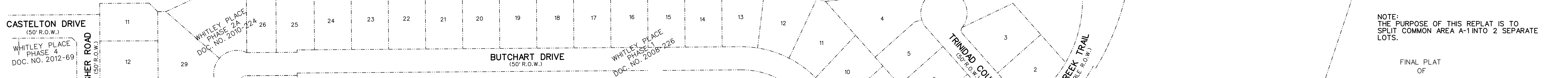


STATE PLANE COORDINATES
NORTH CENTRAL TEXAS
ZONE 5351, DATUM NAD83

Y	X
7107843.98	2526859.36

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- NOTES**
- Bearings are referenced to North Creek Estates Phase 1, as described in Doc. No. 2023-128, in the Plat 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
V.S.E. - Visibility Sight Easement
S.S.E. - Sanitary Sewer Easement
V.A.M. - Visibility Access Easement
W.L.E. - Water Line Easement
C.M. - Controlling Monument
D.E. - Drainage Easement
S - 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 North Creek Home Owners Association, Inc.
- These permanent storm water quality controls will be installed:
Preservation of Natural Creeks, Preservation of the 100 year flood plain, Open Space, Inlet and Pipe System, Vegetative Ground Cover, Rip Rap at storm sewer outfalls.
These will require the following maintenance:
Litter Cleanup, Regular Mowing, Maintain Established Vegetation, Maintain Rip Rap in good working condition.

- The owner and any subsequent owner of Common Area A-1 of this plat shall be solely responsible for the maintenance of the creek (including all erosion control) traversing said lot. The owner 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 creek, although it retains the right to enter upon the easement for public purposes. The drainage easement shown hereunder shall not create any affirmative duty to the City to repair, maintain, or correct any condition that exists or occurs due to the natural flow of storm water runoff, including but not limited to, storm water overflow, bank erosion and sloughing, loss of vegetation and trees, bank subsidence, and interference with structures. Alteration of natural flow of water shall be subject to the regulations and ordinances of the City of McKinney, the State of Texas and United States of America.

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	S 79°40'18" W	50.81'
2.	S 43°48'11" W	23.56'
3.	S 17°40'19" W	22.23'
4.	S 13°57'28" E	29.37'
5.	S 29°25'23" E	79.64'
6.	S 29°56'07" W	13.11'
7.	S 38°03'54" W	19.96'
8.	S 20°48'03" W	23.85'
9.	S 11°38'01" E	21.15'
10.	S 24°44'40" E	19.36'
11.	S 09°39'39" E	46.24'
12.	S 04°31'55" E	41.70'
13.	S 17°16'35" E	39.50'
14.	S 64°19'49" E	45.14'
15.	N 72°10'08" E	15.42'
16.	N 20°00'27" E	32.47'
17.	N 50°37'38" E	32.36'
18.	S 82°20'53" E	13.98'
19.	S 14°59'09" E	20.30'
20.	S 20°33'42" W	29.40'
21.	S 00°16'50" E	22.88'
22.	S 12°34'31" E	25.73'
23.	S 28°37'36" E	18.05'
24.	N 71°37'26" E	27.07'
25.	N 43°22'36" E	18.97'
26.	N 72°30'18" E	13.50'
27.	S 37°32'14" W	15.30'
28.	S 21°08'25" E	21.39'
29.	S 29°42'35" E	39.73'
30.	S 19°39'33" E	28.50'
31.	S 03°15'37" E	35.75'
32.	S 16°44'49" W	62.66'
33.	S 10°57'40" W	29.51'
34.	S 01°48'09" E	30.84'
35.	S 26°09'51" W	33.62'
36.	S 06°57'39" W	17.76'
37.	S 41°00'24" W	37.58'
38.	S 15°21'18" E	43.02'
39.	S 31°25'02" W	52.97'
40.	S 08°07'36" W	73.60'
41.	S 05°27'05" W	34.17'
42.	S 68°19'36" E	36.25'
43.	S 11°33'11" E	25.37'
44.	S 07°18'14" E	44.89'
45.	S 03°40'07" W	68.12'
46.	S 46°01'03" W	25.64'
47.	S 78°32'27" W	20.17'
48.	N 76°00'37" W	19.07'
49.	N 48°18'39" W	24.58'
50.	N 36°13'11" W	33.20'
51.	N 59°24'55" W	31.58'
52.	S 43°15'32" W	24.71'
53.	S 09°53'51" W	34.12'
54.	N 18°20'20" W	40.50'
55.	S 44°11'51" W	36.84'
56.	S 21°24'56" W	34.76'
57.	S 09°07'20" W	31.42'
58.	S 19°50'41" W	40.56'
59.	S 50°15'02" W	25.56'
60.	N 57°09'31" W	26.41'
61.	N 83°36'31" W	13.71'
62.	S 36°42'49" W	16.71'
63.	S 04°21'37" E	34.76'
64.	S 24°17'12" E	66.36'
65.	S 39°36'30" W	68.07'
66.	S 73°33'17" W	50.20'
67.	S 04°30'07" W	16.20'
68.	S 23°08'48" E	36.15'
69.	S 07°31'41" W	22.91'
70.	S 61°25'32" W	46.27'
71.	S 54°34'22" W	35.78'
72.	S 80°41'37" W	25.74'
73.	N 67°40'52" W	36.25'
74.	S 89°03'45" W	41.99'
75.	S 72°30'22" W	45.11'
76.	S 47°45'04" W	37.20'
77.	S 21°49'17" W	80.76'
78.	S 17°55'18" W	54.83'
79.	S 32°52'11" W	38.13'
80.	S 38°44'39" W	71.80'
81.	S 09°21'31" W	37.74'
82.	S 60°13'01" W	25.24'
83.	N 55°15'40" W	27.03'
84.	S 55°19'07" W	13.82'
85.	S 01°15'41" W	78.59'
86.	S 81°37'43" W	38.40'
87.	S 76°01'19" E	43.21'
88.	S 60°59'16" E	21.78'
89.	S 01°59'10" W	54.83'
90.	S 59°52'57" E	45.46'
91.	S 52°49'41" E	25.53'
92.	S 00°13'20" E	24.75'
93.	S 11°38'16" W	31.94'
94.	S 38°00'38" W	16.15'
95.	N 83°12'51" W	36.56'
96.	S 81°23'38" W	21.04'
97.	S 02°28'30" E	21.14'
98.	S 36°44'24" E	34.11'
99.	S 18°28'11" W	25.53'
100.	S 10°49'07" E	33.80'
101.	S 89°46'31" E	25.24'
102.	N 80°40'42" E	32.62'
103.	S 54°21'06" W	42.04'
104.	S 36°48'04" W	26.45'
105.	S 48°10'59" E	51.87'
106.	S 00°32'48" E	14.36'
107.	S 46°23'33" E	50.00'
108.	N 00°26'53" W	120.00'
109.	N 89°33'07" E	8.14'
110.	N 00°26'53" W	129.51'
111.	S 89°33'07" W	124.00'
112.	S 00°26'53" E	30.18'
113.	S 89°33'07" W	71.00'
114.	N 00°26'53" W	100.09'
115.	N 21°40'40" W	25.00'
116.	N 00°26'53" W	156.53'

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	18°02'15"	500.00'	157.41'	156.76'	S30°10'51"E
2.	04°43'10"	375.00'	30.89'	30.88'	S41°33'34"E
3.	142°18'21"	50.00'	189.97'	94.64'	N59°10'04"E
4.	162°27'14"	50.00'	172.39'	98.83'	N43°54'33"E

NOTE:
THE PURPOSE OF THIS REPLAT IS TO
SPLIT COMMON AREA A-1 INTO 2 SEPARATE
LOTS.

FINAL PLAT
OF
**LOT 1 BLOCK F &
COMMON AREA A1X**
1 LOT
1 COMMON AREA LOT
2 TOTAL LOTS
16.050 TOTAL ACRES
BEING A REPLAT OF
COMMON AREA A1
OUT OF
NORTH CREEK ESTATES
PHASE 1
OUT OF THE
JOHN CRUTCHFIELD SURVEY, ABSTRACT NO. 206
IN THE
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS
OWNERS
NORTH CREEK MCKINNEY
HOMEOWNERS ASSOCIATION, INC.
8668 JOHN HICKMAN PRWY, STE. 801
FRISCO, TEXAS 75034
FRASER NORTH CREEK SOUTH, LLC.
17250 NORTH DALLAS PARKWAY
DALLAS, TEXAS 75248
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
OCTOBER 2024 SCALE 1"=100' SHEET 1 OF 2