast corner of said Tract 1, on the west right-of-way line of F.M. Highway 1827 (90' wide) and the southeast corner of a called 34.101 acre tract of land in a General Warranty Deed with Vendor's Lein to McKinney Hill Park, LLC recorded Instrument Number 20170111000044550, OPRCCT and a Correction Instrument recorded in Instrument Number 20170221000229560, OPRCCT, from which a found 1/2" iron pipe bears North 41 degrees 04 minutes East, a distance of 0.4 feet;

**THENCE** South 35 degrees 48 minutes 22 seconds West, with the east line of said Tract 1 and the west right-of-way line of said F.M. Highway 1827, a distance of 301.78 feet to a found concrete monument at the eastern most southeast corner of said Tract 1 and an angle point on the west right-of-way line of said F.M. 1827;

**THENCE** South 71 degrees 29 minutes 51 seconds West, continuing with the east line of said Tract 1 and the west right-of-way line of said F.M. Highway 1827, a distance of 81.28 feet to a found monument at the southern most southeast corner of said Tract 1, being on the north right-of-way line of U.S Highway 380 (variable width);

**THENCE** North 73 degrees 10 minutes 01 seconds West, with the south line of said Tract 1 and the north right-of-way line of said U.S. Highway 380, a distance of 227.15 feet to a found 1/2" iron rod with cap stamped "ypassociates.com" at an angle point on the south line of said Tract 1 and the north right-of-way line of said U.S. Highway 380;

**THENCE** North 61 degrees 51 minutes 43 seconds West, continuing the south line of said Tract 1 and the North right-of-way line of said U.S. Highway 380, a distance of 102.42 feet to a found iron rod with cap stamped "TXDOT ROW" at an angle point on the south line of said Tract 1 and the north right-of-way line of said U.S. Highway 380;

**THENCE** North 73 degrees 14 minutes 20 seconds West, continuing with the south line of said Tract 1 and the north right-of-way line of said U.S. Highway 380, a distance of 274.07 feet to a found iron rod with cap stamped "TXDOT ROW" at the southwest corner of said Tract 1;

**THENCE** North 01 degrees 07 minutes 08 seconds East, with the west line of said Tract 1, a distance of 180.81 feet to a found 1/2" iron rod at the northwest corner of said Tract 1 and the southwest corner of said 34.101 acre tract;

**THENCE** Southeasterly, with the north line of said Tract 1 and south line of said 34.101 acre tract the following 5 calls:

- South 89 degrees 32 minutes 21 seconds East, a distance of 504.74 feet to a found 1/2" iron rod;
- South 05 degrees 30 minutes 04 seconds East, a distance of 50.08 feet to a found 1/2" iron rod;
- South 89 degrees 27 minutes 32 seconds East, a distance of 168.66 feet to a found 1/2" iron rod;
- South 84 degrees 43 minutes 42 seconds East, a distance of 91.23 feet to a found 1/2" iron rod;
- South 52 degrees 21 minutes 48 seconds East, a distance of 64.69 feet to the POINT OF BEGINNING and containing 4.703 acres of land, or 204,873 square feet of land, more or less.

## US 380 AND NEW HOPE COMMERCIAL PRELIMINARY PLAT

BLOCK 1, LOT 1&2  
4.703 ACRES, SITUATED IN THE H.  
CHENAWETH SURVEY, ABSTRACT NUMBER  
157

MCKINNEY, COLLIN COUNTY, TEXAS

#### OWNER / DEVELOPER

OWNER / DEVELOPER: MLR BUILDERS LLC  
ADDRESS: 4715 S. LINDHURST AVE.  
DALLAS, TX 75229  
CONTACT: MARK ROSE  
(214) 718-3834

#### PLANNER / ENGINEER / SURVEYOR



TEXAS REGISTRATION ENGINEERING FIRM NO. 12207  
11000 FRISCO STREET, SUITE 400, FRISCO, TEXAS 75033  
FRISCO OFFICE PHONE: (469) 215-1800

DATE:	MAY 2023	DESIGNED: TBG	SHEET
PELOTON PROJECT #:	MLR21001	DRAWN: ACT	1 OF 1
		REVIEWER: JHY	

PRELIMINARY PLAT

MLR21001 - PRELIMINARY PLAT