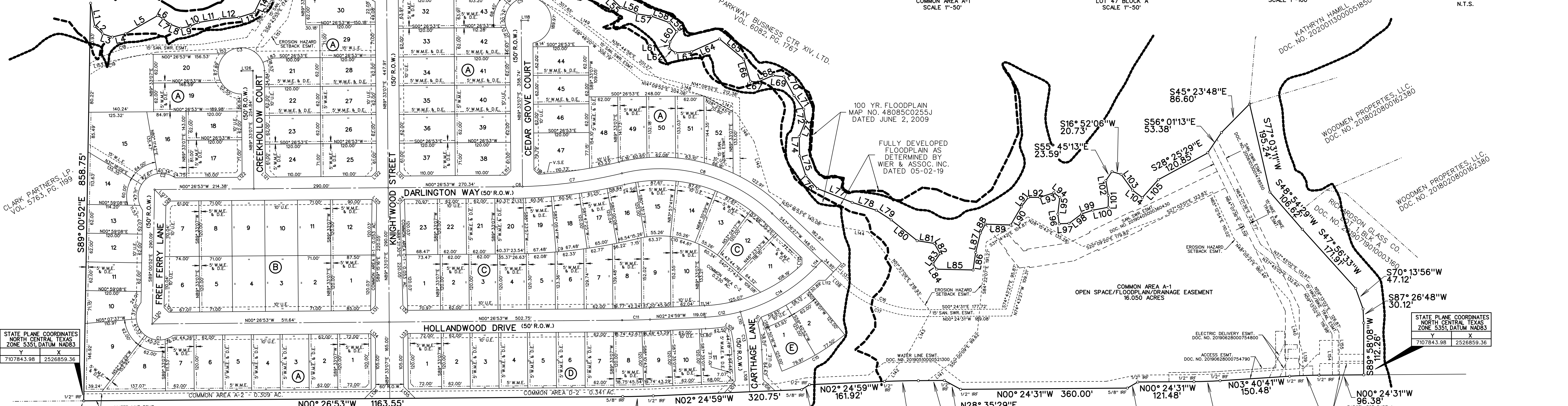
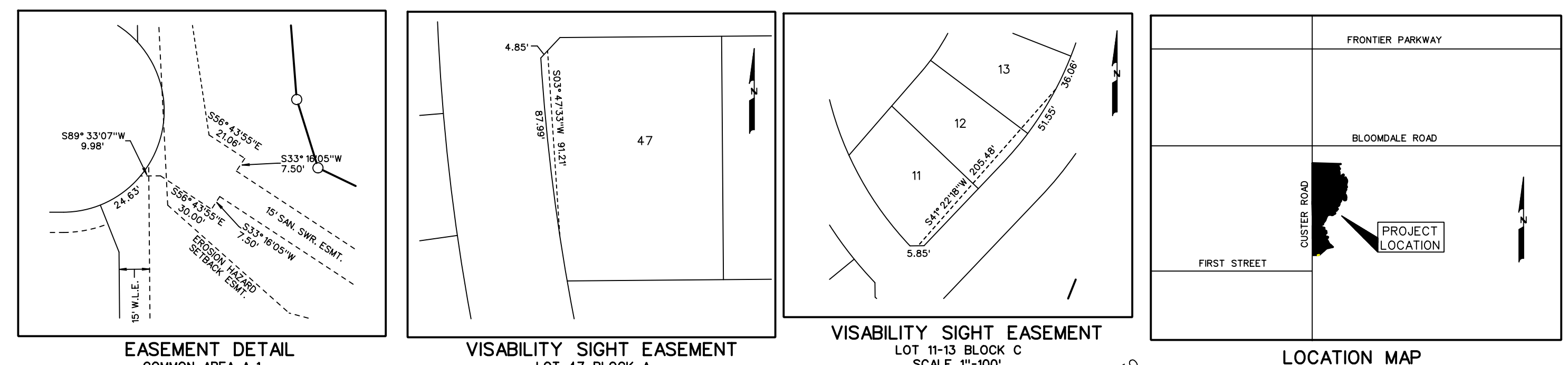


WRIA 2018-4, L.P.
 TRACT
 DOC. NO. 20191028001355540



STATE PLANE COORDINATES
 NORTH CENTRAL TEXAS
 ZONE 5351, DATUM NAD83
 Y X
 7107843.98 2526859.36

STATE PLANE COORDINATES
 NORTH CENTRAL TEXAS
 ZONE 5351, DATUM NAD83
 Y X
 7107843.98 2526859.36

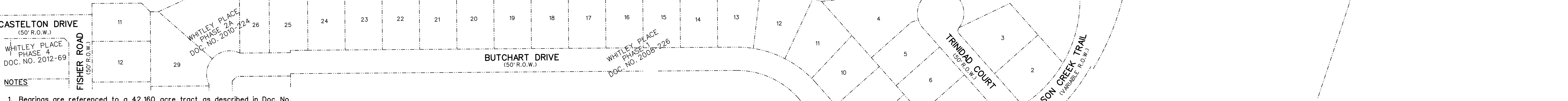
POINT OF BEGINNING

$\Delta = 01^{\circ}58'07''$
 $R = 1920.00'$
 $L = 65.97'$
 $C = 65.96'$
 $B = N01^{\circ}25'56''W$

$\Delta = 02^{\circ}00'28''$
 $R = 2090.00'$
 $L = 73.24'$
 $C = 73.23'$
 $B = N01^{\circ}24'45''W$

$\Delta = 03^{\circ}16'11''$
 $R = 986.00'$
 $L = 56.27'$
 $C = 56.26'$
 $B = N02^{\circ}02'36''W$

$\Delta = 03^{\circ}16'10''$
 $R = 1114.00'$
 $L = 63.57'$
 $C = 63.56'$
 $B = N02^{\circ}02'36''W$



NOTES

- Bearings are referenced to a 42.160 acre tract, as described in Doc. No. 20210409000721510, 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
 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
 (-) - 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.
- 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	LINE NO.	BEARING	DISTANCE
1.	S 79°40'18" W	50.81'	42.	S 68°19'36" E	36.25'
2.	S 43°48'11" W	23.56'	43.	S 11°33'11" W	25.37'
3.	S 17°40'19" W	22.23'	44.	S 07°18'14" E	44.89'
4.	S 13°57'28" E	29.37'	45.	S 03°40'07" W	46.72'
5.	S 29°25'23" W	79.64'	46.	S 46°01'03" W	25.64'
6.	S 29°56'07" W	13.11'	47.	S 78°32'27" W	20.17'
7.	S 38°03'54" W	19.96'	48.	N 76°00'37" W	19.07'
8.	S 20°48'03" W	23.85'	49.	N 48°18'39" W	24.58'
9.	S 11°38'00" W	21.15'	50.	N 36°13'11" W	33.20'
10.	S 24°44'40" W	19.36'	51.	S 59°24'55" W	31.58'
11.	S 09°39'39" W	46.24'	52.	S 43°15'32" W	24.71'
12.	S 04°11'31" E	41.70'	53.	S 09°53'51" W	34.12'
13.	S 17°16'35" E	39.50'	54.	S 18°20'20" W	40.50'
14.	S 64°19'49" E	45.14'	55.	S 44°11'51" W	32.87'
15.	N 72°10'08" E	15.42'	56.	S 21°24'56" W	36.84'
16.	N 20°00'27" E	32.47'	57.	S 09°07'20" W	31.42'
17.	N 50°37'38" E	32.36'	58.	S 19°50'41" W	40.56'
18.	S 82°20'53" E	13.98'	59.	S 50°15'02" W	25.56'
19.	S 14°59'09" E	20.30'	60.	N 57°09'31" W	26.41'
20.	S 20°33'42" W	22.88'	61.	N 83°36'31" W	13.71'
21.	S 01°05'56" E	19.66'	62.	S 36°42'49" W	16.71'
22.	S 12°38'11" E	216.91'	63.	S 04°11'37" E	34.76'
23.	S 57°16'45" E	350.00'	64.	S 24°17'12" E	66.36'
24.	S 13°13'25" E	1170.00'	65.	S 39°36'30" W	68.07'
25.	S 43°38'02" E	195.48'	66.	S 73°33'17" W	50.20'
26.	S 01°58'05" E	1755.00'	67.	S 04°30'07" E	116.20'
27.	S 12°38'11" E	350.00'	68.	S 23°08'48" E	36.15'
28.	S 12°38'11" E	350.00'	69.	S 07°31'41" W	22.91'
29.	S 31°20'23" E	350.00'	70.	S 61°25'32" W	46.27'
30.	S 18°02'15" E	500.00'	71.	S 54°34'22" W	35.78'
31.	S 03°51'37" E	285.50'	72.	S 80°41'37" W	25.74'
32.	S 44°00'58" E	242.50'	73.	S 67°40'52" W	36.25'
33.	S 10°57'40" W	29.51'	74.	S 89°03'45" W	41.99'
34.	S 01°48'09" E	30.84'	75.	S 72°30'22" W	45.11'
35.	S 26°09'51" E	33.62'	76.	S 47°45'04" W	37.20'
36.	S 06°57'39" W	17.76'	77.	S 21°49'17" W	60.76'
37.	S 41°00'24" W	37.58'	78.	S 17°55'18" W	54.83'
38.	S 15°21'18" E	43.02'	79.	S 32°52'11" W	38.13'
39.	S 31°25'02" W	52.97'	80.	S 38°44'39" W	71.80'
40.	S 08°07'36" W	73.60'	81.	S 09°21'31" W	37.74'
41.	S 05°27'05" W	34.17'	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°15'43" 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	54.82'
			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 18°12'16" 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" E	25.53'
			100.	S 10°49'07" E	35.36'
			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.	N 48°10'59" E	51.87'
			106.	N 42°35'01" E	35.36'
			107.	S 00°26'55" E	14.19'
			108.	N 87°35'01" E	89.43'
			109.	S 32°21'24" W	14.91'
			110.	N 74°56'50" E	30.09'
			111.	S 62°51'48" W	14.19'
			112.	S 00°32'48" E	14.36'
			113.	N 46°23'33" W	50.00'
			114.	N 46°23'33" W	18.82'
			115.	S 89°36'20" E	35.90'
			116.	N 43°07'19" E	13.80'
			117.	N 45°26'53" W	14.14'
			118.	N 00°26'55" E	15.00'
			119.	N 40°19'15" E	26.45'
			120.	N 00°26'53" W	5.00'
			121.	N 44°33'07" E	14.14'
			122.	S 11°05'30" W	147.19'
			123.	S 45°26'53" E	14.14'
			124.	N 46°02'41" W	13.99'
			125.	N 45°08'55" E	13.99'
			126.	N 00°26'53" W	25.00'
			127.	S 45°16'08" W	20.95'
			128.	N 44°43'52" W	14.32'
			129.	S 45°16'08" W	13.96'
			130.	S 44°43'52" E	21.48'
			131.	S 44°51'05" E	14.29'
			132.	S 43°57'19" W	14.29'
			133.	N 45°26'53" W	14.14'
			134.	S 43°36'27" W	29.19'
			135.	S 44°33'07" W	35.36'
			136.	S 45°26'53" E	35.36'
			137.	N 43°36'27" E	29.19'
			138.	S 43°36'27" W	29.19'
			139.	N 87°50'25" E	49.09'
			140.	N 76°14'45" E	116.95'
			141.	S 36°30'53" E	54.51'
			142.	N 51°15'53" W	88.52'
			143.	N 61°31'48" W	92.63'
			144.	N 09°46'13" E	94.87'
			145.	N 73°35'39" E	112.89'
			146.	N 57°39'04" E	72.11'
			147.	N 29°30'07" E	70.55'
			148.	N 18°39'11" E	98.63'
			149.	S 02°48'11" W	230.18'
			150.	S 75°08'50" E	169.11'
			151.	S 48°25'16" E	80.20'
			152.	S 02°48'11" W	230.18'
			153.	S 11°05'30" W	147.19'
			154.	N 89°21'00" E	88.40'
			155.	N 89°21'00" E	92.50'

RECORD PLAT
 OF
**NORTH CREEK
 PHASE 1**
 42.157 ACRES
 OUT OF 100 SINGLE FAMILY HOMES LOTS
 106 TOTAL LOTS
 JOHN CRUTCHFIELD SURVEY, ABSTRACT NO. 206
 IN THE
 CITY OF MCKINNEY
 COLLIN COUNTY, TEXAS
 OWNER
FRASER NORTH CREEK MCKINNEY, LLC.
 17250 NORTH DALLAS PARKWAY
 DALLAS, TEXAS 75248
 PREPARED BY
CORWIN ENGINEERING, INC.
 200 W. BELMONT, SUITE E
 ALLEN, TEXAS 75013
 972-396-1200
 FEBRUARY 2023 SCALE: 1"=100'
 SHEET 1 OF 2